



City of
**South
Gate™**

FISCAL YEAR 2021-2022 Annual Action Plan

Table of Contents

Annual Action Plan Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	Error! Bookmark not defined.
AP-12 Participation – 91.105, 91.200(c)	Error! Bookmark not defined.
Expected Resources	8
AP-15 Expected Resources – 91.220(c)(1,2)	8
Annual Goals and Objectives	11
Projects	13
AP-35 Projects – 91.220(d)	13
AP-38 Project Summary	15
AP-50 Geographic Distribution – 91.220(f).....	25
Affordable Housing	26
AP-55 Affordable Housing – 91.220(g)	26
AP-60 Public Housing – 91.220(h).....	28
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	29
AP-75 Barriers to affordable housing – 91.220(j)	33
AP-85 Other Actions – 91.220(k)	35
Program Specific Requirements.....	38

Annual Action Plan Executive Summary

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

1. Introduction

The City of South Gate's 2021-2022 Action Plan for funding and program activities is based on priorities established by the City's Five-Year Consolidated Plan. The 2021-2022 Action Plan is the second year of the five-year strategy for 2020 through 2025. The Five-Year Consolidated Plan combines two Federal Department of Housing and Urban Development (HUD) Programs: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

The City's Community Development Department, Housing Division, coordinates, manages plans, submits and implements the process. The Division continues to be involved in activities which enhance the coordination among public and non-profit, private housing providers, and health and service agencies.

The 2021-2022 Action Plan serves as the City's blueprint for providing decent affordable housing to lower-income households, providing suitable living environments, expanding economic opportunities, and expanding the capacity of nonprofit housing providers to the citizens of South Gate. This strategic plan sets forth goals, objectives, and performance benchmarks for measuring and establishing a framework for progress. The City will receive \$1,453,467 in PY 2021-2022 CDBG funds; it does not anticipate having carryover funds from previous years. The City is receiving \$713,127 in HOME funds for PY 2021-2022 and is allocating \$1,793,006 in HOME carryover funds from prior years.

The proposed plan includes the following initiatives under CDBG funding: Community Service Programs (i.e. supporting Youths, homeless, etc.); General Administration, Program Delivery, Minor Home Improvement Program, Public Improvements, Commercial Façade Program, and Fair Housing. The funds serve extremely low to moderate-income residents.

HOME funded activities include: General Administration, affordable housing acquisition and development, and residential rehab programs. The populations served are low-to moderate-income.

2. Summarize the objectives and outcomes identified in the Plan

The CDBG and HOME funds will be used to meet the goals and objectives established in the 2020-2025 Consolidated Plan. The goals and objectives have been developed in consultation with citizens, service agencies, other funding partners, and businesses to provide decent housing, a suitable living environment, and economic opportunities for low-to moderate-income households.

The City will pursue these goals and objectives by working with the non-profit community, neighborhood groups, associated businesses, stakeholders, labor union representatives, other local government entities, residents, and partners. The City will also work closely with other City departments to jointly plan, implement, and evaluate the program's core activities.

The City of South Gate will strive to meet the following goals and objectives between 2020 and 2025. These goals are based on assumptions as to future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

Summary of Goals

The goals of the 2020-2025 Consolidated Plan include:

- Preservation and rehabilitation of the existing housing stock using CDBG and HOME funds.
- Expand and improve the quality and quantity of public service programs.
- Promote fair housing.
- Provide infrastructure and public facility funding.
- Target code enforcement activities to public health and safety issues.
- Provide financial assistance for the rehabilitation of commercial façade improvements.
- Economic Development activities that promote employment and preserve local businesses.
- Housing rehabilitation.
- Public Services.

3. Evaluation of past performance

The City continually strives to improve the performance of its operations and those of its funded agencies. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plans.

Over the past years, the City's CDBG funds were used for meeting the three goals of providing decent housing; creating a suitable living environment; and expanding economic opportunities to low-and moderate-income persons in South Gate.

City Table 1 describes past performance for the last completed fiscal year 2019-2020, as the current FY 2020-2021 has not concluded.

**City Table 1
Accomplishments-ANNUAL ACTION PLAN- FY 2019-2020**

Goal	Program Indicator	Expected Program Year 19-20	Actual Program Year 19-20	Percent Completed
Code Enforcement	Housing Code Enforcement and Foreclosed Property Care	2,800 Housing Units	0 ¹	0%
Commercial Rehabilitation	Businesses Assisted	4 Businesses Assisted	12	300%
Fair Housing	Other	600 Other	250	41.67%
Housing	Homeowner Housing Rehabilitated	3 Household Housing Unit	1	33%
Infrastructure and Public Facility	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	2 Persons Assisted	9,933 ²	4,966%
Public Services	Provide Public Services for Low Residents	102 Persons Assisted	265	259.8%

¹ Code Enforcement was no longer funded with CDBG funds for FY 2019/20.

² Original estimates were based upon sidewalk replacement program. Actuals reflect responses by graffiti abatement.

4. Summary of Citizen Participation Process and consultation process

The City is committed to maximizing community participation in the CDBG and HOME process. To ensure that its 2021-2022 Action Plan was based on resident needs, the City used the following approach to create participation of residents, service providers, and other interested persons and organizations:

South Gate Citizens Advisory Committee

The South Gate Citizens Advisory Committee (CAC) is an advisory board created by City Council to ensure constant dialog exists between City Hall and the community. The role of the CAC is twofold. First, to ensure that City Council is appraised of the needs, desires, and interests of City residents. Second, to review and make recommendations on CDBG funding to City Council. The CAC, meets six times a year, is comprised of members representing the demographic and social range of residents in the City. The CAC was actively involved in the current Annual Action Plan process. The CAC reviewed the 2021-2022 Public Services applications and made CDBG selection and funding recommendations to City Council for the Annual Action Plan. It is anticipated that the CAC will continue to serve in an advisory role to the CDBG process.

Annual Public Services Application Process

The annual Public Services selection process established by the City requires applicants to apply describing their proposed project or program and detailing how the project meets local and national CDBG objectives and federal requirements. City staff and the CAC review the public services applications and make a recommendation for CDBG funding to City Council. The annual CAC recommendation and Council selection of public service grantees is based on the following criteria:

- Consistency of service activity with national objectives and federal requirements;
- Consistency of service activity with the goals, objectives, and strategies of the 5-year Consolidated Plan;
- Experience and competency of the applicant; and
- Demonstrated need and lack of other sources of funding.

5. Summary of public comments

The Annual Action Plan was made available for a 30-day public review from April 12, 2021 through May 11, 2021. The City prepared a notice announcing the Draft Action Plan was available for public review on the City's website. The notice was published in the local newspaper. The notice also indicated the date, time, and location of the City Council public hearing, and the amount of HOME and CDBG assistance expected to be received during the plan duration. The City held a public hearing on May 11, 2021.

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

TBD

7. Summary

TBD

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	SOUTH GATE	Community Development Department, Housing Division
HOME Administrator	SOUTH GATE	Community Development Department, Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of South Gate (City) is the Lead Agency for the CDBG and HOME entitlement programs. The City's Community Development Department is responsible for the administration and preparation of the Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPER).

Contact Information

Pau Adams
Interim Community Development Director
City of South Gate
8650 California Avenue, South Gate, CA 90280
P: (323) 563-9566
padams@sogate.org

Dianne Guevara
Management Analyst (Interim Housing Administrator)
City of South Gate
8650 California Avenue, South Gate, CA 90280
P: (323) 563-9535
dguevara@sogate.org

Expected Resources

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

Introduction

South Gate is faced with the challenging task of meeting increasing needs with fluctuating and/or decreasing federal and State resources.

For FY 2021-2022, the City will receive the following funding:

HOME Investment Partnerships (HOME): The City will receive a grant allocation of \$713,127 and will utilize \$1,793,127 in carryover funds; of which ten percent (10%) or \$71,313 will be used for Program Administration; Fifteen percent (15%) or \$375,920 will be allocated to a Community Housing Development Organization (CHDO) and the remaining seventy-five percent (75%) or \$2,058,900 will be spent on the affordable housing acquisition and development and residential rehab programs. The City does not have HOME Program Income (PI) to report at this time.

Community Development Block Grant (CDBG): The City will receive a grant allocation of \$1,453,467 of which twenty percent (20%) or \$290,693 will be used for Program Administration which includes an allocation of \$24,000 for Fair Housing Foundation; the remaining balance of \$1,453,467 will be programmed in Public Service projects and City Services projects. The City does not have CDBG Program Income to report at this time.

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	\$1,453,467	\$0	\$0	\$1,453,467	\$4,495,133	A HUD formula-based program that annually allocates funds for a wide range of eligible housing and community development activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$713,127	\$0	\$1,793,006	\$2,506,133	\$1,946,545	A HUD formula-based program that annually allocates funds to support affordable housing programs.

Table 2 - 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. I

The City recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all its needs, and that leveraging resources is critical to achieving the City's goals. The City continues to cultivate funding partners who can match the City's investment of CDBG and HOME funds.

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

There is currently no publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

The City anticipates a 100% HOME Match reduction for FY 21-22 as in past years. HOME match reductions are due to areas of fiscal distress, severe fiscal distress, and Presidential disaster declarations as designated by HUD.

DRAFT

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	Administration	2021	2022	Administration	Citywide	Planning and Administration	CDBG: \$266,693 HOME: \$71,313	Other: 0 Other
2	Fair Housing	2021	2022	Administration	Citywide	Ensure equal access to housing opportunities	CDBG: \$24,000	Other: 250 Other
3	Housing	2021	2022	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$100,000 HOME: \$2,506,133	Homeowner Housing Rehabilitated: 10 Households/ Housing Units;
4	Infrastructure and Public Facility	2021	2022	Non-Housing Community Development	Citywide	Infrastructure and Public Facilities	CDBG: \$844,754	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:
5	Public Services	2021	2022	Non-Housing Community Development	Citywide	Provide public services for low-income residents	CDBG: \$218,020	Public service activities other than Low/Moderate Income Housing Benefit: 70 Persons Assisted

Table 3 – Goals Summary

Annual Action Plan
2021

Goal Descriptions

1	Goal Name	Administration
	Goal Description	Provide planning and administrative services.
2	Goal Name	Fair Housing
	Goal Description	Promote fair housing.
3	Goal Name	Housing
	Goal Description	Promote and maintain affordable housing options
4	Goal Name	Infrastructure and Public Facility
	Goal Description	Provide funding projects such as: Street Lighting, water, sewer, street, alley, and sidewalk improvements. Park Improvements. Retrofitting public facilities to meet the Americans with Disabilities Act (ADA) and comparable State law.
5	Goal Name	Public Services
	Goal Description	Expand and improve the quality and quantity of public service programs.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address the priority needs identified in the 2020-2025 Consolidated Plan, the City of South Gate will invest CDBG and HOME funds in projects that preserve affordable housing, provide fair housing services, provide services to low-and moderate-income residents, provide services to residents with special needs, prevent homelessness, improve public facilities and infrastructure.

The 2021-2022 Annual Plan sets forth a description of activities for the use of funds that will become available during the coming federal fiscal year, determines goals for individuals and households to be served, and describes the implementation plan and geographic location of the activities to be undertaken.

Projects

#	Project Name
1	CDBG ADMINISTRATION
2	FAIR HOUSING FOUNDATION
3	REHABILITATION ADMINISTRATION (Activity Delivery Costs)
4	GRAFFITI ABATEMENT
5	SALVATION ARMY BELL SHELTER
6	FAMILY VIOLENCE PREVENTION AND EDUCATION PROGRAM
7	POLICE EXPLORERS
8	RENTAL ASSISTANCE PROGRAM
9	SOUTHERN CALIFORNIA REHABILITATION SERVICES
10	MENTAL HEALTH SERVICES
11	FOOD INSECURITY
12	SG PARK IMPROVEMENTS-ROOF REPAIR
13	SG PARK IMPROVEMENTS-BOY SCOUT HUTS
14	HOME PROGRAM ADMINISTRATION
15	RESIDENTIAL REHABILITATION PROGRAM
16	HOME - CHDO

Table 4 - Project Information

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

needs.

The primary obstacles to meeting the underserved needs of low-and moderate-income people include lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-and moderate-income people, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2021-2022 Action Plan in projects that provide deferred loans to low-and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low-and moderate-income people and those with special needs, and projects that prevent homelessness.

DRAFT

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	CDBG ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$266,693
	Description	The City of South Gate receives Community Development Block Grant funds to administer, design, implement and plan eligible CDBG activities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The entire Community will benefit from the City's Administration of the CDBG Grant, though the direct beneficiaries of each funded activity will be primarily low- and moderate-income residents.
	Location Description	Citywide
	Planned Activities	The City of South Gate receives Community Development Block Grant funds to administer, design, implement and plan eligible CDBG activities.
2	Project Name	FAIR HOUSING FOUNDATION
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: \$24,000
	Description	The Fair Housing Foundation administers a comprehensive program that includes: 1) discrimination complaint intake and investigation; 2) outreach and education; 3) general housing (landlord/tenant counseling; and 4) enforcement and impact litigation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	250 households
	Location Description	Citywide

	Planned Activities	The Fair Housing Foundation administers a comprehensive program that includes: 1) discrimination complaint intake and investigation; 2) outreach and education; 3) general housing (landlord/tenant counseling; and 4) enforcement and impact litigation.
3	Project Name	REHABILITATION ADMINISTRATION (Activity Delivery Costs)
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$100,000
	Description	CDBG funds will be used for delivery costs (including staff, other direct costs, and service costs) directly related to carrying out HOME housing rehabilitation activities. These CDBG funds will not be used for the costs of actual rehabilitation and will not be used for costs unrelated to running a rehabilitation program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	The Residential Rehabilitation Program is administered by the Community Development Department located at 8650 California Avenue, South Gate, CA 90280.	
Planned Activities	CDBG funds will be used for delivery costs (including staff, other direct costs, and service costs) directly related to carrying out HOME housing rehabilitation activities. These CDBG funds will not be used for the costs of actual rehabilitation and will not be used for costs unrelated to running a rehabilitation program.	
4	Project Name	GRAFFITI ABATEMENT
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Facility
	Needs Addressed	Infrastructure and Public Facilities
	Funding	CDBG: \$140,000

	Description	The Graffiti Abatement Program operates in CDBG low- and moderate-income service areas throughout the city to remove graffiti from hardscape areas such as walls, sidewalks, street furniture, poles and signs. Funds pay for labor, supplies and material.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	19 census tracts
	Location Description	The Activity is administered by the Public Works Department located at 8650 California Avenue, South Gate, CA 90280.
	Planned Activities	The Graffiti Abatement Program operates in CDBG low- and moderate-income service areas throughout the city to remove graffiti from hardscape areas such as walls, sidewalks, street furniture, poles and signs. Funds pay for labor, supplies and material.
5	Project Name	SALVATION ARMY BELL SHELTER
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$22,500
	Description	Provide emergency shelter for residents who are experiencing homelessness.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 people
	Location Description	This Program is administered by the Salvation Army located at 5600 Rickenbacker Road #2A, Bell, CA 90057.
	Planned Activities	Provide emergency shelter for residents who are experiencing homelessness.
6	Project Name	FAMILY VIOLENCE PREVENTION AND EDUCATION PROGRAM
	Target Area	Citywide
	Goals Supported	Public Services

	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$10,500
	Description	The Family Violence Prevention and Education Program will offer empowerment workshops and individual counseling sessions to battered spouses and family members. In addition, the program promotes awareness and education on sexual assault and family violence throughout the community.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	15 people
	Location Description	The Program is administered by the Police Department located at 8620 California Avenue, South Gate, CA 90280.
	Planned Activities	The Family Violence Prevention and Education Program will offer empowerment workshops and individual counseling sessions to battered spouses and family members. In addition, the program promotes awareness and education on sexual assault and family violence throughout the community.
7	Project Name	POLICE EXPLORERS
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$7,000
	Description	The South Gate Police Explorers Program will provide training and orientation to young adults (ages 14-21), where 51% of whom are low- or moderate-income, who are interested in pursuing a career in law enforcement.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 youth
	Location Description	The Program is administered by the Police Department located at 8620 California Avenue, South Gate, CA 90280

	Planned Activities	The South Gate Police Explorers Program will provide training and orientation to young adults (ages 14-21), where 51% of whom are low- or moderate-income, who are interested in pursuing a career in law enforcement.
8	Project Name	RENTAL ASSISTANCE PROGRAM
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$10,000
	Description	This program offers financial assistance to eligible low-income households for utility assistance. Services may include income payments for low-income eligible residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	This program will be offered to City of South Gate residents.
	Planned Activities	This program offers financial assistance to eligible low-income households for utility assistance. Services may include income payments for low-income eligible residents.
9	Project Name	SOUTHERN CALIFORNIA REHABILITATION SERVICES
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$10,000
	Description	Will provide home modifications, durable medical equipment and technology devices to South Gate residents with disabilities.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 people

	Location Description	This Program is administered by the Southern California Rehabilitation Services, Inc. located at 7830 Quill Drive, Suite D, Downey, CA 90242.
	Planned Activities	Will provide home modifications, durable medical equipment and technology devices to South Gate residents with disabilities.
10	Project Name	MENTAL HEALTH SERVICES
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$10,000
	Description	Services provided may include counseling, mentoring and substance use disorder educational services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	15 people
	Location Description	The Program is administered by Compator Counseling Center located at 4363 Tweedy Blvd, South Gate, CA 90280
	Planned Activities	Services provided may include counseling, mentoring and substance use disorder educational services.
11	Project Name	FOOD INSECURITY PROGRAM
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$8,020.00
	Description	This program supplements groceries for low-income households.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	40 households
	Location Description	This program will be made available to eligible households in the City of South Gate.
	Planned Activities	This program supplements groceries for low-income households.

12	Project Name	SG PARK IMPROVEMENTS-ROOF REPAIR
	Target Area	Citywide
	Goals Supported	Infrastructure and public facility improvements.
	Needs Addressed	Infrastructure and public facility improvements.
	Funding	CDBG: \$455,000
	Description	This project proposes to address major leaks in the auditorium roof to minimize damage to equipment, interior floors, etc.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City Wide
	Planned Activities	This project proposes to address major leaks in the auditorium roof to minimize damage to equipment, interior floors, etc.
13	Project Name	SG PARK IMPROVEMENTS-BOY SCOUT HUTS
	Target Area	Citywide
	Goals Supported	Infrastructure and public facility improvements.
	Needs Addressed	Infrastructure and public facility improvements.
	Funding	CDBG: \$389,754
	Description	This project proposes to address major leaks in 8 hut roofs and to address other structural issues.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City Wide
	Planned Activities	This project proposes to address major leaks in 8 hut roofs and to address other structural issues.
14	Project Name	HOME PROGRAM ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Administration

	Needs Addressed	Planning and Administration
	Funding	HOME: \$71,313.00
	Description	The entire Community will benefit from the City's Administration of the HOME Grant, though the direct beneficiaries of each funded activity will be primarily low- and moderate-income residents.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	The HOME grant is administered by the Community Development Department located at 8650 California Avenue, South Gate, CA 90280
	Planned Activities	The entire Community will benefit from the City's Administration of the HOME Grant, though the direct beneficiaries of each funded activity will be primarily low- and moderate-income residents.
15	Project Name	RESIDENTIAL REHABILITATION PROGRAM
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$2,058,900.00
	Description	This program provides deferred loans to qualified homeowners for rehab on their properties. The loan is due and payable when title is transferred, or property is refinanced or sold. The property must be brought up to certain housing standards as part of the rehab assistance. The property must be owner-occupied and may have up to four units. Qualified households must have an annual income at or less that 80% of the area median income.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 projects
	Location Description	The Rehabilitation Program is administered by the Community Development Department located at 8650 California Avenue, South Gate, CA 90280.

	Planned Activities	This program provides deferred loans to qualified homeowners for rehab on their properties. The loan is due and payable when title is transferred, or property is refinanced or sold. The property must be brought up to certain housing standards as part of the rehab assistance. The property must be owner-occupied and may have up to four units. Qualified households must have an annual income at or less than 80% of the area median income.
16	Project Name	HOME - CHDO
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$375,920.00
	Description	At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	City wide
	Planned Activities	At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

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.

HUD-funded activities are limited to the City’s low-and moderate-income areas, which encompass most the City’s residential areas. Areas of the City outside of the CDBG low-and moderate-income areas will benefit from activities that are limited-clientele in nature, i.e., a person/household can benefit from a federally assisted program provided they meet the program’s eligibility criteria. Eligibility is typically established by household income and household size.

CDBG program funds will be expended based on program criteria. For example, public services are available on a citywide basis for qualified beneficiaries; fair housing and program administration activities will also be carried out on a citywide basis.

HOME funds will be utilized to support housing acquisition and rehabilitation activities for low-income tenants and homeowners. To qualify for these funds an evaluation of household income will be undertaken.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As most of the City’s residential areas are made up of low- and moderate-income households, the City distributes their allocation citywide.

Discussion

See narrative above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One of the greatest impediments to affordable housing is the lack of federal and state resources for affordable housing initiatives.

As there are limited opportunities and funding available to provide affordable housing opportunities, the City will attempt to seek new partnerships in the upcoming year. During PY 2021-2022 the City will address affordable housing needs through the following programs:

Housing Choice Voucher Program: The City will continue to provide rental assistance to extremely low- and low-income households through the South Gate Housing Authority’s Housing Choice Voucher Program. Renter-households will be assisted, which will include elderly, single-parent, and disabled special needs households. However, these are not counted toward the affordable housing goals.

Fair Housing Program: In addition, the City's Fair Housing Program is administered by the Fair Housing Foundation, who will provide fair housing services and landlord/tenant information to all residents who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination. Renter-households will be assisted, which will include elderly, single-parent, and disabled special needs households. However, these are not counted toward the affordable housing goals.

Homeowner Rehabilitation Program: This program provides deferred loans to qualified homeowners for rehabilitation on their properties. The property must be brought up to certain housing standards as part of the rehabilitation assistance. The program expects to assist 5 households this program year.

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

Table 6 - 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	10
Acquisition of Existing Units	0
Total	10

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The Consolidated Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2021-2022 program year, the City will invest CDBG and HOME funds in the preservation of affordable housing units. Specifically, CDBG and HOME funds will be used to support affordable housing preservation projects including the City of South Gate's Residential Rehabilitation Program and Minor Home Improvement Program.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of South Gate.

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

Not Applicable - The City does not have public housing.

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

Not Applicable - The City does not have public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not Applicable

Discussion

None.

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

Introduction

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings, and when appropriate the City attends and participates in these meetings.

For FY 2021-2022, the City is allocating funds to support a local homeless shelter and a rental assistance program. South Gate residents who are of low-to-moderate income and at risk of experiencing homelessness will receive assistance to obtain and maintain housing stability. Services provided may include income payments for low-income eligible residents, case management, and Rapid Re-Housing Activities including emergency shelter for residents who are experiencing homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The South Gate Police Department, in cooperation with The Salvation Army Bell Shelter, operates a homeless outreach program which consists of a mobile outreach team. The Police Department Liaison and personnel from the Bell Shelter coordinate street outreach efforts by vehicle and by foot. Street outreach, case management, and referrals are provided to homeless families and individuals through this program. Homeless clients are provided guidance in the identification of barriers to overcoming homelessness and the development of a plan to address these challenges. The team then assists clients at a highly supportive level to address those needs which may include accessing mainstream services, increasing income, developing self-determination, and accessing shelter and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Locally, the Salvation Army Bell Shelter operates a comprehensive program that offers transitional care for up to 350 homeless men and women. The City will continue to allocate CDBG funds to the Salvation Army Bell Shelter. The goal of the Bell Shelter is to meet the needs of the homeless population by addressing the myriad of reasons why people become homeless and assisting them in developing a higher quality of life through independence. Services offered include emergency shelter, transitional housing, substance abuse rehabilitation, case management, counseling, on-site health care & medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills

classes.

The South Gate Domestic Violence Education and Prevention program administered by the South Gate Police Department provides shelter, court advocacy, counseling, 24-hour hotline, crisis intervention, support groups and case management to domestic and sexual abuse victims.

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 of South Gate collaborates with different organizations to prevent the recurrence of homelessness. The City partners with local organizations and non-profits to offer various programs and resources for residents experiencing homelessness or who are at risk of homelessness. The partnership with the Salvation Army Bell Shelter addresses gaps in the City and the need for services to residents experiencing homelessness, unemployment, substance abuse, and other social and health resources. The program is granted CDBG funds to offer temporary shelter and support services for eligible participants for up to 90 days. Services vary from case management, transportation and employment services, health and mental health referrals, life skills, individual and group therapy, social and recreational activities, needs assessment, benefits advocacy, and permanent housing assistance. The Salvation Army Bell Shelter works directly with the South Gate Police Department, Community Development, Parks and Recreation, the Housing Authority, and other local organizations to promote services and reach target populations.

To help prevent the recurrence of homelessness the program helps participants search for permanent housing and seek employment to maintain their home. Their case management team conducts workshops to assist residents with building resumes and career prep. Participants are referred to job openings and job fairs and are encouraged to participate in extracurricular activities such as attending monthly meetings, events, and volunteering at the community garden.

To combat homelessness, the City funds for a comprehensive Fair Housing Program that offers education and outreach activities for tenants, landlords, and owners. Education consists of workshops, presentations, community meetings, and trainings. The purpose of this program is to guide all parties on their rights, laws, and responsibilities. The Fair Housing Program conducts rental counseling workshops to those who are concerned with evictions, rent increases and notices.

The City of South Gate also allocates funds to provide emergency income payments for three consecutive

months to eligible households who are experiencing financial challenges and unable to pay for rental fees, security deposits, utility payments, and other payments that are in arrears.

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 of South Gate Police Department has different practice methods for individuals being discharged and who are seeking support services. The Police Department links individuals to available resources and agencies in the City including People Assisting the Homeless (PATH), which is an organization that helps individuals experiencing homelessness in their community. PATH distributes food, and clothing to residents, connects residents to permanent housing, and provides ongoing supportive services for residents in need. PATH has an outreach and prevention team that works in areas where homelessness is more prevalent and connects individuals with employment. The City of South Gate Police Department refers individuals who are being discharged from jail to PATH for interim housing, rapid rehousing, employment, and other permanent supportive services.

There are no hospitals in the City of South Gate, therefore the City does not often have individuals who are being discharged from hospitals. However, if individuals are seeking information the Police Department reaches out to PATH staff for resources, and supportive services. Additionally, if an individual is in custody and needs medical assistance, the City works with the Department of Mental Health and are returned safely to custody after treatment. The Department currently includes these practices as part of duty for patrol officers but will be establishing a team that will be dedicated to helping discharged individuals seeking programs and services.

Discussion

There are a variety of agencies in the region that provide housing options and case management assistance including those returning from mental and physical health institutions. They provide the option of living independently in a group setting. They are:

- **Rio Hondo Temporary Home, Norwalk** – Provides emergency food and transitional shelter for families with children in the Cerritos, Downey, La Mirada, Montebello, Norwalk, Pico Rivera, Santa Fe Springs and Whittier areas. There are no geographical restrictions for residents.
- **Santa Fe Springs Transitional Living Center, Whittier** – Provides shelter for homeless families in transition, most of whom are single parents or victims of domestic violence and substance abuse,

in Los Angeles County.

- **Hospitality Housing, Whittier** – Provides homeless support services for single adults 18 years and older and families with children.
- **Birch Grove Homes, Norwalk** - Provides supportive services to persons in an existing permanent housing program for persons with mental health disabilities.
- **Community Housing Options, scattered sites** - Provides permanent supportive housing to homeless persons and families living with HIV/AIDS or dual diagnoses.
- **Denker House/Harvest House, scattered sites** - Provides supportive services in an existing permanent housing program for persons with disabilities.
- **Homes for Life Foundation, Norwalk** - Provides permanent housing to eight persons with mental health disabilities in eight one-bedroom apartment style units.
- **Su Casa Domestic Violence Network, Lakewood** - Provides crisis intervention service for domestic violence victims and their children, for a maximum of 30 consecutive days.
- **Salvation Army, Bell Shelter** – Provides emergency shelter services and transitional care for up to 350 homeless men and women.
- **The Southern California Rehabilitation Services** – An independent living resource center in Downey offers programs to eligible South Gate residents that provide people with the tools to learn how to live independently including cooking, budgeting, reading, and finding employment. They also offer disability assistance for improvements on homes for people with disabilities.

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

Introduction:

The impact on housing affordability disproportionately affects those who are lower income. HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost burdened households have fewer financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction.

Recent sales data for South Gate shows that housing prices continue to increase, while household incomes have failed to keep pace with home prices. There are also other factors that create barriers to affordable housing growth. The barriers that typically affect housing costs are as follows:

- Lack of developable land and/or where development is due to zoning.
- Cost of developable land and construction.
- Credit worthiness of potential buyers for homeownership.
- Social opinions discouraging affordable development in particular neighborhoods (“Not in My Backyard NIMBY”).
- Lack of responsible landlords for maintaining safe and clean-living conditions.
- Credit worthiness of potential renters.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City adopted General Plan 2035 in 2009. As part of the General Plan update, a new concept in dealing with land use and development standards was introduced. Unlike traditional Euclidean land use and zoning system, the proposed South Gate General Plan uses a “form based” system to determine location and intensity of uses.

The new Zoning Ordinance update was adopted in March 2015. The City’s current estimated number of dwelling units is about 24,242 units. The Zoning Update has created density and development standards to accommodate an estimated growth of over 4,538 units over the next 25 years. This growth rate of

additional units will help alleviate the projected population and issues of affordability.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

The City consulted the goals set up as part of the 2020-2025 Consolidated Plan and input from the community and Citizen Advisory Committee to determine the activities and goals outlined in the FY 2021-2022 Annual Action Plan. The goals of the 2020-2025 Consolidated plan included:

- Preservation and rehabilitation of the existing housing stock using CDBG and HOME funds.
- Expand and improve the quality and quantity of public service programs.
- Promote fair housing.
- Provide infrastructure and public facility funding.
- Target code enforcement activities to public health and safety issues.
- Provide financial assistance for the rehabilitation of commercial façade improvements.
- Economic Development activities that provide small business support and retention
- Housing rehabilitation.
- Public Services, including mental health support, domestic violence prevention, and substance abuse services.

Actions planned to address obstacles to meeting underserved needs.

The primary obstacles to meeting the underserved needs of low-and moderate-income people include lack of funding from federal, state, and other local sources, the high cost of housing that is not affordable to low-and moderate-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2021-2022 Action Plan in projects that provide deferred loans to low-and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low-and moderate-income people and those with special needs, and projects that prevent homelessness.

Actions planned to foster and maintain affordable housing.

The City has been active in providing affordable housing through awarding HOME funds to Developers for senior citizen rental units, and acquisition and rehabilitation of deteriorated rental units for lower income households. The City also provides rental assistance through the Housing Choice Voucher Program to very low-income households through its Housing Authority. The City certifies Community Housing Development Organizations (CHDOs) to provide affordable housing using low HOME rents.

Actions planned to reduce lead-based paint hazards.

All units in a project assisted with CDBG and HOME funds must comply with the regulations found at 24

CFR Part 35. The purpose of the regulation is to identify and address lead-based paint hazards before children are exposed to lead. This requirement has been in effect since September 15, 2000.

Lead-based paint hazards are found in homes built prior to 1978. All Grantees and Participating Jurisdictions must assess homes built prior to 1978 for lead hazards and conduct interim or abatement controls as warranted. Most of the homes in South Gate were built prior to 1978 and have lead-based paint somewhere on the structure. Lead based paint is found on windowsills, doorways or under the eaves. The hazards of lead-based paint are primarily to young children up to age 6, as they are more likely to eat peeling paint. Lead adversely affects the development of a child's brain and other organs.

The City's strategy in addressing lead-based paint hazards involves an educational component for the public, printed outreach information to those households in the "lead hot zones" as identified by the County, and printed information are given to participants in the City's rehabilitation loan programs.

The Residential Rehabilitation Program focuses on rehabilitating existing housing stock throughout the City covering interior and exterior home improvement and/or repairs. In combination with the Residential Rehabilitation Program, the City offers \$10,000 grants to be used for termite and lead abatement. Lead assessments are conducted on all housing projects, both single family and multi-family units. All HCV participant rental units are inspected annually.

Actions planned to reduce the number of poverty-level families.

The implementation of CDBG and HOME activities meeting the goals established in the 2020-2025 Consolidated Plan and this Annual Action Plan will help to reduce the number of poverty level families by:

- Supporting activities that expand the supply of housing that is affordable to low-and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low-and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and sanitary place to live; and
- Supporting public services for low-and moderate-income residents including those with special needs and those at risk of homelessness offered by nonprofit organizations.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. In California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and MediCal. Together, these programs provide individuals and families with employment assistance, subsidies for food, medical care, childcare, and cash

payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Actions planned to develop institutional structure.

The City has tried to develop an institutional structure that will help identify and access resources to improve the community. The City will continue to work with nonprofit entities to deliver public services. As a member of the LAHSA, the City will provide critical information to the County of Los Angeles for preparation of the County's Continuum of Care Homeless Assistance grant applications. South Gate will provide critical information regarding mainstream funds the City will make available to serve the homeless and will also assist in identifying and prioritizing gaps and needs in the regional system of care.

Externally, the City is in direct contact with the Chamber of Commerce and the Tweedy Mile Business Association, both of which represent private industry. The City also partners with various nonprofit organizations to provide affordable housing opportunities. These nonprofits act as subrecipients to provide a variety of services to the community. The City continues to contract with the Salvation Army Bell Homeless Shelter which provides emergency shelter and support services.

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

The City of South Gate is proactive in coordinating with assisted-housing providers, particularly the City's Housing Authority, homeless assistance centers and programs, youth and family oriented social service organizations and health organizations which provide outreach and counseling.

The Community Development department is comprised of Building & Safety, Planning, Housing and Code Enforcement Divisions, who work closely together to coordinate programs with local social service providers to either meet needs directly or to make referrals to outside services, as necessary. Currently, staff makes referrals based upon the available known assistance data.

Discussion:

See discussion above.

Program Specific Requirements

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

Introduction:

In the implementation of programs and activities under the 2021-2022 Annual Action Plan, the City of South Gate will follow all HUD regulations concerning the use of program income, forms of investment, overall low-and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

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. | 100.00% |

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

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

The City will not use any other forms of investment beyond those identified in Section 92.205. The Homeowner Rehabilitation Program provides deferred loans to qualified homeowners for rehab on their properties. The loan is due and payable when title is transferred, or property is refinanced or sold. The property must be brought up to certain housing standards as part of the rehab assistance. The property must be owner-occupied and may have up to four units. Qualified households must have an annual income at or less than 80% of the area median income. The program expects to assist five households this program year.

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 PY 2021-2022, the City does not plan to use HOME funds for homebuyer down payment assistance. However, some homebuyers that were assisted in prior years may decide to sell their homes during the upcoming program year. In that event, the City will enforce the resale and recapture guidelines.

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:

Please refer to "HOME Investment Partnerships Program Policies and Procedures Manual"

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 intend to use HOME funds under the 2021-2022 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.