

RESOLUTION NO. 2020-40-CC

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE,
CALIFORNIA, RECEIVING AND APPROVING THE PROGRAM YEAR
2019-2020 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) AND AUTHORIZING THE CITY MANAGER,
OR HIS DESIGNEE, TO SUBMIT THE CAPER TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of South Gate (“City”) applied and received Community Development Block Grant (“CDBG”) and Home Investment Partnership (“HOME”) Program funds from the Government of the United States under Title I of the Housing and Community Development Act of 1974;

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) is the federal agency that promulgates regulations and oversees the administration of the CDBG and HOME Program;

WHEREAS, HUD requires that entitled jurisdictions complete an annual evaluation of their grant programs through a report known as the Consolidated Annual Performance and Evaluation Report (“CAPER”);

WHEREAS, City staff published a public notice announcing the availability of the CAPER and the 15-day public comment period, which began on November 24, 2020 and ended on December 8, 2020, in the *Wave* newspaper on November 12, 2020; and

WHEREAS, on December 8, 2020, the City Council held a duly noticed public hearing to consider the Program Year 2019-2020 CAPER, attached hereto as Exhibit “A.”

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES
HEREBY RESOLVE AS FOLLOWS:**

[Remainder of page left blank intentionally.]

SECTION 1. The City Council does hereby declare that the above recitals are true and correct and incorporated herein by reference.

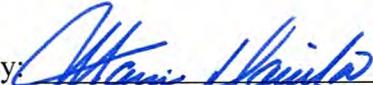
SECTION 2. The City Council does hereby receive and approve the Program Year 2019-2020 CAPER, attached hereto as Exhibit "A", and authorizes the City Manager, or his designee, to submit the CAPER to HUD.

SECTION 3. The City Council hereby allows City staff to make minor technical modifications and/or necessary corrections to the CAPER as required by HUD.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED, and ADOPTED this 8th day of **December 2020**.

CITY OF SOUTH GATE:

By: 

Maria Davila, Mayor

ATTESTED:

By: 

Carmen Avalos, City Clerk
(SEAL)

APPROVED AS TO FORM:

By: 

Raul F. Salinas, City Attorney



City of
**South
Gate™**

Consolidated Annual Performance Evaluation Report

CAPER

FY 2019-2020

Community Development Department

Table of Contents

CR-05 - Goals and Outcomes.....	3
CR-10 - Racial and Ethnic composition of families assisted	6
CR-15 - Resources and Investments 91.520(a)	7
CR-20 - Affordable Housing 91.520(b)	14
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	17
CR-30 - Public Housing 91.220(h); 91.320(j)	19
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)	20
CR-40 - Monitoring 91.220 and 91.230.....	24
CR-45 - CDBG 91.520(c)	26
CR-50 - HOME 91.520(d)	27

Attachment 1: PR03 – Grantee Performance Report

Attachment 2: PR26 – CDBG Financial Summary Report

Attachment 3: Public Notice/Proof of Publishing/Comments

CR-05 - Goals and Outcomes

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

For the 2019-2020 Program Year, the City of South Gate (City) received Community Development Block Grant Program (CDBG) funds and Home Investment Partnerships Program (HOME) funds to facilitate accomplishing the goals set by the U.S. Department of Housing and Urban Development (HUD).

As part of the application and allocation process for these federal funds, the City must prepare and submit the Consolidated Annual Performance and Evaluation Report (CAPER). This report presents a summary of resources made available during the program year, accomplishments based on priorities established by the Consolidated Plan and documented in the 2019-2020 Annual Action Plan, and an assessment of the City's annual performance toward meeting its five-year goals. This document represents the fifth and final year of reporting of the 2015-2020 Five-Year Consolidated Plan.

The City's mission statement, outlined in the Five-Year Consolidated Plan, is to enhance the quality of life for all its residents by maximizing the use of available resources to assure the availability of safe, decent, and affordable housing. This report reviews how the City achieved its housing goals by providing rehabilitation loans to South Gate homeowners using HOME funds. In addition, the goals of the non-housing priorities of public services and code enforcement programs were met.

The Public Service Programs made significant progress in meeting the annual goals. \$213,370.70 in CDBG funds were expended on public services during the program year to provide public service programs to low- and moderate-income individuals, seniors, and youth.

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

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 the sidewalk replacement program. Actuals reflect responses by graffiti abatement

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

During the first four years of the plan, the City funded qualifying Code Enforcement activities through CDBG. For FY 19-20, due to changes to HUD's requirements, which impacted the City's use of CDBG funds for Code Enforcement activities, the City moved all Code Enforcement costs to the General Fund. Although the City continued providing the same Code Enforcement services in FY 19-20, none of these activities were reportable as they were not funded through CDBG.

The housing goal was significantly impacted by COVID-19 as both clients and contractors hesitated to complete rehabilitation projects. The City ceased operations while awaiting guidance from HUD about how to move forward safely while maintaining compliance.

Adapting and adjusting services in response to the coronavirus has influenced how the City has prioritized and set goals for the next program year, paying particular attention to trends of people and businesses assisted and setting goals. The City has set up systems to onboard subrecipients of CDBG funds more efficiently. This will help implement services in a timely manner allowing more time for service delivery to meet the annual action plan goals.

Due to many challenges that arose during FY 2019-20, such as the COVID-19 pandemic and City staff changes, the City fell short in meeting its goals for FY 2019-20. Overall, the City was able to make great strides in the goals established as part of the 5-year Consolidated Plan and as noted in the table below.

Accomplishments-Consolidated Plan- FY 2015-2019

Goal	Program Indicator	5-Year Objectives	5-Year Accomplishments	Percent Completed
Code Enforcement	Housing Code Enforcement and Foreclosed Property Care	12,500 Housing Units	11,492	91.9%
Commercial Rehabilitation	Businesses Assisted	15 Businesses Assisted	63	420%
Fair Housing	Other	3000 Other	1680	56%
Housing	Rental Units Rehabilitated	2 Rental Housing Units	0	0%
	Homeowner Housing Rehabilitated	25 Homeowner Housing Units	25	100%
Infrastructure and Public Facility	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	100,000 Persons Assisted	212,158	212.15%
Public Services	Provide Public Services for Low Residents	3,000 Persons Assisted	2,811	93.7%

Table 2 - Accomplishments – Consolidated Plan to Date

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

The City continued to address the needs of underserved populations' by promoting its housing and public service programs. The Priority Needs Summary Table, contained in the 2015-2020 Consolidated Plan, prioritized the preservation of the supply of affordable housing, equal access to housing opportunities, providing public services for low-income residents, improvement of infrastructure and public facilities, commercial rehabilitation, and administration. Additionally, the City Council assesses high needs in the City and makes recommendations for funding activities, with consideration given to available resources and the objectives outlined in the Consolidated Plan.

The 2019-2020 Annual Action Plan was reflective of the 2015-2020 Consolidated Plan, representing incremental steps toward accomplishing the Five-Year Consolidated Plan goals. Program Year 2019-2020 is the fifth and final year of the 2015-2020 Consolidated Plan. The CDBG and HOME funded programs continued to meet the South Gate community's needs, including seniors, youth, homeless, low- to moderate-income families, and other special needs populations. All CDBG funds, except for planning/administration, were used to benefit low- and moderate-income persons. All of the City's CDBG funds were used exclusively for one or more of the three national objectives.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	120	1
Black or African American	5	0
Asian	1	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
Other-Multi-Racial	137	
Total	265	1
Hispanic	236	1
Not Hispanic	29	0

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG

For FY 2019-2020, the City's Public Service programs comprised of various nonprofits, community-based police protection, and programs that provided public service activities to low- and moderate- income-eligible households.

Public Service programs included assistance to those experiencing homelessness via the Salvation Army Bell Shelter, providing family violence prevention education and advocacy to families, mentorship opportunities for youth via the Police Explorers, and assisting disabled families with home modifications. City residents also benefited from rental and utility assistance services and improvements to public facilities.

HOME

During FY 19-20, one homeowner was assisted under the City's Homeowner Housing Rehabilitation Program.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,502,262	\$647,109.92
HOME	public - federal	\$755,957	\$287,770

Table 4 - Resources Made Available

Narrative

For Program Year 2019-2020, the City received a total of \$2,065,577 in federal funds, which included \$1,463,262 in Community Development Block Grant (CDBG) and \$602,315 in HOME Investment Partnership funds. The City received \$39,000 in CDBG Program income and \$153,632 in HOME program income for Program Year 2019-2020.

HOME CHDO Funds

During the FY 2018-19 CAPER development, the City developed a plan to address its CHDO commitment for the FY 2019-20, and it was unable to meet its commitment. These funds will be carried into the FY 2020-2021. To meet its CHDO commitment in the upcoming program year, the City will:

- Will allocate the entire 15% set-aside annually to a CHDO
- Solicit qualified agencies to designate as CHDO's
- Will work with CHDOs to develop an implementation timeline and ensure timely expenditure of funds

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	

Table 5 – Identify the geographic distribution and location of investments

Narrative

To address all residents' needs and expand its impact, the City does not focus on specific geographic areas; instead, it distributes its CDBG and HOME funded investments Citywide. CDBG funded supportive services are designed to meet CDBG national objectives to benefit low and moderate-income persons.

Leveraging

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

Leveraged Resources

The following other Federal and Non-Federal funding sources were used to leverage funds allocated to activities: General Funds; Gas Tax; Water Funds; Sewer Funds; Metropolitan Transit Authority Funds; Measure R Funds; Housing Choice Voucher Funds (HCV).

The City of South Gate utilized its General Fund to leverage CDBG funds for Code Enforcement and Graffiti Abatement Programs. The City uses gas tax, water funds, sewer funds, and other resources to address public infrastructure needs. In addition to these sources, public service subrecipients used private and other funds to leverage the City's CDBG Program funds.

HOME Match

As a recipient of HOME funds, the City is required to make non-Federal financial contributions to projects that qualify as affordable housing under the HOME Program. Annually, the match contributions must total a minimum of 25% of the HOME funds expended from the City's HOME entitlement amount (less administration costs), unless the City has received a reduction in the match requirement.

The HOME statute provides for a reduction of the matching contribution requirement under two criteria for fiscal and severe fiscal distress for local PJs:

- 1) Family poverty rate, and/or
- 2) Per capita income (PCI)

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of the match. If a local jurisdiction satisfies both distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of the match. The City of South Gate meets both distress criteria and, therefore, receives a 100 percent reduction of the match.

During FY 19-20, HOME Funds were used for a Homeowner Housing Rehabilitation Program. No other funds were used to leverage this activity.

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

Table 6 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
None	0	0	0	0	0	0	0	0

Table 7 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	153,632	0	0	153,632

Table 8 – Program Income

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

Table 9 - Minority Business and Women Business Enterprises

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

Table 10 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 2 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	3	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	3	1

Table 3 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	1
Number of households supported through Acquisition of Existing Units	0	0
Total	3	1

Table 4 – Number of Households Supported

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

The City allocated HOME funds for a Home Improvement Program. This Program is for income-qualified applicants, offering a zero % interest deferred loan for improvements to their property and to bring their dwelling up to health and safety standards.

During the reporting period, a national emergency was declared due to the coronavirus outbreak and the ensuing pandemic that the City, along with the nation, is facing. Due to the pandemic's unprecedented nature and in response to health and safety guidelines, the Home Improvement Program had to abruptly pause its operations for the second half of the program year. For PY 2019-20,

the City completed one (1) project. Other projects were qualified during the program year but were carried over into the new program year.

The City of South Gate offered the following programs during the 2019 Program Year:

- Home Improvement Program – A HOME funded program that offers deferred loans to income-qualified residents.
- Section 8 Housing Choice Voucher (HCV) Program – The South Gate Housing Authority administers the Housing Choice Voucher Program providing rental assistance to very-low-income families, the disabled, and the elderly for them to access affordable decent, safe, and sanitary housing in the City of South Gate's private sector.

Discuss how these outcomes will impact future annual action plans.

The City has made a concerted effort to complete all its rehabilitation loans over the five-year Consolidated Plan period. The City is continuing its marketing of the Program through community newsletter articles, flyers, and joint Code Enforcement and Residential Rehabilitation efforts. This Program addresses the City's priority of the preservation and rehabilitation of existing housing stock.

Outcomes of the prior 5-year report period impact future Annual Action Plans as they assess the City's success in meeting established goals and outcomes. Over the five-year Consolidated Plan reporting period, the City met its housing goal of rehabilitating 25 housing units. As the City continues to develop future annual action plans, it will assess the goals set, the type of indicators it chooses, and troubleshoot challenges to meeting the goals.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	187	1
Low-income	46	6
Moderate-income	32	2
Total	265	1

Table 5 – Number of Households Served

Narrative Information

CDBG Program:

As stated in the 2019-20 Annual Action Plan, the City's Public Service programs comprise of various private nonprofits, community-based police protection, and educational programs that provide public service activities to low- and moderate- income-eligible households.

Public Service programs included assistance to the homeless, providing family violence prevention education to families, police explorers mentoring to youth, and assisting disabled families. The actual annual accomplishments achieved do not include households serviced by Code Enforcement and Graffiti Abatement, focusing on area-based accomplishments and are reported under other goals. These Public Service providers are categorized under the National Objective of activities benefiting low- and moderate-income persons in eligible areas.

HOME Program: During PY 2019-20, one (1) homeowner unit was assisted through the City's Homeowner Improvement Program.

"WORST-CASE NEEDS": Worst case housing needs are defined as low-income renter households who pay more than half their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The City of South Gate served the worst-case needs in FY 2019-20 by providing the following:

More than 50% of rent: The Housing Choice Voucher rental assistance Program provided housing payment assistance to those qualifying households who paid more than 50% of their income for housing. CDBG funds were utilized through various agencies to assist with food and other support services.

Substandard Housing: The Housing Choice Voucher rental assistance program ensured that substandard housing met HQS Standards, State Standards, and/or local rehabilitation standards for decent housing.

Involuntarily Displaced: During the reporting period, there was no voluntary or involuntary displacement through the City's Federal Entitlement Programs.

It should be noted that many other service providers within the City who do not receive Federal Entitlement Funds assist households with high rent burdens, living in substandard conditions (including homeless), or who have been involuntarily displaced.

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

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

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

The City of South Gate plans, coordinates, and organizes strategies to assist the City's homeless population in collaboration with other public and private organizations. The County of Los Angeles, through the Los Angeles Homeless Services Authority (LAHSA), has the primary responsibility for providing regional homeless services. Individuals and families who do not qualify as South Gate residents are referred to People Assisting the Homeless (PATH) for screening and services intake.

In cooperation with the Salvation Army Bell Shelter, the South Gate Police Department operates a homeless outreach program that consists of a mobile outreach team. Police Department Liaison and personnel from the Bell Shelter coordinate street outreach efforts by vehicle and on foot. Street outreach, case management, and referrals are provided to homeless families and individuals through this Program. Homeless clients are guided in identifying barriers to overcoming homelessness and developing a plan to address these challenges. The team then assists clients at a highly supportive level to address those needs, including accessing mainstream services, increasing income, developing self-determination, and accessing shelter and housing. The City allocates some of its CDBG funds towards the Salvation Army Bell Shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army Bell Shelter provides both emergency shelter and temporary shelter to people experiencing homelessness. The shelter provides case management and other homelessness services. Homeless clients are guided in identifying barriers to overcoming homelessness and assisted in developing a plan to overcome these barriers. The team then assists clients at a highly supportive level to address those needs, including accessing mainstream services, increasing income, and developing self-determination. During the 2019-2020 program year, the City participated quarterly in the Southern California Council of Governments (SCAG) committee meetings comprised of LAHSA, Helpline Youth Counseling, and other local stakeholders and homeless advocates to receive updates and information on the current needs of their clients.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of South Gate partners and coordinates with local nonprofit agencies, churches, and subrecipient agencies to assist the City's vulnerable populations, especially those at risk of becoming homeless. The City of South Gate's homeless prevention plan includes assisting those discharged from public institutions, health facilities, foster care, and other agencies with support to address those needs, which may include accessing mainstream services, rental and utility costs assistance, increasing income, developing self-determination, and accessing affordable housing.

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

To assist the people experiencing chronic homelessness, the City collaborates with local and county agencies, including law enforcement, social services, mental health, public health, and community services. Efforts to assist the chronic homeless include street outreach for initial contact, referral to PATH or Salvation Army Bell Shelter for case management, homelessness services, and ultimately partnering with property owners to help people who are homeless in locating permanent housing.

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

Actions taken to address the needs of public housing

The City does not administer public housing programs.

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

The City does not administer public housing programs.

Actions taken to provide assistance to troubled PHAs

The City does not administer public housing programs.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City continues to pursue the following course of action to eliminate any negative effects that may result from public policies:

- Maintain dialogue with developers, residents, and nonprofit organizations involved in housing projects to assist South Gate in making the best planning, infrastructure, and development decisions.
- Continue to work toward increasing public awareness and acceptance of the need for affordable housing throughout the City
- Research housing programs and determine feasibility with consideration of the current housing market and funding for programs
- Develop and update the City's affordable housing plan

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

The City of South Gate continues to expend CDBG funds on various activities that meet underserved needs. These programs provided new or expanded accessibility, affordability, sustainability to decent housing, improved public facilities, and a suitable living environment for low-income persons. Such programs include homeownership assistance, housing rehabilitation programs, rental assistance, health, public services, code enforcement, and fair housing services.

To address the continuing needs of the underserved community, the City promotes its housing and community service programs citywide in both English and Spanish using the Chamber of Commerce, local newspapers, city newsletter, City website, and community events to promote all services and programs to low-income residents of South Gate.

During the 2019 program year, the City provided CDBG funds to several social service organizations and City departments that addressed the underserved needs of the homeless, battered families, youth, and senior citizens.

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

Lead-based paint hazard education is distributed through various City efforts, including Section 8 Housing Choice Voucher (HCV) inspections and distribution of pamphlets (E.g., *Protect Your Family From Lead In Your Home*), among other pamphlets and announcements, on the City Website. All CDBG, HOME, and HCV funded housing programs and projects have incorporated lead-based paint hazard reduction efforts such as conducting inspections and assessments on all properties built before January 1, 1978, to test for lead. When units test positive for lead, certified contractors are hired for remediation and abatement of the lead.

In PY 2019-20, actions to evaluate and reduce the number of housing units containing lead-based paint hazards continued in the one (1) property completed using HOME funds for rehabilitation.

These efforts will ultimately increase the inventory of lead-safe housing available to extremely low-income and moderate-income families.

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

The City did the following during FY 2019-20 to reduce the number of poverty-level families:

- Funded public service programs that assist extremely low and low -income persons, including but not limited to food programs, free or low-price health services programs, etc.

The City also addressed these needs by providing outreach to educate residents about local educational, training, and employment opportunities with East Los Angeles Satellite College (located in South Gate), South Gate Adult School, the Regional Occupational School, and the Chamber of Commerce.

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

The City's concerted effort to eliminate institutional gaps and enhance coordination of programs includes the City and nonprofits working closely with other governmental entities to determine households' critical needs based on limited resources and expanding demand for services. The City continues its outreach efforts through public meetings and public hearings with the Citizens Advisory Committee to solicit public comments on CDBG funds distribution.

CDBG funds were used to support several City-sponsored and nonprofit public service programs, and HOME funds were used to assist South Gate homeowners in making needed improvements to their homes.

As part of its grant administration, the City monitors its subrecipients' performance in meeting both resident needs and program and CDBG compliance.

The City will continue to fund the Fair Housing Foundation to promote, educate, and enforce fair housing in the community.

The City will continue to coordinate and share ideas with residents, affordable housing providers, other local government entities, and social service agencies to maximize planned activities' effectiveness. The City will also continue to coordinate services, as appropriate, with surrounding HUD entitlement communities.

The City encourages intra- and inter-departmental discussions to identify effective service delivery options and ideas. Within the Community Development Department, staff conducts regular monthly meetings to discuss projects and programs, and other separate divisions conduct monthly meetings. Through daily contact and working relations, staff continues implementing programs and services, provide sufficient financial resources, and track concerns. This process allows easy access to tracking building activities, housing conditions, code requirements, zoning, and other demographic data.

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

The City has developed an inventory of public and private housing, health, and social services agencies. The City regularly updates the inventory and maintains a point of contact for each agency. Additionally, the City obtains the agency-specific 5-Year Consolidated and Annual Action Plans and maintains these plans in a resource binder to facilitate coordination in future program years.

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

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI) every five years. In 2020 the City updated its AI; it includes the City's *Fair Housing Action Plan*, which outlines the City's actions to eliminate ameliorate impediments to fair housing issues and choice. As part of its *Fair Housing Action Plan*, the City identified the following actions to overcome the effects of impediments identified:

- Continue to work with housing providers to build housing in areas near jobs, commercial amenities, public facilities, and public transit.

- Continue to work with housing providers to avoid concentrating affordable housing in any one area of the City.
- Continue to implement revitalization plans in older, lower-income neighborhoods.
- Continue to proactively address affordable housing at risk of losing rent restrictions by engaging local HUD field office, property owners, and local housing providers.
- Continue to work with the Rancho Southeast Association of Realtors to educate their members about their responsibilities and rights under Fair Housing Law.
- Continue CDBG funding for Legal Services of FHF to implement the City's Fair Housing Program to educate tenants, landlords, and the general public.
- Continue to promote the education of the general public on the issue of fair housing.
- Work with FHF to update information related to fair housing for the community.
- Continue to gather data for the ongoing process of updating this document and monitoring the fair housing situation in South Gate.

CR-40 - Monitoring 91.220 and 91.230

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

At the beginning of the program year, City staff meets with all CDBG and HOME funded project managers to discuss the reporting requirements and the monitoring. Every quarter, program providers are required to provide progress reports, which are reviewed for progress and compliance.

During the year, a site review is held with all the program providers. An entrance interview is held with key representatives to review the program's purpose, scope, objectives, and goals. During the review, HUD required records and information is reviewed and/or collected. The review ends with an exit conference to present preliminary results of the monitoring; this provides an opportunity to discuss program compliance and reporting concerns. At this point, the program provider can also share steps to address non-compliance or non-performance. Formal notification of the monitoring review results is sent to the program provider, which creates a permanent written record, an outline of any concerns and/or findings. It sets deadlines for a written response and corrective actions. The Monitor is responsible for providing technical assistance to ensure that the programs are productive and comply with federal regulations. Staff continuously monitors programs and activities to comply with city, state, and federal regulations and policies with a focus on:

- Financial Standards and Procedures – Community Development staff and the City's accounting division work closely to ensure funds drawn through IDIS are used for authorized activities on approved projects. Activity agreements, expense documentation, and approvals must be in place before funds are expended.
- Environmental Standards and Procedures – All projects and individual activities requiring environmental reviews per HUD regulations are completed before funding approval. Staff completed the appropriate Environmental Reviews for all CDBG and HOME programs.
- Labor Standards and Procedures – Labor standards are monitored by Community Development, Public Works staff, and outside consultants. Labor requirements are included in all bid documents and reviewed again during the pre-construction meeting.

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

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

The City has ensured that it has complied with its HUD-approved Citizen Participation Plan. This plan ensures that the City provides the public with sufficient notice and opportunities to review and comment on actions affecting the City's Consolidated Plan, Annual Action Plans, and CAPERs.

The City publishes a Notice of Public Hearing and a 15-day comment period to receive comments on the CAPER in the *Wave Newspaper* on November 12, 2020. To ensure that all City residents had the opportunity to make comments, the Notice included the date and time of the hearing, the CAPER's availability for review, the comment period's timeframe, and details on how to submit their comment(s). The comment period commenced on November 24, 2020 and ended on December 8, 2020; the public hearing was held on December 8, 2020.

Public Comments Received

TBD

CR-45 - CDBG 91.520(c)

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

In the 2019-2020 Annual Action Plan, the City programmed a Code Enforcement program. However, due to program implementation challenges, the City decided not to move forward with the program and shift efforts to meet other priority needs for the City.

The City added an economic development goal and funded a small business assistance program, which provided \$10,000 grants to local small businesses. Through this program, the City was able to assist 20 businesses.

During the 2019-20 reporting period, the City, like many others, was impacted by the coronavirus pandemic. In response to the pandemic's immediate need, the City added additional public services programs to support its residents and support them meet unexpected needs created by the pandemic.

The City received CDBG-CV funds, of which \$62,500 were allocated towards a COVID-19 testing and evaluation site ran by AltaMed Medical Group. South Gate residents were offered COVID-19 assessment and testing. Other programs were also funded to respond to the immediate need created by the pandemic. However, these programs are still operating and will be reported on during the next CAPER.

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

No

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

Not applicable the City does not have any BEDI grants

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the Program to determine compliance with housing codes and other applicable regulations

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

For all HOME funded rental projects, the City has obtained, reviewed, and approved Marketing Plans and Tenant Leases for compliance with HOME Program regulations.

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

During FY 2019-20, a total of \$153,632 was received as program income. The source of the funds was from the repayment of HOME rehabilitation loans. \$15,363.20 (10%) was set for HOME Program Administration, and \$138,268.80 was set aside to be used for HOME rehabilitation projects and eligible HOME Program Activities.

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

The City of South Gate implements the following actions to foster and maintain affordable housing:

- Coordination with all housing authorities to allow Section 8 Housing Choice Voucher (HCV) portability.
- Proactive code enforcement coordinated with housing rehabilitation programs.
- Home Improvement loan and grant programs.
- Infrastructure improvements.
- Fair Housing programs.

Attachment 1: PR03 – Grantee Performance Report

Attachment 2: PR26 – CDBG Financial Summary Report

Attachment 3: Public Notice/Proof of Publishing/Comments

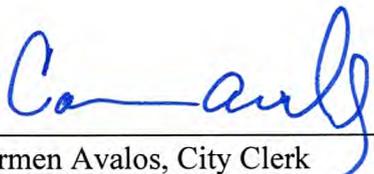
RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 2020-40-CC was adopted by the City Council at their Regular Meeting held on December 8, 2020, by the following vote:

Ayes: Council Members: Davila, Rios, Avalos, Diaz and Hurtado
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Witness my hand and the seal of said City on December 17, 2020.



Carmen Avalos, City Clerk
City of South Gate, California