



City of
**South
Gate™**

FISCAL YEAR 2022-2023 Annual Action Plan

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Executive Summary

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

1. Introduction

The City of South Gate's 2022-2023 Annual Action Plan for funding and program activities is based on priorities established by the City's Five-Year Consolidated Plan. The 2022-2023 Action Plan is the third 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 manages, plans, submits, and implements the process. The Department is involved in activities which enhance the coordination among public and non-profit, private housing providers, and health and service agencies.

The 2022-2023 Annual 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 non-profit housing providers to the residents of South Gate. This strategic plan sets forth goals, objectives, and performance benchmarks for measuring and establishing a framework for progress. The City is anticipating receiving \$1,400,000 in PY 2022-2023 CDBG funds; additionally, it anticipates \$1,534,009 in CDBG carryover funds from previous years. The City also anticipates receiving \$713,000 in HOME funds for PY 2022-2023 and is allocating \$2,567,558 in HOME carryover funds from prior years; the carryover is comprised of \$138,268 in program income and \$2,429,289 in unused funds from previous 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 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.
- 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 implementing the strategies and meeting the goals established in the Consolidated Plan and the Annual Action Plans.

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

Below is a summary of the City's CDBG and HOME accomplishments for FY 2020-2021:

- Two businesses were assisted with commercial façade rehabilitations
- 27 small business grants were awarded
- 235 tenant/landlord issues were addressed via fair housing services
- 385 persons benefited from public services
- One housing unit was assisted via the home rehabilitation program

4. Summary of Citizen Participation Process and consultation process

The City is committed to maximizing community participation in the CDBG and HOME planning process. To ensure that its 2022-2023 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 apprised 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 and discussed the 2022-2023 Public Services applications and then made 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
- Demonstrated need and lack of other sources of funding

5. Summary of public comments

Pending public hearing.

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

Pending public hearing

7. Summary

The Annual Action Plan was made available for a 30-day public review from March 28, 2022 through April 26, 2022. The City prepared a notice announcing the Draft Action Plan was available for public review in

local newspaper. The notice included 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 April 26, 2022.

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

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

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 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).

Consolidated Plan Public Contact Information

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

1. Introduction

Activities to enhance coordination between public and assisted housing providers and governmental health, mental health and service agencies are conducted on a regular basis. Activities to encourage communication with key community stakeholders include soliciting and reviewing funding applications from housing, health care and service providers through its Annual Action Plan process. The City also participates in local and regional committees such as the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care and the Southern California Council of Governments (SCAG).

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

Consultation for the 2021-2022 Annual Action Plan was achieved through a variety of strategies, including the CAC, public hearings, and public meetings. All efforts were made to contact appropriate parties and obtain thorough input. These consultations, in conjunction with participation from citizens, provided the plan direction and scope. Continued coordination is anticipated for planning efforts, as well as project implementation, between all these groups.

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 of South Gate is within the Los Angeles Homeless Services Authority's (LAHSA) Continuum of Care in Service Planning Area (SPA) 7. LAHSA was established in December 1993 as a Joint Powers Authority to coordinate the effective and efficient utilization of Federal and local funding in providing services to homeless people throughout Los Angeles city and County. LAHSA coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs that provide shelter, housing, and services to homeless persons in Los Angeles City and County. The City coordinates the delivery of homeless services with LAHSA.

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

Not Applicable. The City does receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization provides information on housing affordability, fair housing issues, and landlord/tenant complaints via quarterly reports.
2	Agency/Group/Organization	NEWSTART HOUSING CORPORATION, INC.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Newstart has developed affordable housing in South Gate.
3	Agency/Group/Organization	HOME OWNERSHIP FOR PERSONAL EMPOWERMENT (HOPE)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Organization has provided input on housing and supportive services for adults with special needs. HOPE has developed affordable housing in South Gate.

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

The City tried to have an open consultation process; no agency was knowingly excluded.

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?
State Plan for Independent Living (SPIL) for 2017-2019	State Independent Living Council (SILC)	The Strategic Plan has goals in support of the State Plan for Independent Living because many of South Gate's seniors are frail and disabled.
Los Angeles Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Continuum of Care identifies funding and activities assisting LA County's homeless including one project helping South Gate's homeless population. The City's homeless goals and strategy support those of the Continuum of Care.
Four-Year Area Plan on Aging July 1, 2016 to June 30, 2020 Area Plan Update July 1, 2017 to June 30, 2018	Los Angeles Department of Aging	The Strategic Plan supportive housing goals for the elderly and frail elderly support those of the Area Plan on Aging.
Los Angeles County Comprehensive HIV Plan (2017-2021)	Los Angeles County Commission on HIV County of Los Angeles Department of Public Health	The Strategic Plan includes goals based on the goals, needs, and strategies identified in the County's Comprehensive HIV Plan.
2014-2021 Housing Element of the General Plan	City of South Gate	The Strategic Plan goals are based on those included in the 2014-2021 Housing Element.
Gateway to the Future: Capital Improvement Program	City of South Gate	Public facility and public improvement needs and goals are based in part on those described in the Capital Improvement Plan.

Table 2 – Other local / regional / federal planning efforts

Narrative (optional)

None.

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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**

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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 Notice – CDBG Notice of Funding Availability	Community, Service Providers	No comments received	No comments received	No comments received	N/A
2	Citizen's Advisory Committee February 9, 2022	Community All interested persons	No comments received	No comments received	No comments received	N/A
3	Citizen's Advisory Committee February 16, 2022	Community All interested persons	No comments received	No comments received	No comments received	N/A
5	Citizen's Advisory Committee February 23, 2022	Community All interested persons	CAC made funding recommendations	No comments received	No comments received	N/A
6	Citizen's Advisory Committee March 9, 2022	Community All interested persons	CAC made funding recommendations	No comments received	No comments received	N/A
7	Citizen's Advisory Committee June 22, 2022	Community All interested persons	Pending meeting	Pending Meeting	No comments received	N/A
8	Public Review Period May 27, 2022 – June 28, 2022	Non-target/broad Community All interested persons	Pending public hearing	Pending public hearing	No comments received	N/A
9	Public Hearing June 28, 2022	Non-target/broad Community All interested persons	Pending public hearing	Pending public hearing	No comments received	N/A

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2022-2023, the City is anticipating receive the following funding:

Community Development Block Grant (CDBG): The City is expecting to receive a grant allocation of \$1,378,966 of which twenty percent (20%) or \$275,793 will be used for Program Administration which includes an allocation of \$24,000 for Fair Housing Foundation. The City also anticipates a carryover balance of \$1,545,228. The carryover amount (\$1,545,228) along with the remaining balance (after program administration allocation) of the expected allocation \$1,103,173 will be programmed to Public Service projects and City Services projects, including capital improvement projects (CIP). The City does not have CDBG Program Income to report currently.

HOME Investment Partnerships (HOME): The City anticipates it will receive a grant allocation of \$824,382 for FY 22-23 and will utilize \$2,429,289 in carryover funds and \$153,632 in program income; of which ten percent (10%) of the fiscal year allocation or \$97,801 will be used for Program Administration; \$230,626 will be allocated to a Community Housing Development Organization (CHDO), and the remaining balance \$3,078,876 will be spent on the affordable housing acquisition and development and residential rehab programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,378,966	\$0	\$1,545,228	\$2,924,194	\$3,116,167	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	\$824,382	\$153,632	\$2,429,289	\$3,407,303	\$1,122,163	A HUD formula-based program that annually allocates funds to support affordable housing programs.

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 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 and will attempt to leverage grants and other funding when appropriate to meet the objectives of the Annual Action Plan.

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

N/A

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	2022	2023	Administration	Citywide	Planning and Administration	CDBG: \$251,793 HOME: \$97,801	Other: 0 Other
2	Fair Housing	2022	2023	Administration	Citywide	Ensure equal access to housing opportunities	CDBG: \$24,000	Other: 270 Persons Assisted
3	Housing	2022	2023	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$150,000 HOME: \$609,502	Homeowner Housing Rehabilitated/Lead Abatement: 10 Households/ Housing Units;
4	Infrastructure and Public Facility	2022	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facilities	CDBG: \$1,158,173	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,795
5	Public Services	2022	2023	Non-Housing Community Development	Citywide	Provide public services for low-income residents	CDBG: \$140,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Community Development Revitalization	2022	2023	Non-Housing Community Development	Citywide	Community Development Revitalization	CDBG: \$650,000	Other: 100 Persons Assisted
7	Commercial Façade	2022	2023	Non-Housing Community Development	Citywide	Community Development Revitalization	CDBG: \$100,000	Other: 6 Businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Neighborhood Preservation	2022	2023	Code Enforcement	Citywide	Code Enforcement	CDBG: \$450,228	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000

Table 6 – Goals Summary

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.
6	Goal Name	Community Development Revitalization
	Goal Description	Support towards community development projects that will promote community revitalization.
7	Goal Name	Commercial Façade
	Goal Description	Maintain neighborhoods by assisting businesses.
8	Goal Name	Neighborhood Preservation
	Goal Description	Code Enforcement

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, and improve public facilities and infrastructure.

The 2022-2023 Annual Action Plan sets forth a description of activities for the use of anticipated funds that will become available during the coming federal fiscal year, determines the goals for activities programmed, and describes the implementation plan and geographic location of the activities to be undertaken.

Projects

#	Project Name
1	CDBG ADMINISTRATION
2	FAIR HOUSING ADMINISTRATION
3	HOME PROGRAM DELIVERY
4	GRAFFITI ABATEMENT
5	SOUTH GATE PARK FENCE PROJECT
6	CODE ENFORCEMENT
7	COMMERCIAL FACADE
8	COMMUNITY DEVELOPMENT REVITALIZATION
9	STREET IMPROVEMENT PROJECTS
10	HOME PROGRAM ADMINISTRATION
11	HOME RESIDENTIAL REHABILITATION PROGRAM
12	AFFORDABLE HOUSING DEVELOPMENT
13	HOME – CHDO DEVELOPMENT
14	LEAD BASED PAINT ABATEMENT PROGRAM

Table 7 - 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, 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 2022-2023 Annual 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 projects that prevent homelessness.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$251,793
	Description	The City of South Gate receives Community Development Block Grant funds to administer, design, implement and plan eligible CDBG activities.
	Target Date	6/30/2023
	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	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	270 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	HOME PROGRAM DELIVERY
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$150,000
	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	6/30/2023
	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.
4	Project Name	GRAFFITI ABATEMENT
	Target Area	Citywide – Eligible Areas
	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	6/30/2023
	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	SOUTH GATE PARK FENCE PROJECT
	Target Area	Citywide – Eligible Areas
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$575,000
	Description	This project proposes to address the deteriorating park fence by designing landscape upgrades to the current fencing and implementing and complementing those designs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2,085 persons
	Location Description	4900 Southern Ave, South Gate, CA 90280
	Planned Activities	This project proposes to address the deteriorating park fence.
6	Project Name	CODE ENFORCEMENT
	Target Area	Citywide – Eligible Areas

	Goals Supported	Neighborhood Preservation
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$450,228
	Description	Provide code inspections for violations and health/safety hazards.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000
	Location Description	Citywide – Eligible Areas
	Planned Activities	Provide code inspections for violations and health/safety hazards.
7	Project Name	COMMERCIAL FAÇADE
	Target Area	Citywide
	Goals Supported	Commercial Rehabilitation
	Needs Addressed	Commercial Rehabilitation
	Funding	CDBG: \$100,000
	Description	The Commercial Facade program will offer a grant of up to \$54,000 to existing or business owners to make exterior commercial improvements.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses
	Location Description	The Program is administered by the Community Development Department located at 8650 California Avenue, South Gate, CA 90280.
8	Planned Activities	The Commercial Facade program will offer a grant of up to \$54,000 to existing or business owners to make exterior commercial improvements.
	Project Name	COMMUNITY DEVELOPMENT REVITALIZATION – BUSINESS SIGN AND WEBSITE PROGRAM
	Target Area	Citywide – Eligible Areas
	Goals Supported	Community Development

	Needs Addressed	Community Revitalization
	Funding	CDBG: \$650,000
	Description	This program will assist eligible business by bringing signage up to code and assisting in developing an online presence.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide – Eligible Areas
	Planned Activities	Support community development projects to promote community revitalization.
9	Project Name	STREET IMPROVEMENT PROJECTS
	Target Area	Citywide – Eligible Areas
	Goals Supported	Improve Public Infrastructure and Facilities
	Needs Addressed	Infrastructure and Public Facilities Improvements
	Funding	CDBG: \$583,173
	Description	This project proposes to use CDBG funds to enhance the City's streets and improve the quality of streets for residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide – Eligible Areas
10	Planned Activities	Infrastructure Improvements
	Project Name	HOME PROGRAM ADMINISTRATION
	Target Area	Citywide – Eligible Areas
	Goals Supported	Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$97,801

	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	6/30/2023
	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.
11	Project Name	RESIDENTIAL REHABILITATION PROGRAM
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$350,000
	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. Qualified households must have an annual income at or less than 80% of the area median income.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	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. Qualified households must have an annual income at or less than 80% of the area median income.

12	Project Name	AFFORDABLE HOUSING DEVELOPMENT
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$700,000
	Description	To maintain affordable housing in the City, these funds will be used towards a new affordable housing development located at 7916 Long Beach Boulevard.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	11 Households
	Location Description	Citywide
13	Planned Activities	To maintain affordable housing in the City, these funds will be used towards new affordable housing development at 7916 Long Beach Boulevard.
	Project Name	HOME – CHDO AFFORDABLE HOUSING DEVELOPMENT
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$2,000,000
	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. 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	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	11 households
	Location Description	City wide
	Planned Activities	To maintain affordable housing in the City, these funds will be used towards new affordable housing development at . At least 15 percent of HOME Investment Partnerships Program (HOME) funds will be used for this Community Housing Development Organization (CHDO) project.
14	Project Name	LEAD-BASED PAINT ABATEMENT PROGRAM
	Target Area	Citywide
	Goals Supported	Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$259,502
	Description	This program will eliminate health and safety hazards by performing assessments, inspection and testing of residential dwellings for lead based paint. The program will offer grants to abate the lead based paint and replace with safe paint options.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	The Lead Based Paint Abatement Program is administered by the Community Development Department located at 8650 California Avenue, South Gate, CA 90280.
	Planned Activities	This program provides grants to eligible residential property owners to assess, inspect, test and abate lead based paint from property and replace with safe paint options.

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 or residents. 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 8 - 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

The City anticipates spending at least 70 percent of its entitlement funds in target areas, including areas that have low-and moderate-income concentrations or minority concentrations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One of the greatest impediments to affordable housing is the low ratio of available federal and state resources to the high need of affordable housing needs.

As there are limited opportunities and funding available to provide affordable housing opportunities, the City consistently seeks new partnerships to increase the affordable housing options in the city. Ways that the City addressed affordable housing needs include 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: The City's Fair Housing Program is administered by the Fair Housing Foundation, who provide fair housing services and landlord/tenant information to participants 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 10 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 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	22
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	37

Table 10 - 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 2022-2023 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.

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.

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 through CDBG funded activities. 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 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 Family 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. Locally, the Salvation Army Bell Shelter helps address the gaps in the City and the need for services to residents experiencing homelessness, unemployment, substance abuse, and other social and health resources. Available 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.

- **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.

Discussion:

None.

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 2022-2023 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 2022-2023 Annual 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.

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(l)(1,2,4)

Introduction:

In the implementation of programs and activities under the 2022-2023 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(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
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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 2022-2023, 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 2022-2023 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

CITY OF

CITY OF SOUTH GATE
DETERMINATION OF 95 PERCENT MEDIAN PURCHASE PRICE LIMIT
2022

The City of South Gate uses HOME funds for rehabilitation of owner-occupied single-family properties. To qualify as affordable housing, the property must be determined to be modest housing. The use of HOME funds for homeowner rehabilitation activities requires that the value of the HOME assisted property after rehabilitation not exceed 95 percent of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95 percent of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area;

Or

- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

After review of the published FY 2021 HOME Homeownership Value Limits for Los Angeles County for determining 95 percent of the median purchase price limit, it was determined that the median price for South Gate homes is \$536,500. Based on a comparison of local housing market listing prices and sales information, it was determined that these limits do not accurately reflect current actual home purchase prices for the South Gate area. Therefore, a local market survey was conducted for South Gate home sales for a three-month period which resulted in a median price of \$587,500 and a 95% median value price of \$558,125.

As a result of this conclusion, it is the City's recommendation that the City of South Gate use the local market survey price as the determinant of the 95 percent median purchase price limit as it is higher than the local market median of \$536,500.

Attachment: City of South Gate 3 Months Sales Data (November 2021 to January 2022)

**City of South Gate Local Market Survey Sales Data
(November 2021 to January 2022)**

#	Sale Date	Situs Address	Price
1	11/02/2021	9413 Virginia Ave	\$400,000
2	11/10/2021	9718 San Vicente Ave	\$400,000
3	11/10/2021	10745 Saint James Ave	\$400,000
4	11/12/2021	10247 Alexander Ave	\$400,000
5	12/10/2021	3353 Liberty Blvd	\$400,000
6	12/20/2021	8924 Bryson Ave	\$400,000
7	11/09/2021	9313 San Luis Ave	\$450,000
8	11/18/2021	8661 San Carlos Ave	\$450,000
9	12/13/2021	8981 California Ave	\$450,000
10	01/05/2022	8614 State St	\$453,000
11	12/13/2021	9519 Virginia Ave	\$500,000
12	01/04/2022	10223 Pinehurst Ave	\$510,000
13	11/03/2021	8929 Bowman Ave	\$535,000
14	11/16/2021	8427 San Carlos Ave	\$536,000
15	12/15/2021	4853 Southern Ln	\$545,000
16	12/29/2021	8453 San Luis Ave	\$545,000
17	11/23/2021	8608 Chestnut Ave	\$550,000
18	12/22/2021	9238 Elizabeth Ave	\$550,000
19	11/05/2021	9719 Hildreth Ave	\$581,000
20	12/01/2021	10140 Alexander Ave	\$585,000
21	12/06/2021	6022 Roosevelt Ave	\$585,000
22	12/16/2021	9539 Elizabeth Ave	\$585,000
23	12/29/2021	8948 California Ave	\$585,000
24	11/03/2021	8464 Chestnut Ave	\$590,000
25	12/27/2021	9723 Hildreth Ave	\$594,000
26	11/18/2021	2912 Tweedy Blvd	\$600,000
27	11/23/2021	10254 San Anselmo Ave	\$600,000
28	11/08/2021	10515 Montara Ave	\$605,000
29	11/03/2021	10333 San Gabriel Ave	\$610,000
30	12/07/2021	9514 Deeble St	\$610,000
31	01/05/2022	8628 Cypress Ave	\$627,000
32	12/09/2021	2844 Ohio Ave	\$630,000
33	01/11/2022	2647 Iowa Ave	\$635,000
34	01/31/2022	4314 Missouri Ave	\$638,000
35	01/21/2022	8459 San Gabriel Ave	\$645,000
36	11/12/2021	9545 Hunt Ave	\$649,000
37	11/16/2021	6014 Lincoln Ave	\$650,000
38	01/21/2022	3332 Michigan Ave	\$650,000
39	12/22/2021	12301 Garfield Ave	\$657,500
40	11/19/2021	9324 California Ave	\$660,000
41	01/18/2022	6025 Lincoln Ave	\$679,000
42	11/19/2021	10105 San Gabriel Ave	\$685,000
43	11/24/2021	11709 Pennsylvania	\$685,000
44	11/05/2021	2422 Glenwood Pl	\$715,000
45	12/13/2021	8679 San Gabriel Ave	\$785,000
46	11/19/2021	10215 Richlee Ave	\$790,000