

City of Huntington Park DRAFT FY2021-2022 Annual Action

Executive Summary

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

1. Introduction

The Consolidated Plan is designed to help the City of Huntington Park assess affordable housing and community development needs and market conditions in order to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs. The goals are designed to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the 2020/21 – 2024/25 Consolidated Plan are broad five-year objectives and strategies to accomplish these goals.

The 2021/22 Annual Action Plan includes an application for funds under two different HUD entitlement programs - Community Development Block Grant (CDBG) and the HOME Investment Partnership Program). The City of Huntington Park will receive a total of \$1,835,856 in entitlement funds for program year 2021/22 of which \$1,234,337 is designated for the CDBG Program and \$601,519 is designated for the HOME Program.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

Please see Table

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Due to COVID-19, the City has their focus on the essentials, food, children, and seniors. Last fiscal year, the City ran a successful Housing Assistance Program, assisting Huntington Park residents with rent and mortgage assistance. The City's Afterschool Program and Senior Program were modified due to COVID-19. Overall, the City made the necessary adjustments to provide for its residents.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City placed the Public Hearing Notice in the Huntington Park Bulletin on April 1, 2021, May 6, 2021 July 15, 2021. The notice included the dates and times of the virtual community meetings as well as the Public Hearing. The list of consulted agencies are reported on further in the document. During the review period, the City will continue to gather comments from other agencies. This information will be incorporated into the document once received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Will be provided once the public comment period closes.

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

Will be provided once the public comment period closes.

7. Summary

During the 2021-2022 program year, the City of Huntington Park has established a unified vision to meet the needs of the community by assisting low- and moderate-income individuals and families by:

- Providing Needed Community Services to LMI Persons
- Planning and Community Development
- Supporting Agencies that Assist Special Needs Population

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	HUNTINGTON PARK	City Manager's Office
HOME Administrator	HUNTINGTON PARK	City Manager's Office

Table 1 – Responsible Agencies

Narrative

Federal Funding Grants Division

CDBG Administrator: City of Huntington Park, City Manager's Office

HOME Administrator: City of Huntington Park, City Manager's Office

Consolidated Plan Public Contact Information

Grants

Email: grants@hpca.gov

Phone: 323-584-6266

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

As detailed in the following section, the City of Huntington Park developed its five-year (2020-2024) Consolidated Plan through consultation with City departments; housing and public service providers; and adjacent local governments.

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 developed its five-year (FY 2020-2021 thru FY 2024-2025) Consolidated Plan through consultation with City departments; housing and public service providers; adjacent local governments and community input. As a means of gaining input from housing, homeless and social service providers, the City conducted phone interviews and email surveys to gain input from several agencies that directly impact the areas of need. Based on the results of the surveys and interviews, the City was able to make informed decisions on how to use the HUD funds to assist those in need.

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

The City participates in Service Planning Area (SPA) 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the Los Angeles Homeless Services Authority (LAHSA), local communities and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless. As the lead agency, LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional, and county-wide basis. According to HUD, a CoC is "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness." HUD identifies four necessary parts of a continuum:

- Outreach, in-take, and assessment
- Emergency shelter
- Transitional housing with supportive services
- Permanent & permanent supportive housing with services if needed

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

The City is not a direct recipient of Emergency Solution Grant (ESG) funds. However, the City collaborates with various agencies, such as Salvation Army, to address the need of the homeless or at risk of homelessness within the community. In addition, the City continues to work closely with LAHSA to assist in their mission to create a strategic vision that creates solutions for the crisis of homelessness grounded in compassion, equity, and inclusion.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Huntington Park
	Agency/Group/Organization Type	Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Local policies impacting HUD programming
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Hearings. City Council members reflect on the needs of their constituents in the community, which have been identified in the 5-Year Consolidated Plan and coordinating Annual Action Plans.
2	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Markey Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City will continue to contract with a Fair Housing Service Provider to assist with tenants and landlords with rental laws and regulations.
3	Agency/Group/Organization	The Los Angeles County Development Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The LACDA administers the Section 8 program within the Los Angeles County jurisdiction, including the City of Huntington Park.

4	Agency/Group/Organization	The Salvation Army Southeast Communities
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army plans to continue providing much needed homeless and homelessness prevention services to those in need.
5	Agency/Group/Organization	Huntington Park Public Library
	Agency/Group/Organization Type	Other – Library
	What section of the Plan was addressed by Consultation?	Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
6	Agency/Group/Organization	Los Angeles Unified School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Market Analysis Housing Need Assessment Homelessness Needs – Unaccompanied Youth Non-Homeless Special Needs Anti-Poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
7	Agency/Group/Organization	Centro de Desarrollo Familiar – Domestic Violence
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs – Families with Children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
8	Agency/Group/Organization	Loved Ones Victim Services
	Agency/Group/Organization Type	Services – Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
9	Agency/Group/Organization	Niños del Cielo – Special Needs
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
10	Agency/Group/Organization	Child Welfare
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Families with Children Homelessness Needs – Unaccompanied Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
11	Agency/Group/Organization	Spectrum
	Agency/Group/Organization Type	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
	Agency/Group/Organization	AT&T

12	Agency/Group/Organization Type	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Other
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
13	Agency/Group/Organization	Hub Cities
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.
14	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Health Regional Organization

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Families with Children Non-Homeless Special Needs Anti-Poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency/group/organization was consulted via mail, email and/or phone. All comments have been incorporated throughout the document. The City will continue its coordination efforts to ensure the needs of the community are addressed.

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

The City is in the process of reaching out to neighboring Cities and additional agencies to gather more input. This document is a DRAFT ONLY.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Huntington Park participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative

During the 2021-2022 program, the City will strive to continue its coordination efforts with local, regional, and federal agencies to further the goals and objectives. The City will ensure to partner with neighboring jurisdictions to obtain input on activities that are mutually beneficial to increase the amount of assistance provided with local, state and federal funds. Lastly, the City continue to focus their efforts on community outreach, to ensure the publics' involvement is known in establishing and addressing their needs.

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AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Due to COVID-19, the City held four (4) virtual interactive community meetings, two in English and two in Spanish, to receive community input. The City held the first set of virtual meetings on April 19, 2021 from 10:00 a.m. – 11:00 a.m. (English) and 11:00 a.m. – 12:00 p.m. and the second set of virtual meetings on April 21, 2021 from 3:00 p.m. – 4:00 p.m. (English) and 4:00 p.m. – 5:00 p.m. (Spanish). On July 15, 2021, the City published the Public Hearing Notice in the Huntington Park Bulletin informing the public of the dates and times of the virtual community meetings and the Public Hearing Meeting. In compliance with the City’s Citizen Participation Plan (CPP), the City held a Public Hearing Meeting on July 20, 2021 to receive public testimony and Council approval on the proposed activities reported in the 2021-2022 Action Plan.

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	Newspaper Ad	Non-Targeted/Broad Community	Public Notice was placed in the Huntington Park Bulletin on April 1, 2021 and May 6, 2021 regarding the Virtual Community Meetings and upcoming Public Hearing scheduled for July 20, 2021.	Comments will be reported prior to submission to HUD.	The City noted and accepted all comments.	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)
2	Survey		<p>The 2021-2022 consultation survey was disseminated on paper and in electronic format in English and Spanish to the community to receive input on the highest priority needs in the City.</p>	<p>The consultation survey response period was open for a period of XXX days spanning (Enter time period). The City received a total of XXX survey responses. All consultation survey comments have been incorporated into the draft 2021-2022 Action Plan.</p>	<p>The City noted and accepted all comments.</p>	<p>Surveys were emailed</p>
3	Interviews		<p>The City reached out directly to XXX local, state, federal, and regional agencies via phone, mail, email and virtually to conduct one on one interviews.</p>	<p>During (Enter time period), the City was able to interview a total of XXX local, state, federal, and regional agencies. All interview comments have been incorporated into the draft 2021-2022 Action Plan.</p>	<p>The City noted and accepted all comments.</p>	<p>Not applicable.</p>

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	Public Meeting - Virtual		The City conducted a total of four (4) virtual interactive community meetings. Two were conducted on April 19, 2021 (English and Spanish) and another two on April 21, 2021 (English and Spanish) to interact and inform the community of the proposed priority needs and activities reported in the draft 2021-2022 Action Plan.	The City received a over 10 questions/comment that were answered live. All comments have been incorporated into the draft 2021-2022 Action Plan.	The City noted and accepted all comments.	The virtual meetings were performed through Facebook.

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)
5	Public Hearing	All residents	Public Hearing was taken before the City Council on July 20, 2021 at 6:00 p.m. to receive public testimony and Council approval on the proposed activities reported in the draft 2021-2022 Action Plan.	Comments will be reported prior to submission to HUD.	The City noted and accepted all comments.	Not applicable.

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the 2021-2022 program year, the City will receive \$1,234,337 in CDBG funds and \$601, 519 in HOME funds.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,234,337	0	0	1,234,337	3,703,011	The expected amount available for the remainder of the ConPlan period assumes the same funding level for future years.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	601,519	0	0	601,519	1,804,557	The expected amount available for the remainder of the ConPlan period assumes the same funding level for future years.

Table 5 - Expected Resources – Priority Table

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

The elimination of Redevelopment Agency Program funds resulted in a large loss of crucial leveraged resources for development and preservation of affordable housing in the City, and all cities throughout California. However, the City will work hard to invest CDBG and HOME funds with other local, state, federal and private resources, such as Federal and State Low-Income Housing Tax Credits to acquire and develop affordable housing units within the City and the CalHOME Homekey funds to acquire and rehabilitate a variety of housing types such as hotels and motel in order to serve people experiencing homelessness or who are at risk of homelessness.

The City has been identified by HUD as a fiscally distressed jurisdiction under the HOME program and therefore has been granted a 100-percent

match reduction during the 2020-2021 program year. The City anticipates receiving a 100-percent match reduction during the 2021-2022 program year.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As of the execution of this document there are currently no publicly owned land or property located within the City that may be used to address the needs identified in the plan.

Discussion

During the 2021-2022 program year, the City will try to leverage CDBG and HOME funds, but will rely heavily on other local, state, federal and private resources to increase the development and preservation of affordable housing within the community.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Needed Community Services to LMI Persons	2020	2024	Non-Homeless Special Needs	City of Huntington Park	Priority Community Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
2	Planning and Community Development	2020	2024	Planning and Community Development			CDBG: \$246,867 HOME: \$60,151	Other: 200 Other
3	Support Agencies that Assist Special Needs Pop.	2020	2024	Non-Homeless Special Needs	City of Huntington Park	Priority Special Needs Populations	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Needed Community Services to LMI Persons
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth and families. Services must benefit at least 51 percent low/mod persons. During FY 2021-22, the City plans to fund the Afterschool Program and Food Pantry Program. These programs will be implemented through the City's Parks and Recreation Department.
2	Goal Name	Planning and Community Development
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, (7) Preparation of the CAPER and (8) Contract with a Fair Housing Service Provider who will assist tenants and landlords with rental laws and regulations. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Project: CDBG Administration, HOME Administration)
3	Goal Name	Support Agencies that Assist Special Needs Pop.
	Goal Description	Using CDBG public service funding, the City will provide assistance to special needs services providers including, but not limited to, the Huntington Park Parks and Recreation Department. (Senior Program). The HP Senior Program promotes the benefits of leading a healthier lifestyle among older adults through educational workshops, coordinating physical activities and other recreation-based activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Enter language

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects are based on the City’s identified priority needs and activities. Projects/programs operated citywide are noted. A majority of the projects are targeted to low- and moderate-income persons, or neighborhoods in census tracts with 51% or more who are low- or moderate-income. All proposed activities are eligible and meet program service targets.

Projects

#	Project Name
1	HP Senior Program 2021
2	CDBG Program Administration 2021
3	Parks and Recreation After School Program 2021
4	HOME Program Administration 2021
5	Parks and Rec Food Pantry 2021
6	Fair Housing 2021

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The proposed activities listed were based on the City's Needs Assessment, Market Analysis and public outreach as reported in the City’s 5-Year Consolidated Plan. The City is aware that it has not yet programmed all of its anticipated CDBG and HOME resources. However, the City is looking to add additional projects that will fully exhaust the City’s anticipated resources in the near future to address the underserved needs of the community.

AP-38 Project Summary
Project Summary Information

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1	Project Name	HP Senior Program 2021
	Target Area	City of Huntington Park
	Goals Supported	Support Agencies that Assist Special Needs Pop.
	Needs Addressed	Priority Special Needs Populations
	Funding	CDBG: \$75,000
	Description	The HP Senior Program promotes the benefits of leading a healthier lifestyle among older adults through educational workshops, coordinated physical activities and other recreation-based activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	300 seniors (presumed group)
	Location Description	Salt Lake Park and virtual (online).
	Planned Activities	The HP Senior Program will consist of educational workshops, coordinated physical activities and other recreation-based activities. on site and virtually.
2	Project Name	CDBG Program Administration 2021
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$246,867
	Description	This program provides for the overall development, financial management, coordination, and monitoring of the CDBG program, HUD communication, public participation, as well as planning and urban environmental design and studies. In addition to the administration duties, Fair Housing Foundation services will be paid out of CDBG Administration. FHF will provide landlord and tenant services to Huntington Park residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	CDBG administration n/a

	Location Description	City of Huntington Park City Hall
	Planned Activities	CDBG Administration- prepare Annual Action Plan, CAPER, Substantial Amendment
3	Project Name	Parks and Recreation After School Program 2021
	Target Area	City of Huntington Park
	Goals Supported	Provide Needed Community Services to LMI Persons
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$75,000
	Description	Due to COVID-19, the program will be changing its format. This program will provide daycare/school supervision at City parks for the essential workers children until the schools reopen. The rest of children will be mailed educational materials to assist with homeschool due to COVID-19.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 income eligible children from the City of Huntington Park
	Location Description	Citywide- Local parks
	Planned Activities	This program provides after school supervision at City parks and offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance. The program serves to improve the safety of the parks for all users, and helps deter crime, vandalism, graffiti and drug use among youth by offering positive alternatives.
4	Project Name	HOME Program Administration 2021
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$60,151

	Description	Funds provide for the overall development, management, coordination, and monitoring of the HOME program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City of Huntington Park City Hall
	Planned Activities	The overall development, management, coordination, and monitoring of the HOME program.
5	Project Name	Parks and Rec Food Pantry 2021
	Target Area	City of Huntington Park
	Goals Supported	Provide Needed Community Services to LMI Persons
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$35,000
	Description	Provide food staples such as cereal, beans, rice, canned fruits, and vegetables as well as other food items to extremely low, low, and low to moderate income residents in the City of Huntington Park. This program was developed during the COVID-19 pandemic.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	200 income eligible persons
	Location Description	Citywide
	Planned Activities	Provide food staples such as cereal, beans, rice, canned fruits and vegetables as well as food items to extremely low, low, and low to moderate income residents in the City of Huntington Park. This program was developed during the COVID-19 pandemic. The pantry will be located at several locations throughout the City at different times during the fiscal year.
6	Project Name	Fair Housing 2021
	Target Area	City of Huntington Park
	Goals Supported	Planning and Community Development

Needs Addressed	Other Housing and Community Development Needs
Funding	CDBG: \$10,000 (note, this is bad out of admin dollars)
Description	Fair housing services will include housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services, education and outreach services.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	The Fair Housing Service Provider will provide free landlord tenant services to approximately 200 residents.
Location Description	Due to COVID-19, the services will be provided virtually (via ZOOM), over the phone and by mail.
Planned Activities	Fair Housing Service Provider: Virtual Fair Housing workshops, virtual walk-in clinics, on-line assistance, email, and phone calls.

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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

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, a majority of CDBG-funded facility projects are targeted in census tracts/block groups where at least 51% of the residents are low-to moderate income .

Geographic Distribution

Target Area	Percentage of Funds
City of Huntington Park	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are no specific geographic target areas in Huntington Park; however, all public service programs funded with CDBG will be available citywide to eligible persons. The City will also allocate CDBG funds for public facility and public infrastructure projects located in eligible low- and moderate- income areas. Finally, HOME funds are allocated to housing projects located citywide.

Discussion

The City of Huntington Park will provide CDBG funding to both income eligible residents and income eligible census tract/block groups. As for HOME, the City will provide assistance to income eligible residents and or participants.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The need for expanding the supply of affordable housing for low- and moderate-income residents within the City continues to increase especially in recent years due to the rise in housing prices. In addition, the City established a priority for preserving affordable housing occupied by low-and moderate-income households, as the preservation of affordable housing is a cost-effect means of allocating limited resources for housing that is already available and affordable for low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

City has established high priority needs for expand and preserving the supply of affordable housing throughout the City. However, at the time of the execution of this document, the City has not yet determined which types of activities it will be funding to address these priority needs.

AP-60 Public Housing – 91.220(h)

Introduction

Huntington Park’s Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the Los Angeles County Development Authority (LACDA). As of April 2020, LACDA’s Housing Assistance Voucher program assisted 22,585 families through a partnership with 8,896 property owners throughout the County. Within Huntington Park, LACDA administers 471 tenant-based vouchers for low- income households (April 2020).

Actions planned during the next year to address the needs to public housing

Not applicable

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

The LACDA and the City encourage and promote public housing residents to explore homeownership opportunities and programs. Although LACDA does not currently have any active homeownership programs, they do have an effective Family Self-Sufficiency (FSS) program that assists participants to move toward self-sufficiency and homeownership. The FSS program requires Public Housing Authorities (PHAs) to develop strategies, such as job training, homeownership programs, scholarships, tuition reimbursement, childcare and transportation, to help public housing residents obtain employment that will lead to economic independence (LACDA, Annual Plan for Fiscal Year 2021-2022). In addition, the City will provide outreach and workshops to the community to inform them of housing opportunities within the community.

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

Huntington Park’s Housing Assistance Voucher (formerly Section 8) Rental Assistance Program is administered by the LACDA. For more information regarding the Section 8 program, please visit their website at www.lacda.org

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Los Angeles Homeless Services Authority released the results of the 2020 Greater Los Angeles Homeless Count, which showed 66,436 people in Los Angeles County experiencing homelessness, Friday. This represents a 12.7% rise from last year's point-in-time count.

Steeply rising inflow estimates indicate that economic precarity has made homelessness more volatile as well. An estimated 82,955 people fell into homelessness during 2019, and an estimated 52,686 people "self-resolved" out of homelessness—in addition to the 22,769 placed into housing through the homeless services system despite the tight housing market. Put another way, an average of 207 people exit homelessness every day—while 227 people become homeless.

This year's Count revealed that two-thirds of the unsheltered adults experiencing homelessness were homeless for the first-time last year, and 59% of them cited economic hardship as the cause.

The Los Angeles County is divided up into eight Service Planning Areas. The East Los Angeles Service Planning Area (SPA 7), includes the City of Huntington Park. The 2020 Greater Los Angeles Homeless Count states that the total population of homeless in SPA 7 is 4,586 individuals, while the sheltered population is 955 individuals and 3,631 are unsheltered. Of that homeless population, 4,094 adults are not in family units. Approximately, 2,906 of the homeless accounted for are Hispanic/Latino, 741 are Black/African American and 807 are White.

The City of Huntington Park's homeless population fluctuates throughout the year. Homeless populations are on the rise, with no signs of slowing down especially when there is a financial downturn. Currently, there is a global pandemic that has hit the nation's economy down to its knees. The devastation has hit the local community hard by businesses having to close, residents losing their jobs and or reduction in hours and local schools closing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Although the City of Huntington Park does not manage a homeless prevention program, one CDBG program has supported local homeless. The Salvation Army Southeast Community has provided a referral service and transportation to the Salvation Army Shelter located in the City of Bell. The Bell Shelter evaluates the individual needs of each homeless person including: case management, supportive and transitional housing, individual or group counseling, drug and alcohol programs, job search and

many other much needed services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Huntington Park addresses the needs of the homeless and other persons who are in need of shelter by taking part in programs operated by public agencies. Even though there are no emergency shelters that are located in Huntington Park, a regional shelter is located just adjacent in the City of Bell. The Bell Shelter even offers programs that include case management, substance abuse rehabilitation, counseling, on-site health care and medical referrals, computer and job training search programs, veterans' reintegration programs, and life skills classes. Adult educational and ESL classes are offered as well through the LA Unified School District (LAUSD), which can lead to different vocational certificates. The County of Los Angeles Department of Mental Health provides an array of services through various agencies throughout the County.

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 refers individuals and families in need to one of the nearby shelters or programs administered by homeless service agencies. For example, The Salvation Army will continue to provide transportation assistance to those individuals who wish to proceed to the Bell regional shelter or any other shelters in neighboring communities.

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 refers individuals and families in need to one of the nearby shelters or programs administered by homeless service agencies. For example, The Salvation Army will continue to provide transportation assistance to those individuals who wish to proceed to the Bell regional shelter or any other shelters in

neighboring communities.

Discussion

In an ongoing effort to address the necessities of the homeless and those at risk of homelessness, the City focuses on the development of rational and effective programming, which consist all of: partnerships with service providers capable of leveraging other funding, the ability to create or secure affordable housing, perform homeless case management, and engage with the homeless through a street outreach component in order to connect them to available services. The City's overall objective is to expand on current homeless programs and activities within a larger emphasis on homeless veterans and families to accommodate with.

Huntington Park has completed an agreement with Fair Housing Foundation in order to issue a wide range of fair housing services to assure equal housing opportunities for its residents. Individuals or families who are homeless and those at jeopardy of homelessness will have the opportunity to get associated with supportive services, treatments, public resources and support groups through the Salvation Army. Those in lower income households who overpay for housing are more likely to be at risk of becoming homeless upon loss of employment. Huntington Park will also consult with the Los Angeles County Housing Authority to provide for Section 8 rental assistance to homeless individuals and families, which those at risk of becoming homeless may also be included.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Huntington Park has had a strong history of being able to support affordable housing. The City itself has gone on to adopt numerous provisions within the Zoning Ordinance that facilitates a range of residential development types and encourages affordable housing. Those provisions include flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. Furthermore, the City and its former Redevelopment Agency have provided financial assistance to support mixed income housing projects. However, the loss of Redevelopment Housing Funds, along with reductions in Federal HOME funds, will dampen the level of future affordable housing productions in the City.

The primary barrier to the provisions of affordable housing in Huntington Park, besides funding constraints, are the lack of vacant land that is suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned lands in the City, which calls for alternative policy tools. In order to accommodate for higher density infill developments, these tools consist of lot consolidation and/or demolition of existing structures that are old.

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

In order to remove and ameliorate the negative impacts of public policies that serve as barriers to affordable housing, the City of Huntington Park Planning Department has been tasked with reviewing their long-term strategy documents to develop a well-rounded guide the City can use moving forward to promote integration and preventing low-income housing concentration. The updated plan anticipates approving a number of zone changes and amendments to the City's CODE regulations to streamlining the development process for a variety of housing developments that benefit low-and moderate-income households.

Discussion:

The City of Huntington Park plans to review communities needs and their financial options to determine the best strategy to reduce the barriers that impedes increasing affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

- The City will continue to seek other resources and funding sources to address the bigger obstacles in order to meet the community's underserved needs, which is the lack of funding and/or inadequate funding.
- The City will look for more innovative and creative ways to make its delivery systems comprehensive and continue existing partnerships with both for-profit and non-profit organizations.
- The City will promote their HOME funded First-Time Home Buyer Program.
- The City is currently addressing certain housing needs with federal funds such as availability, condition, and fair housing practices in order to prevent homelessness.
- The City is also addressing community development needs with federal funds such as infrastructure, improving public facilities and enhanced code enforcement.

Actions planned to foster and maintain affordable housing

The City's First-Time Homebuyer Program will connect the bridge for those who could not normally afford a home; therefore, fostering affordable housing. Note: This program will be brought back later in the fiscal year. The City plans to work with the County of Los Angeles.

The City is providing funding support to local public service agencies such as the Salvation Army that addresses the service needs of the homeless and those at risk of becoming homeless. The City plans is partnering with Fair Housing Foundation to encourage residents to apply for the CA Rent Relief Program. Fair Housing Foundation is holding workshops at Salt Lake Park to assist both residents and landlords with the application.

Actions planned to reduce lead-based paint hazards

In order to better protect children and families against lead poisoning, in 1999 HUD instituted and

revised lead-based paint regulations to focus more 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), that 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. These programs select units within rental housing projects and runs rehabilitation test if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected and is paid for through CDBG or HOME funds, as appropriate.

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards pursuant to HUD Lead Based Paint Regulations (Title X). In order to reduce lead in existing households, all rehabilitation and minor home repair projects that are funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is seen as 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), who 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 households where there is evidence of lead poisoning, which may include elevated blood levels in children or any other evidence of lead from a physical inspection of a property. The City will then contact the property owner and offer financial aid to assist in the abatement of the hazard. The City provides 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. The interventions focus on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances.

Actions planned to reduce the number of poverty-level families

Based on the Consolidated Plan's Needs Assessment and available funds for program year 2021-22, the City will allocate available resources (CDBG and HOME) to support public service programs for the benefit of low to moderate-income residents. In order to provide community enrichment programming, affordable housing, case management services and development of life skills and self-sufficiency, the

City will expand and create new partnerships with service providers and community based organizations.

Actions to be taken:

- Allocating at minimum 15 percent of CDBG entitlement funds for public services to increase family stability for lower income households.
- Offer First-Time Homebuyer Program to income eligible persons and households.

Additionally, the City encourages social service providers, the government, housing providers/developers and the private sector to provide services and development programs that enhance job opportunities for Huntington Park residents, particularly low-income individuals.

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

Actions planned to develop institutional structure

As the recipient of CDBG and HOME funds, the City has delegated the Federal Funding and Grants Division to be the lead Division responsible for the overall administration of HUD grants. Furthermore, the Division will prepare the Consolidated Plan every five years, the Annual Action Plan and CAPER, as well as other reports required by federal rules and regulations. The Community Development Department will prepare the Analysis of Impediments to Fair Housing Choice.

To implement the City's five-year strategy in addressing the priority needs in the Consolidated Plan for Fiscal Years 2020/2021 – 2024/2025, the City will work with many programs. These programs include non-profit agencies, for-profit developers, advocacy groups, clubs, organizations, neighborhood leadership groups, City departments and private sectors. Engaging the community and stakeholders in the delivery of services and programs will be vital in overcoming gaps for the benefit of low to moderate residents. 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 how to carry out the Consolidated Plan strategies.

Actions planned to enhance coordination between public and private housing and social service agencies

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, which may include low- income individuals and families. Over the years, the City has created new partnerships or expanded them along

the way. These partners include the Huntington Park Police, Parks and Recreation, and Public Works departments. Service programs that partner with the City also include Southeast Churches Service Center, Los Angeles Legal Center, The Salvation Army, YMCA, and the Los Angeles Homeless Services Authority (LAHSA). During FY 2021-22, the City plans to continue developing more partnerships.

Discussion:

Over the current fiscal year FY 2021-22, the City of Huntington Park will reassess current actions to address the obstacles and modify them accordingly.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Huntington Park participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2021/22) will begin on July 1, 2010 with an expected allocation of \$1,275,930.

The City of Huntington Park participates in HUD's HOME Program that can be used to promote affordable housing in the City through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance. The new program year (2021/22) will commence on July 1, 2021 an expected allocation of \$639,488.

The City of Huntington Park HUD funded programs and activities under the Annual Action Plan for FY 2021-2022 shall follow all HUD required regulations and policies concerning program income, low moderate- income benefit for the CDBG program, resale and recapture provisions for the HOME program and other forms of investment.

Eligible applicants receiving CDBG assistance include subrecipients (awarded non-profits) who may carry out programs to benefit program beneficiaries on behalf of the City. Applications from interested subrecipients may be solicited by the City directly or via published Notices of Funds Availability at the discretion of the City. Eligible beneficiaries for CDBG funded Minor Home Rehab, HOME funded Housing Rehabilitation or First-Time Homebuyer Programs include households earning less than 80 percent of Area Median Income (AMI). Eligible participants are those who have not previously owned a home (in the last three years) for the City's First-Time Homebuyer Program and those who reside in a single-family owner-occupied housing unit for the City's Housing Rehabilitation Program and Minor Home Rehab Program. Awarded funds will be provided on a first come first serve basis (completed application with support documentation) in order to eliminate favoritism. A client waiting list will be established in the event of limited funds for any specific program. The City's HOME programs will be advertised via flyers, notification on the City's website, and if necessary, publication in a newspaper of general circulation. The City will also conduct program workshops as necessary to solicit prospective applicants.

The program guidelines and applications for all programs may be obtained in person at the City's Federal Funding and Grants Division located at City Hall.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will provide grants, interest-bearing and non-interest-bearing deferred payment loans or residual receipts loans permitted under 24 CFR 92.206 (b) (1). The City will not institute other forms of investment forms not described in the aforementioned section nor provide loan guarantees described under 24 CFR 92.206 (b) (21).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In FY 21-22, the City of Huntington Park plans to open the First Time Homebuyer Program later on in the fiscal year. Currently, the City is following the recapture guidelines listed below:

HOME Loan. The City provides a "silent second" deferred trust deed mortgage to fund the difference between the market sales price (up to a maximum sale price established by HUD) and a mortgage amount that will provide an affordable housing cost to low and moderate-income households. The

City loan is structured as a junior deferred loan to allow the borrower's repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.

Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be 30 years.

Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent where there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent where there are sufficient "net proceeds". If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In FY2021-22, the City proposes to use HOME funds for a homebuyer program.

- The City loan is structured as a "Silent Second" loan (junior deferred loan) to allow the borrower's repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property, and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.
- Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be 30 years.
- Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan

repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient "net proceeds". If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not propose to provide refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following refinancing general guidelines:

- a) Demonstrate the rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b) Require review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d) Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area.
- f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG. None