



**DRAFT**

## **2020-2025 Consolidated Plan**

### **Community Development Department**

**July 15, 2020**

Prepared by Avant Garde Inc.

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## **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **1. Introduction**

The United States Department of Housing and Urban Development (HUD) requires that entitlement jurisdictions submit a Consolidated Plan on the Integrated Disbursement and Information System (IDIS). The IDIS template contains relevant sections and a series of questions to complete the Consolidated Plan. The 2020-2025 Consolidated Plan was developed using the IDIS template and in accordance with statutory requirements and federal regulations.

Prior to receiving funds, the City must submit to HUD a Five-Year Consolidated Plan which outlines a five-year plan for the use of CDBG and HOME funds, an Annual Action Plan, which describes the annual goals and objectives to be met in a program year in relation to the Five-Year Consolidated Plan and a Consolidated Annual Performance Evaluation Report (CAPER), which reports on the goals that were accomplished during the program year within the Consolidated Plan year.

Annually, the City of South Gate receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) based on a HUD formula.

South Gate is one of 1,209 communities in the country that receive CDBG funds.

In 1990, Congress passed the Cranston-Gonzalez National Affordable Housing Act (P.L. 101-625), or NAHA, which stated that the nation's housing policy was not meeting the goal of providing "decent, safe, sanitary, and affordable living environments for all Americans" that was first set out in the Housing Act of 1949. The law revised, amended, or repealed several existing housing programs and authorized some new programs, including the HOME Investment Partnerships Program (often just referred to as HOME).

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

South Gate is one of 587 localities in the country that receive HOME funds.

### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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

The goals of the 2020-2025 Consolidated Plan include:

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

### 3. Evaluation of past performance

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

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

City Table 1 describes past performance for the first four years of the five-year 2015-2020 Consolidated Plan.

**City Table 1**  
**Accomplishments-Consolidates Plan- FY 2015-2016-FY 2018-2019**

Goal	Program Indicator	5-Year Objectives	4-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	51	340%
Fair Housing	Other	3000 Other	1,430	47.7%
Housing	Rental Units Rehabilitated	2 Rental Housing Units	0	0%
Housing	Homeowner Housing Rehabilitated	25 Homeowner Housing Units	24	96%
Infrastructure and Public Facility	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	100,000 Persons Assisted	210,436	210.44%

Public Services	Public Service Activities other than Low/Moderate Income Housing Benefit	3,000 Persons Assisted	2,546	84.87%
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#### 4. Summary of citizen participation process and consultation process

Community outreach is an important component of developing the Consolidated Plan. Outreach efforts included informing the public that the City was in the process of creating the 2020-2025 Consolidated Plan and encouraging public participation. To ensure that its 2020-2025 Consolidated Plan was based on an accurate needs assessment, the City used the following approaches to involve residents, service providers, and other interested persons and organizations.

**South Gate Citizens Advisory Committee (CAC):** The CAC is an advisory board created by the City Council to ensure constant dialog exists between City Hall and the community. The role of the CAC is twofold, first to ensure that the City Council is appraised of the needs, desires, and interests of City residents. Second, to review funding applications and to make recommendations to the City Council on funding allocations.

The CAC, which meets six times a year, is comprised of 20 members representing the demographic and social range of residents in the City. The CAC was actively involved in the 2020-2025 Consolidated Plan process. The CAC reviewed the Community Needs Survey and Public Services Application packet. Additionally, the CAC reviewed the 2020-2021 Public Services applications and made selection and funding recommendations to the City Council for inclusion in the 2020/2021 Annual Action Plan. It is anticipated that the CAC will continue to serve in an advisory role to the CDBG process.

**2020-2025 Consolidated Plan Survey:** To ensure that it correctly analyzed the needs of the community, the City created a Community Needs Survey. The survey was published in English and Spanish and posted on the City's webpage and social media platforms. The survey asked respondents about priority needs, affordable housing, target populations, how to address homeless needs, among other needs and priorities.

The City received a total of 221 responses. Close to 90% of the responses received were from South Gate residents. Other respondents included people who work in South Gate, business owners, rental housing providers, and service providers. The survey responses were reviewed and incorporated into the Consolidated Plan.

**Community Meetings:** The City held a workshop to encourage residents, service providers, and other interested persons and organizations to voice their perceptions of community needs, to prioritize those needs, and to discuss the best way to distribute limited CDBG funds. The community meetings were held on June 16, 2020 and June 17, 2020. One community member attended each meeting. A notice of the meeting was mailed to all known service providers operating in the City, published in a local newspaper,

and posted on the City's website and social media platforms. A presentation was given during the meetings with an overview and purpose of the Consolidated Plan and CDBG activities.

**Stakeholder Interviews:** In addition to encouraging participation in the needs survey and workshop, the City consulted directly with a variety of public and private sector agencies that provide services in South Gate to help determine available resources and community needs. Stakeholders that were reached out to and/or responded included:

- Al Rios, Vice Mayor
- Arturo Cervantes, Assistant City Manager/Director of Public Works
- Councilmember Pilar Avalos
- Denise Diaz, Council Member
- Fair Housing Foundation
- Gil Hurtado, Council Member
- Helpline Youth Counseling
- Maria Davila, Mayor
- Salvation Army
- Southern California Rehabilitation Services
- Steve Costley, Interim Director of Parks & Recreation
- Tweedy Mile Association

Stakeholders listed the following most common issues and needs:

- Responding to the COVID-19 pandemic
- Emergency preparedness and response
- Affordable housing. When asked about their housing options, almost 50% of respondents stated they "Cannot afford the rent or mortgage in a preferred neighborhood."
- Rental assistance
- Senior housing
- Improvements and upgrades to parks & recreational facilities and programs
- ADA accessibility improvements to public roads and facilities. 91% of respondents think that "ADA accessibility improvements to public roads/facilities" is either "important" or "extremely important."
- Homeless prevention
- Emergency Shelters
- Safe routes to schools
- Street improvements
- First time buyer programs
- Green building
- Neighborhood crime prevention programs
- Technology upgrades, including broadband and bridging the digital divide
- Economic and workforce development
- Infrastructure maintenance
- Non-profit capacity building and social services

**City Council Public Hearing**-August 11, 2020- At the Public Hearing, staff provided an overview of the draft Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. Staff went over the proposed CDBG and HOME budgets for Fiscal year 2020-2021.

## 5. Summary of public comments

To be added after the 30-day public review period for the Consolidated Plan.

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

To be added after the 30-day public review period for the Consolidated Plan.

## 7. Summary

To be added after the 30-day public review period for the Consolidated Plan.

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of South Gate	Community Development Department, Housing Division
HOME Administrator	City of South Gate	Community Development Department, Housing Division

Table 1 – Responsible Agencies

### Narrative

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

### Consolidated Plan Public Contact Information



The Community Development Director, Housing Administrator, and Management Analyst are the public contacts for the Consolidated Plan and Annual Action Plans:

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## **1. Introduction**

The consolidated planning process requires entitlement grantees to reach out to and consult with other public and private agencies during the development of the 5-Year Consolidated Plan (Plan). The City of South Gate consulted with key City departments in the development of the 2020-2025 Consolidated Plan including: Building and Safety, Planning, Code Enforcement, Parks and Recreation, and Public Works.

Information contained in the needs assessment was collected in consultation with the public and public service organizations as described in several narratives of the Consolidated Plan. These agencies represented a wide range of needs including homeless persons, low-income youth, persons with disabilities, elderly persons, and persons with alcohol/substance abuse problems. City staff actively sought to obtain a complete understanding of the problems in South Gate and then suggested solutions from these community partners who work directly with the most vulnerable populations.

**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)).**

The City staff consulted with the following agencies/entities in preparing the Consolidated Plan:

- **Affordable Housing:** South Gate Housing staff, South Gate Housing Authority, and local Community Housing Development Organizations (CHDOs) that assist low-income individuals, seniors, and disabled populations.
- **Health Services:** Los Angeles County Public Health Department, (specifically the Childhood Lead-Based Paint Poisoning Prevention Program).
- **Homeless Services:** Los Angeles Homeless Services Authority (LAHSA), The Salvation Army Bell Shelter, People Assisting the Homeless (PATH), and Southeast Churches Service Center, which assists families with obtaining adequate food.
- **Special Needs:** Home Ownership for Personal Empowerment (HOPE) and Southern California Rehabilitation Services.

**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**

In December of 1993, the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council created the Los Angeles Homeless Services Authority (LAHSA) as an independent, joint powers authority. LAHSA is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA coordinates and manages over \$300 million annually in federal, state, county, and city funds for programs that provide shelter, housing, and services to people experiencing homelessness.

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 included: reviewing data provided by the LAHSA, consultations with the Salvation Army Bell Shelter and PATH.

The *Los Angeles Continuum of Care 2018 Homeless Count* estimates that South Gate has 261 unsheltered homeless persons. Unsheltered data combines homeless persons found outside with the estimate of persons residing in cars, vans, campers/RVs, tents, and other encampments. 4,934 demographic survey interviews were conducted, within the LAHSA service area, with homeless persons from December 2017 to March 2018. The count does not include persons in domestic violence shelters and the CalWORKs Homeless Assistance Program. The data does not include unaccompanied minors, transitional age youth, and young families experiencing unsheltered homelessness.

The City's unsheltered homeless are found in various situations. "Persons in makeshift shelters" (91) and "persons living on the street" (75) together comprise almost two-thirds (64%) of all homeless persons. The other homeless persons are "in tents" (27); "in RVs/campers" (26); "in vans" (24); and "in cars" (18). The data source for the City's homeless count is Los Angeles Continuum of Care, *Greater Los Angeles 2018 Homeless County by City/Community*.

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

South Gate does not receive or allocate Emergency Solutions Grand (ESG) funds. The City collaborates with local service providers and will generally fund agencies based in South Gate as well as in the neighboring communities to meet the needs of the homeless and provide regional coverage. The City continues to collaborate with LAHSA and local service providers to assist this segment of the population.

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

Table 2 identifies the entities that participated in the process of developing the Consolidated Plan.

Table 3 describes the planning efforts considered during the preparation of the Consolidated Plan.

In addition, the City consulted several reports and studies which identified needs, strategies, and goals such as those listed below:

- County of Los Angeles, Department of Public Health, *Los Angeles Coordinated HIV Needs Assessment (LACHNA)*, 2017 Final Report
- County of Los Angeles, Department of Public Social Services, *Caseload Characteristics Report*, December 2015
- LACountyStrategicPlan.com, *A Consensus Strategic Plan for Economic Development in Los Angeles*

## County

- County of Los Angeles, *Los Angeles County Strategic Plan for Economic Development*
- Los Angeles County Workforce Development Board, *2017-2020 Local Area Plan: Business Engagement, Program Alignment & Skills Building, Creating Pathways to the Middle Class*
- Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPP)
- Mount Saint Mary's University, *2016 Report on the Status of Women in Los Angeles County*
- Los Angeles County PSA 19, Area Agency on Aging, 2016-2020 Area Plan, April 13, 2016
- Los Angeles Continuum of Care, 2019 Greater Los Angeles Homeless Count, July 29, 2019
- City of South Gate , 2014-2021 Housing Element
- U.S. Department of Housing and Urban Development, City of Bellflower Comprehensive Housing Affordability Strategy ("CHAS") Data, 2012-2016 American Community Survey
- Gateway Cities Council of Governments, Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region, November 17, 2015

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	FAIR HOUSING FOUNDATION
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and provided input on housing affordability, fair housing issues, and landlord/tenant complaints.
2	<b>Agency/Group/Organization</b>	NEWSTART HOUSING CORPORATION, INC.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and provided input on housing. NewStart has developed affordable housing in South Gate.
3	<b>Agency/Group/Organization</b>	HOME OWNERSHIP FOR PERSONAL EMPOWERMENT (HOPE)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and 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**

All major agencies providing a full range of public services in and around the City of South Gate were contacted to request comments.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

South Gate staff has contacted other local jurisdictions within Los Angeles County to consult on their CDBG projects as well as their planning coordination. Among these cities are Cudahy, Lynwood, and Huntington Park.

**Narrative (optional):**

## PR-15 Citizen Participation

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

#### 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	2020-2025 Consolidated Plan survey March 2, 2020	Non-target/broad Community All interested persons	220 persons responded to the survey	Survey responses are presented in the appropriate sections of the Consolidated Plan	All comments accepted	N/A
2	Community Meeting June 16, 2020	Non-target/broad Community All interested persons	1 person representing the City Library	Person was interested in CDBG services	All comments accepted	N/A
3	Community Meeting June 17, 2020	Non-target/broad Community All interested persons	1 City resident	Person was interested in CDBG public service funding	All comments accepted	N/A
4	Public Review Period August 4 – August 11, 2020	Non-target/broad Community All interested persons	N/A	TBD	All comments accepted	N/A
5	Public Hearing August 11, 2020	Non-target/broad Community All interested persons	TBD	TBD	All comments accepted	N/A

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment includes data on:

- Housing Needs Assessment (NA-10)
- Disproportionately Greater Need: Housing Problems (NA-15)
- Disproportionately Greater Need: Severe Housing Problems (NA-20)
- Disproportionately Greater Need: Housing Cost Burdens (NA-25)
- Public Housing (NA-35)
- Homeless Needs Assessment (NA-40)
- Non-Homeless Special Needs Assessment (NA-45)
- Non-Housing Community Development Needs (NA-50)

Housing needs refer to:

- A housing unit that lacks complete kitchen facilities
- A housing unit that lacks complete plumbing facilities
- Crowding – more than one person per room
- Severe crowding - more than 1.5 persons per room
- Cost burden - more than 30% of gross income spent on housing costs
- Severe cost burden - more than 50% of gross income spent on housing costs

### NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

#### Summary of Housing Needs

Table 5 shows that the number of households and population slightly increased between 2009 and 2015, increasing by 1%. The number of households decreased to 23,400 resulting in a decrease of 1%. Table 5 also shows that the median household increased 2% from \$42,556 to \$43,552 between 2009 and 2015.

Table 6 shows the number of households by income group and household type. Seventy-one percent of all households have low/moderate incomes. Low/moderate incomes consists of households with less than 80% of the area median income.

The table shows that the majority (49%) of households in South Gate are comprised of small family households. Small family households consist of two (2) to four (4) persons. Large family households consist of five (5) or more persons. Large family households comprise 29% of the households in the City of South Gate.



Elderly households (those with at least one person 62 years of age or older) comprised 29% of households in South Gate.

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden (including utilities) exceeding 30% of gross income
- Severe housing cost burden (including utilities) exceeding 50% of gross income

There is a need for affordable housing in South Gate. Housing problems in the City impact renter households more significantly than owner households. In general, renter-households experience substandard housing, overcrowding and severe cost burdens to a greater extent than owner-households. (Refer to the total renter/owner columns in Table 7 – Housing Problems Table)

To further dissect the housing problems, the following tables provide additional details on housing needs and problems:

- Table 7 presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50%, or cost burden of 30%) by income and tenure.
- Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are inadequate housing, severe overcrowding (1.51 persons or more per room), and housing cost burden of 50%.
- Table 9 isolates those households with housing cost burdens of over 30% (inclusive of those with a cost burden of over 50%) by income and tenure.
- Table 10 further isolates those households with a cost burden of over 50%.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey provides no data for the City.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	94,396	95,350	1%
Households	23,749	23,400	-1%
Median Income	\$42,556.00	\$ 43,552.00	2%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,535	5,290	5,740	2,680	4,150
Small Family Households	2,400	2,770	2,885	1,310	2,190
Large Family Households	1,120	1,535	1,680	1,035	1,320
Household contains at least one person 62-74 years of age	1,050	875	1,320	620	845
Household contains at least one-person age 75 or older	655	445	395	220	275
Households with one or more children 6 years old or younger	1,630	1,830	1,525	735	459

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	45	40	0	245	0	15	25	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	665	400	170	80	1,315	30	75	165	75	345
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	740	825	585	185	2,335	65	245	330	305	945
Housing cost burden greater than 50% of income (and none of the above problems)	2,235	485	60	0	2,780	580	730	350	50	1,710
Housing cost burden greater than 30% of income (and none of the above problems)	340	1,550	635	65	2,590	125	210	1,275	370	1,980
Zero/negative Income (and none of the above problems)	100	0	0	0	100	80	0	0	0	80

**Table 7 – Housing Problems Table**

Data Source: 2011-2015 CHAS

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,800	1,755	850	260	6,665	675	1,060	870	430	3,035
Having none of four housing problems	560	1,835	1,955	770	5,120	325	640	2,065	1,220	4,250

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	100	0	0	0	<b>100</b>	80	0	0	0	<b>80</b>

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,000	1,725	430	<b>4,155</b>	245	610	1,090	<b>1,945</b>
Large Related	880	785	250	<b>1,915</b>	170	380	675	<b>1,225</b>
Elderly	665	220	54	<b>939</b>	320	185	159	<b>664</b>
Other	540	240	115	<b>895</b>	60	54	55	<b>169</b>
Total need by income	4,085	2,970	849	<b>7,904</b>	795	1,229	1,979	<b>4,003</b>

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,725	355	35	<b>2,115</b>	200	485	185	<b>870</b>
Large Related	775	225	10	<b>1,010</b>	160	285	130	<b>575</b>
Elderly	550	30	4	<b>585</b>	240	120	60	<b>420</b>
Other	460	25	20	<b>505</b>	60	50	20	<b>130</b>
Total need by income	3,510	635	69	<b>4,214</b>	660	940	395	<b>1,995</b>

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	1,240	960	545	165	2,910	90	145	260	180	675
Multiple, unrelated family households	200	275	205	95	775	4	175	230	200	609
Other, non-family households	15	10	4	0	29	0	0	4	0	4
Total need by income	1,455	1,245	754	260	3,714	94	320	494	380	1,288

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

### Describe the number and type of single person households in need of housing assistance.

According to the 2017 American Community Survey (ACS), approximately 12.5% (N =2,991) of the City's households are single person households. The tenure breakdown of single person households was: 38% were homeowners while 62% were renters. Furthermore, almost 1,400 of the 1-person households have one or more persons 65 years of age or older.

An indicator of the households in need of housing assistance is poverty. The 2017 ACS reports that almost 1,000 householders living alone had incomes below the poverty level. This number represents approximately one-third of all one-person households.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Persons with Disabilities: The 2017 ACS estimates that there are 8,832 disabled persons living in South Gate: 4,315 persons have one disability and 4,517 have 2 or more disabilities. The disabled persons can be either a *member* of a household (say someone less than 18 years of age), or a *disabled householder* who owns or rents the housing, or a disabled person living in a *group home*. The ACS (72) and State Department of Finance (88) report a low number of disabled and non-disabled persons living in group

quarters. Thus, almost all disabled persons live in a household and not group housing or in an assisted living facility or other types of housing designed to meet the needs of people with disabilities.

Approximately 25% (2,162/8,832) of disabled persons had poverty level incomes, according to the 2016 American Community Survey. This percentage is an indicator of the need for housing assistance. Specific data are unavailable on the housing problems (i.e., cost burden) experienced by disabled householders. Since most disabled persons live in households with one or more disabled person, it is reasonable to assume that such households also experience housing problems to the same or greater extent that households with no disabled members do. That is, problems such as cost burden and severe cost burden are also problems confronting households with a disabled member.

Like most individuals, people with disabilities prefer to live independent and productive lives in their own homes. They have a need and desire for safe and decent housing.

During the Area Plan on Aging public hearings, one participant commented that “Assistance is needed for individuals with disabilities and Alzheimer’s disease.”

Another participant said that “Housing issues and being homeless can upend your mental health.”

According to the 2018 Los Angeles County Homeless Count, 26% of the homeless reported a serious mental illness

Victims of Domestic Violence: Data compiled by the Lucile Packard Foundation for Children’s Health indicates that in 2014 there were 275 domestic violence calls for assistance in South Gate. The *2016 Report on the Status of Women in Los Angeles County* explains that in 2014 in Los Angeles County 34% of the calls for assistance involved a weapon; where a weapon was involved, “personal weapons” as in fists, feet, etc. were most commonly used in the assault. The *2018 Greater Los Angeles Homeless Count* found that 3,076 homeless persons were homeless due to fleeing domestic/intimate partner violence, a number that represents 6% of all homeless individuals.

Dating Violence, Sexual Assault and Stalking: According to the California Women’s Health Survey (CWHs), approximately 40% of California women experience physical intimate partner violence in their lifetimes (male lifetime prevalence rates are not available).

Emergency shelter as well as counseling and other services often are needed by the victims of domestic violence, dating violence, sexual assault, and stalking.

## **What are the most common housing problems?**

As mentioned previously, the most common and severe housing problem in South Gate is housing cost burden. In fact, approximately 11,900 low/mod income households are cost burdened (>30%). Units with physical defects, or substandard units, were the least common housing problem for the City.

City Table 2 describes the number of *low- and moderate-income* renter and owner households that experience cost burden and severe cost burden. Among low- and moderate-income *renters*, 73% are cost

burdened and 39% are extremely cost burdened. The data demonstrate that 70% of all low- and moderate-income *owners* are cost burdened and 35% are severely cost burdened.

**City Table 2**  
**City of South Gate**  
**Cost Burden and Severe Cost Burden**  
**by Income and Tenure: 2014**

<b>Tenure</b>	<b>Total Low/Moderate Income</b>	<b>Number Cost Burdened</b>	<b>Percent Cost Burdened</b>	<b>Number Severely Cost Burdened</b>	<b>Percent Severely Cost Burdened</b>
Renters	10,855	7,905	73%	4,215	39%
Owners	5,715	4,000	70%	1,985	35%

Note: Low/moderate income means less than 80% of the area median income

Cost burden = 30% or more of income spent on housing costs

Severe cost burden = 50% or more spent on housing costs

Source: Comprehensive Housing Affordability Strategy ("CHAS") Data, 2011-2015 American Community Survey

Low- and moderate-income households are especially adversely impacted by severe housing cost burdens. A recent Harvard study remarked on the consequences of high housing costs:

After paying large shares of their incomes for housing, cost burdened households cut back spending on other vital needs. According to the 2014 Consumer Expenditure Survey, severely burdened households in the bottom expenditure quartile (a proxy for low income) had just \$500 left over to cover all other monthly expenses, while otherwise similar households living in affordable housing had more than twice that amount to spend. As a result, severely cost-burdened households spent 41 percent less on food and 74 percent less on healthcare than their counterparts living in housing they could afford. To avoid cost burdens, low-income households often trade off location for affordability. In consequence, low-income households living in housing they can afford spend nearly three times more on transportation than households with severe burdens. Low-income households without cost burdens are also more likely to live in inadequate units.

### **Are any populations/household types more affected than others by these problems?**

Overall, renter-households are more impacted by housing cost burden issues than owner households. In fact, renters constitute 64% of all cost-burdened households. Renters also experience crowding and severe overcrowding to a greater extent than owners. Small related families comprise the largest number of cost burdened householders, exceeding the number of large related and elderly households.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The City has 3,300 *extremely low-income* renter households who are extremely cost burdened.

Within the 3,300 total there are 650 extremely low-income renter large related families who are severely cost burdened.

These families face difficulties in meeting their monthly housing obligations and could lose their housing because of the lack of financial resources.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Households at risk of becoming homeless include those extremely low-income households with a severe housing cost burden (spending 50% or more of their income on housing).

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Extremely low-income households with a severe housing cost burden are more likely to lose their housing in the event of loss of employment or other unexpected expenses. Income stagnation combined with rising rents increase the risk of homelessness.

Whereas incomes have not increased over the past few years, rents have continued to rise. The rental housing cost index of the Consumer Price Index increased by 5.4% between November 2018 and November 2019 in the Los Angeles County-Orange County area.

While efforts to produce affordable housing are important to reducing disproportionate housing needs, it also is important to find ways to increase household incomes through jobs having higher wages and other economic development strategies.

## **Discussion**

See discussions above.



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

### Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The four housing problems are: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30%. The four tables are:

- Table 13 - Disproportionally Greater Need 0-30% AMI
- Table 14 - Disproportionally Greater Need 30 - 50% AMI
- Table 15 - Disproportionally Greater Need 50 - 80% AMI
- Table 16 - Disproportionally Greater Need 80 - 100% AMI

Households having no/negative income (column 4 in the tables) refers to the number of households whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and are, therefore, counted separately.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,940	415	180
White	205	80	0
Black / African American	70	0	0
Asian	20	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,635	320	180

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,575	715	0
White	130	90	0
Black / African American	74	0	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,365	620	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,625	2,115	0
White	100	275	0
Black / African American	20	20	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	3,470	1,795	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,130	1,555	0
White	35	55	0
Black / African American	0	4	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,090	1,460	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

The racial and ethnic groups experiencing disproportionate housing needs include:

- 0%-30 % Area Median Income: Black/African American. 100% of the households have one or more of the four housing problems.
- 30%-50% Area Median Income: Black/African American. 100% of the households have one or more of the four housing problems.
- 50%-80% Area Median Income: Asian. 100% of the households have one or more of the four housing problems.
- 80%-100% Area Median Income: None

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The following tables identify the extent of *severe* housing problems by income and race. Severe housing problems include inadequate housing (lacking complete kitchen or plumbing facilities), severe overcrowding (1.51 persons per room), and housing cost burden of 50% or more.

This section has four tables that capture the number of housing problems by income, race, and ethnicity. The four tables are:

- Table 17 – Severe Housing Problems 0-30% AMI
- Table 18 – Severe Housing Problems 30 - 50% AMI
- Table 19 – Severe Housing Problems 50 - 80% AMI
- Table 20 – Severe Housing Problems 80 - 100% AMI

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,475	885	180
White	180	100	0
Black / African American	60	10	0
Asian	20	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,205	750	180

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,815	2,475	0
White	50	165	0
Black / African American	8	65	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,745	2,240	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,720	4,020	0
White	45	330	0
Black / African American	4	35	0
Asian	15	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	1,660	3,605	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	1,990	0
White	10	80	0
Black / African American	0	4	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	1,860	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

None of the racial and ethnic groups are experiencing disproportionate *severe* housing needs.

The primary reason for this outcome is that Hispanic householders comprise the overwhelming majority of all householders and, therefore, contribute to the “jurisdiction as a whole” percentages. Thus, Hispanics and “jurisdiction as a whole” percentages are almost identical, On the other hand, White householders have incomes generally higher than the other population groups and, consequently, would not experience disproportionate housing needs. The two groups that have disproportionate housing needs are Black/African American and Asian householders.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

A disproportionate greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,290	6,620	6,270	225
White	785	190	255	0
Black / African American	100	120	69	0
Asian	130	35	30	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	20	0	0	0
Hispanic	9,210	6,255	5,905	225

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

The racial and ethnic groups experiencing disproportionate housing needs include:

Almost 56% of all householders spend 30% or more of their income on housing costs, including utilities. The percentages of households by race and ethnicity that are cost burdened are listed below:

- White: 36.2%
- Black/African American: 65.4%
- Asian: 33.3%
- American Indian/Alaska Native: 0%
- Pacific Islander: 0%
- Hispanic: 56.9%

Black/African American greater needs in terms of housing cost burdens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Please refer to the discussions provided under specific needs by income group presented earlier.

**If they have needs not identified above, what are those needs?**

Housing needs of low- and moderate-income minority households have been previously identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

South Gate does not have a “racially or ethnically concentrated area of poverty” meaning “a geographic area with significant concentrations of poverty and minority concentrations.” The term “racially or ethnically concentrated areas of poverty” refers to a census tract that –

- Has a minority population of 50% or more
- Has 40% or more individuals living at or below the poverty line

None of South Gate’s census tracts meet these two thresholds.



## NA-35 Public Housing – 91.205(b)

### Introduction

The South Gate Housing Authority (SGHA) provides management and oversight of all units and vouchers in the City.

The SGHA administers the Section 8 Housing Voucher program for the South Gate area. A Section 8 voucher assists eligible families pay the rent for apartments owned by private landlords. Participating families are responsible for finding an apartment and landlord that will accept the voucher. Families must meet income guidelines to qualify for the Section 8 program. Both parties will enter into a lease agreement, with the tenant paying the security deposit. The SGHA inspects Section 8 properties prior to move-in and on a yearly basis to ensure that apartments comply with HUD standards for safety, size, and accessibility. The Housing Authority also offers several affordable senior housing developments, some with units accessible for persons with disabilities.

The City of South Gate does not administer Public Housing units.

The following tables contain additional information:

- Table 22 Vouchers in use
- Table 23 Income and other characteristics of tenants
- Table 24 Race of residents
- Table 25 Ethnicity of residents

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	500	0	499	1	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,204	0	14,211	10,669	0
Average length of stay	0	0	0	9	0	9	1	0
Average Household size	0	0	0	2	0	2	2	0
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	0	239	0	239	0	0
# of Disabled Families	0	0	0	68	0	68	0	0
# of Families requesting accessibility features	0	0	0	500	0	499	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	469	0	468	1	0	0
Black/African American	0	0	0	30	0	30	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	450	0	449	1	0	0
Not Hispanic	0	0	0	50	0	50	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

South Gate does not administer Public Housing and does not currently maintain a Section 8 Housing Choice Voucher list.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

N/A

**How do these needs compare to the housing needs of the population at large?**

N/A

**Discussion**

N/A

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

According to the 2019 PIT Homeless Count, 53% of people experiencing first-time homelessness cited “economic hardship” as a leading factor causing their homelessness. Approximately one fourth of unsheltered adults lost their housing in 2018 and is experiencing homelessness for the first time. Among other factors cited in the 2019 PIT Homeless Count are wages not keeping pace with rental costs and the lack of affordable housing production.

The *Los Angeles Continuum of Care 2020* PIY homeless count has been completed, however the data at the City/Community geographic area has not yet been released. The *Los Angeles Continuum of Care 2019 Homeless Count* estimates that South Gate has 357 unsheltered homeless persons. Unsheltered data combines homeless persons found living in the following arrangements:

- In makeshift shelters 129
- On the street 81
- In vans 44
- In tents 41
- In cars 36
- In RVs/campers 26

The count does not include persons in domestic violence shelters, unaccompanied minors, transitional age youth, and persons receiving motel vouchers.

South Gate is located within Service Planning Area 7. The 2019 homeless count estimates that there are 563 homeless youth within Service Planning Area 7.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Greater Los Angeles 2019 Homeless Count does not provide estimates on the above characteristics of the homeless population at the city/community geographic level. Therefore, this information is unavailable for South Gate’s homeless population. The 2019 Homeless Count did find that 8,950 adults experienced homelessness for the first time within the last year

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Among the 357 unsheltered homeless it is unknown how many are individuals, families, families with children, or veterans. The *Greater Los Angeles 2019 Homeless Count by City/Community* does not provide estimates of these characteristics at the city level. It is assumed that most, if not all, homeless people need housing assistance because they have zero or negative incomes. However, 53% of people experiencing homelessness for the first time cited “economic hardship” as a leading factor causing their homelessness. Additionally, LAHSA has described the lack of affordable housing production as driving the regional increase in homelessness.

## Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Greater Los Angeles 2019 Homeless Count by City/Community does not provide estimates of the race or ethnicity of the City’s 357 unsheltered homeless persons. Both the 2019 and 2020 homeless counts provide data on the race and ethnicity of the homeless population counted for the entire Los Angeles Continuum of Care. The 2020 homeless counts show the following:

- Hispanic or Latino: 36%
- Black/African American: 34%
- White: 25%
- American Indian/Alaska Native: 1%
- Multi-Racial/Other: 2%
- Asian: 1%
- Native Hawaiian/Other Pacific Islander: . - %

Data on homeless subpopulations are unavailable from the 2019 and 2020 counts for the City of South Gate. However, the 2020 subpopulation data for the entire geographic area encompasses within the Los Angeles Continuum of Care are noted below:

Chronically homeless	24,484	38% of total homeless count
Substance abuse disorder	15,203	27% of 18+ years homeless count
Serious mental illness	14,125	25% of 18+ years homeless count
Physically disabled	10,833	19% of 18+ years homeless count
Developmentally disabled	5,292	9% of 18+ years homeless count
Domestic Violence	3,884	7% of 18+ years homeless count
Veterans	3,681	6% of total homeless count
HIV/AIDs	1,165	2% of 18+ years homeless count
Unaccompanied youth	69	---

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

South Gate has an estimated 357 *unsheltered* homeless persons. *Sheltered* homeless persons include individuals, families, and unaccompanied minors sleeping in emergency shelters, transitional housing, or

safe havens that are located within the boundaries of the community on the night of the Homeless Count. However, there are no shelter accommodations located within South Gate.

**Discussion:**

Despite all the best efforts to end homelessness, individuals and families experience temporary homelessness due to a lack of sufficient and stable income, chronic or sudden health problems, domestic violence, untreated mental illness, chronic substance abuse, and youth who lack parental, foster or institutional care among other causes.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Certain households, because of their age, frailties, disabilities, or substance abuse have unique or special housing needs which differ from those of the general population. Some may require special accommodations while others may have difficulty finding housing due to their special needs. Special needs groups include the elderly, frail elderly, persons with disabilities, persons with alcohol or drug addiction, and victims of domestic violence.

### Describe the characteristics of special needs populations in your community:

**Elderly:** According to the 2018 American Community Survey (ACS) South Gate's elderly population (62+) is comprised of 10,981 persons, which represents 11.6% of the total population (N = 94,439). The City's elderly population is comprised of 5,486 women and 5,495 men. The ratio of females to males is about 1.0.

In 2018, according to the ACS, the City had 4,131 elderly householders (65+), a number that represents about 17% of all households in the City.

**Frail Elderly:** The American Community Survey provides two indicators to approximate the size of the frail elderly population:

*Self-care difficulty* refers to survey respondents who said they had "difficulty dressing or bathing." Difficulty with these activities are two of six specific Activities of Daily Living (ADLs) often used by health care providers to assess patients' self-care needs.

*Independent living difficulty* refers to survey respondents who stated that due to a physical, mental, or emotional condition; they had difficulty "doing errands alone such as visiting a doctor's office or shopping." Difficulty with this activity is one of several Instrumental Activities of Daily Living (IADL) used by health care providers in making care decisions.

South Gate's frail elderly population could be as large as approximately 3,380 persons. This number represents seniors 65 years of age or older with a self-care difficulty (N= 1,326) or an independent living difficulty (N=2,054). It is possible that some elderly have both difficulties.

Many of the frail elderly also live on fixed incomes. And many also need home modifications to help prevent falls.



**Persons with Mental, Physical, and/or Developmental Disabilities:** As aptly described in the 2014-2021 Housing Element:

Disabled individuals have unique housing needs because they may be limited in mobility or in their ability to care for themselves. In addition, the earning power of disabled persons may be limited. Their housing need is also often compounded by design and location requirements, which can drive up housing costs. For example, wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features.

**Mentally Disabled Population:** In addition to collecting data on persons with self-care and independent living difficulties, the ACS gathers information pertaining to persons with a cognitive difficulty, which is an indicator of mental disabilities. According to the ACS *cognitive difficulty* refers to persons who have serious difficulty concentrating, remembering, or making decisions.

Medically speaking, cognitive disorders (CDs), also known as neurocognitive disorders (NCDs), are a category of mental health disorders that primarily affect cognitive abilities including learning, memory, perception, and problem solving. Neurocognitive disorders include delirium and mild and major neurocognitive disorder (previously known as dementia). They are defined by deficits in cognitive ability that are acquired (as opposed to developmental), typically represent decline, and may have underlying brain pathology.

According to MentalHealth.net:

Cognitive disorders can be caused by all sorts of brain problems, including tumors, strokes, closed-head injuries, infections, exposure to neurotoxins (i.e., substances that are toxic to the brain), genetic factors, and disease. The specific type of cognitive disorder someone develops depends on the part of the brain that is affected. For instance, a tumor that grows in the brain's speech centers will result in problems with communication. Similarly, an infection in the brain's motor centers will cause problems with movement.

Approximately 2,640 of South Gate's residents indicated they had a cognitive difficulty, a number that represents 3% of the City's population.

**Physically Disabled Population:** The ACS also gathers data on persons with hearing, vision, and ambulatory difficulties. The ACS estimates that 6,973 residents have one or more of these three disabling difficulties. Sixty-two percent of the 6,973 residents experience an ambulatory difficulty. The ACS defines these disabling conditions as follows:

*Hearing difficulty* refers to respondents who stated that they were "deaf or ... [had] serious difficulty hearing."

*Vision difficulty* includes respondents who stated that they were "blind or ... [had] serious difficulty seeing even when wearing glasses."

*Ambulatory difficulty* refers to respondents who stated that they had "serious difficulty walking or climbing stairs."

**Developmentally Disabled Population:** As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but shall not include other handicapping conditions that are solely physical in nature.”

The City’s *2014-2021 Housing Element* provides an estimate of the developmentally disabled population. As noted in the *Housing Element*, neither the U.S. Census nor American Community Survey asks a specific question on whether the respondent is developmentally disabled. However, according to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. This means that an estimated 1,416 South Gate residents have a developmental disability, based on the 2018 ACS population estimate (.015 X 94,374).

According to the State’s Department of Developmental Services, as of November 2012, approximately 664 South Gate residents with developmental disabilities were being assisted at the South Central Los Angeles Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 350 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

**Persons with Alcohol or Other Drug Addiction:** The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health (NSDUH). Estimates are based on annual averages of data collected in 2016. The Survey found that 6% of the population aged 12 or older were heavy alcohol users. According to American Community Survey, in 2018, approximately 74,127 persons residing in the City were over the age of 12. Therefore, an estimated 4,448 persons over the age of 12 may be considered as having an alcohol addiction.

Estimates of “illicit drug use” reported from NSDUH reflect the data from these 10 drug categories: marijuana, cocaine (including crack), heroin, hallucinogens, inhalants, and methamphetamine, as well as the misuse of prescription pain relievers, tranquilizers, stimulants, and sedatives. In 2016, the Survey found that 1 in 10 Americans aged 12 or older were current (past month) illicit drug users, meaning that they had used an illicit drug during the month prior to the survey interview. The 1 in 10 number translates to 7,934 persons in the City.

**Victims of Domestic Violence:** The National Domestic Violence Hotline defines domestic violence “as a pattern of behavior in any relationship that is used to gain or maintain power and control over an intimate partner.”

Domestic violence is defined by the California penal code as abuse against an adult by a present or former spouse, a present or former cohabitant, someone with whom the victim has had a child, or by someone

in a current or former dating relationship. This term is often used interchangeably with Intimate Partner Violence (IPV).

According to the County of Los Angeles Public Health Department:

Domestic violence (DV) exacts a tremendous toll on Los Angeles County [and South Gate] residents. However, the precise magnitude of the problem is difficult to measure due to the inability to collect consistent data on the occurrence and circumstances of individual DV events and the need to rely on multiple dissimilar data sources. In general, DV statistics come from three main sources: the law enforcement and criminal justice systems, the healthcare and public health systems, and self-reported surveys. Any of these data sources can be reported at the national, state or local level, but each source provides only limited information conforming to specific agency missions or survey focus, and none of the sources are linked to each other in a manner that would present a more complete view of the cycle of DV.

Source: County of Los Angeles Department of Public Health, Los Angeles County Domestic Violence Data Sources, April 2010, page 1

The *2016 Report on the Status of Women in Los Angeles County* states that women are disproportionately affected by domestic violence or IPV. The 2016 Report also states that, according to the 2011 National Intimate Partner and Sexual Violence Survey, 85% of domestic violence victims across the country are women. More than one in four women (22%) across the United States have been the victim of severe physical violence by an intimate partner, compared with just one in 10 men (14%).

Domestic violence victims may need to leave their homes several times and, therefore, experience multiple periods of homelessness. Emergency shelter resources are needed to accommodate these victims of domestic violence. Women survivors of domestic violence also face numerous barriers to securing safe housing such as limited incomes, lack of a credit history, and landlord discrimination. The Federal Fair Housing act bans landlords and housing providers from discriminating against domestic violence survivors by either denying an applicant or evicting a survivor.

Data compiled by the Lucile Packard Foundation for Children's Health indicates that in 2014 there were 275 domestic violence calls for assistance in South Gate. The *2016 Report on the Status of Women in Los Angeles County* explains that in 2014 in Los Angeles County 34% of the calls for assistance involved a weapon; where a weapon was involved, "personal weapons" as in fists, feet, etc. were most commonly used in the assault. The *2018 Greater Los Angeles Homeless Count* found that 3,076 homeless persons were homeless due to fleeing domestic/intimate partner violence, a number that represents 6% of all homeless individuals.

## What are the housing and supportive service needs of these populations and how are these needs determined?

**Elderly:** Among the top elderly needs, as reported in the *FY 2016-2020 Area Plan on Aging*, were: transportation and housing. Participants at the Area Plan Update public hearings expressed many affordable housing and transportation related questions, concerns, and issues. Three examples are provided below:

- “The importance of advocating for affordable housing for older adults.”
- “The scoring/criteria for affordable housing are skewed against older adults.”
- “Better compensation for In-Home Supportive Service workers.”

The major needs were identified by respondents to a Needs Assessment Questionnaire.

The top five “areas of concern” discussed during focus groups were:

- Safety
- Income
- Elder abuse
- Accessing services
- Homelessness

Among the goals adopted as part of the *Area Plan* were the following:

- Goal # 2 Goal: *Promote accessible and affordable transportation options for older adults and individuals with disabilities.*

Rationale: Good transportation options, including a reliable and affordable public transportation system working in conjunction with both private transportation services and non-profit community-based transportation alternatives, is essential to ensuring that many older adults maintain their independence and an adequate quality of life.

- Goal # 3 Goal: *Addressing the issue of homelessness and promote affordable housing.*

Rationale: With an estimated shortage of 500,000 housing units, the City of Los Angeles has one of the most unaffordable housing markets in the nation. The Mayor and City Council are addressing this issue by promoting the creation of new housing units and developing a comprehensive plan to address the increasing homeless population.

**Frail Elderly:** By definition, the frail elderly need assistance to perform daily living activities. The frail elderly may have trouble eating, bathing, toileting, etc. by oneself and/or difficulty using the telephone, getting outside, shopping, and doing light housework, etc. by oneself. The frail elderly may be assisted by in-home care, or by residing in supportive housing arrangements.

Seniors participating in the *Area Plan on Aging* public hearings frequently stated there is a need “for affordable housing for older adults.” Displacement from their existing housing also was a concern of the public hearing participants. One participant stated, “Some landlords are trying to make older adults leave their rent-controlled apartments.”

**Persons with Mental, Physical, and/or Developmental Disabilities:** In general, the special housing needs of the disabled populations include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence. The shortage of available, accessible, and/or affordable housing is an acute problem for most people with disabilities (PWD). Like most individuals, people with disabilities prefer to live independent and productive lives in their own homes. They have a need and desire for safe and decent housing.

During the *Area Plan on Aging* public hearings, one participant commented that “Assistance is needed for individuals with disabilities and Alzheimer’s disease.”

Another participant said that “Housing issues and being homeless can upend your mental health.”

The City provides CDBG funds to a number of programs and supportive services for persons with disabilities, such as the Meals on Wheels Program for frail and home-bound seniors and Southern California Rehabilitation Services (which provides home improvements that can range from installing grab bars, constructing wheel chair ramps, and widening doorways to persons with disabilities). The Housing Choice Vouchers Program also provides rental assistance to lower income households, including households with disabled persons.

The City recently completed two HOPE projects, consisting of four units each for a total of eight units, for extremely low-income, developmentally disabled individuals.

Residents in need of transportation can also utilize South Gate Phone-A-Ride (P.A.R.), which provides low cost transportation services to local destinations within the City limits as well as medical appointments at 16 approved destinations outside of the City.

**Persons with Alcohol or Other Drug Addiction:** In general, the residents of South Gate are more likely to abuse pharmaceuticals than illicit drugs. Health professionals have identified the following needs: raise awareness about prescription drug abuse; make mandatory the usage of Controlled Substance Utilization and Evaluation System/Prescription Drug Monitoring Program (CURES/PDMP), which can be used to identify clinicians with patterns of inappropriately prescribing and dispensing controlled substances; and assistance with the safe disposal.

Some of the key needs of this special needs population include obtaining stable housing and employment; improving their mental health and coping skills, getting needed medical treatment, and maintaining good health.

**Victims of Domestic Violence:** Women who are victims of domestic violence experience unique housing issues. Women and their children are often forced to move out of their homes away from their abuser to seek other housing where they are safe. Emergency housing is needed to fill a short-term need. Barriers are confronted when seeking permanent housing because of a limited income, lack of credit, and housing discrimination. Transitional housing and transitional housing with supportive services is needed.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of December 31, 2016, there were 50,289 persons living with diagnosed HIV infection (PLWH) in Los Angeles County (LAC), corresponding to a prevalence of 492 PLWH per 100,000 population. From 2006 through 2016, the number of PLWH in LAC steadily increased overall. The slight decrease observed in number of PLWH from 2015 to 2016 may be attributed to the implementation of enhanced electronic lab reporting (ELR) in November 2015. As a result, the availability and reporting of updated residential information has allowed for better documentation of migration in and out of LAC and a more accurate representation of PLWH currently living in LAC.

Los Angeles County's HIV epidemic is predominantly cis male (87.5% of all PLWH and 87.6% of recently diagnosed PLWH). This is dramatically higher than the proportion of cis males in the general population (49.3%). (Cisgender, often abbreviated to simply *cis*, is a term for people whose gender identity matches the sex that they were assigned at birth.)

The majority of PLWH are from communities of color, especially Latino/Hispanic (41.8% all PLWH and 46.2% of recently diagnosed) and Blacks/African Americans (20.2% all PLWH and 22.8% of recently diagnosed). Latinos/Hispanics comprise 48.2% and Blacks/African Americans 8.6% of the general county population in 2014. In terms of age, PLWH are older with the largest proportion between 40 and 59 years old (60.1%). Recently diagnosed PLWH are younger, with the majority (61.3%) between 20 and 39 years old. Nearly one third (32.6%) of all recently diagnosed persons are young adults 20-29 years old.

South Gate is located within health Service Planning Area 7 which also includes communities such as Bellflower, East Los Angeles, and Whittier. According to the *2016 Annual HIV Surveillance Report*, the PLWH rate is 261 per 100,000 people. This equates to approximately 249 persons living with AIDS who are residents of South Gate.

The *Los Angeles County HIV/AIDS Strategy for 2020 and Beyond* establishes the following three goals:

Goal I: Reduce annual HIV infections to 500 by 2022

Goal II: Increase the proportion of persons living with HIV who are diagnosed to at least 90% by 2022

Goal III: Increase the proportion of diagnosed PLWH who are virally suppressed to 90% by 2022

According to HUD, the lack of affordable and medically appropriate housing for persons living with HIV/AIDS and their families is an ongoing concern for AIDS housing providers, policy makers, and advocates across the country. Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some persons with AIDS to productive work and social activities. HUD has pointed out that stable housing is the cornerstone of HIV/AIDS treatment.

Recent studies, according to HUD, confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Even though stable housing has been shown to be a necessary link to medical and supportive services, accessing housing is difficult as the wait for affordable housing increases in many communities across the country. Compounding the problem of waiting lists is access to housing with the services to care and treat

the increasing number of persons living not only with HIV/AIDS but also with histories of homelessness, mental illness, and substance abuse.

Persons living with HIV/AIDS and their families may require housing that provides emergency, transitional, or long-term affordable solutions. A variety of HUD programs and projects provide such housing; however, this housing often is not the typical “house” structure. HIV/AIDS housing includes short and long-term rental assistance, live-in medical facilities, and housing sites developed exclusively for people living with AIDS.

The 2016 *Los Angeles Coordinated HIV Needs Assessment* (LACHNA 2016) collected interview data from a representative sample of 277 respondents from 35,276 persons living with HIV who were in medical care in 2014. Respondents were asked about their use of, need for, and access to 16 selected HIV-related care and support services in the previous 12 months. Housing Services ranked high in service gaps at #3 with 58.5% (n=62) of respondents reporting that they did not receive this needed service. The top main and the most common barrier to Housing Services was “Didn’t know where to go or whom to call” (35.5% and 50.0%, respectively). These findings were similar to LACHNA-2011, in which rental assistance and short-term rent/mortgage ranked #2 and #3. Previous barriers were similar and included both individual (not aware service was available, not aware of location or did not know whom to ask for help) and organizational (service provider insensitive to concerns, wait time too long, provided wrong referrals) barriers.

*Sources:*

*Division of HIV and STD Programs, Los Angeles County Department of Public Health. 2016 Annual HIV Surveillance Report. <http://publichealth.lacounty.gov/dhsp/Reports.htm>. Published June 2018.*

*Division of HIV and STD Programs, Los Angeles County Department of Public Health and the Los Angeles County Commission on HIV, Los Angeles Coordinated HIV Needs Assessment (LACHNA) 2016: Final Report, July 2017:1-77.*

*Los Angeles County Commission on HIV and the Los Angeles County Department of Public Health Division of HIV and STD Programs. Los Angeles County Comprehensive HIV Plan (2017- 2021), September 2016:1-165*

**Discussion:**

Refer to narratives above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

“Public facilities” includes, but is not limited to, neighborhood/community facilities and facilities for persons with special needs (e.g. homeless shelters, group homes, and halfway houses).

Various needs include, but are not limited to, a new municipal park known as the Urban Orchard Project that will add 7 acres of new park land and public facilities; Renovate Cookhouse at South Gate Park; Replace Floor at the Girls Clubhouse; Replace Roof at South Gate Park Auditorium; Renovate Restrooms and Paint/Refinish Interior Meeting Room at Recreation Hut No. 3 at South Gate Park; Reseal, Reroof and Replaced Doors of Restroom No. 6 at South Gate Park.

### **How were these needs determined?**

Public facility needs were determined through public input via the Community Needs Survey, agency and stakeholder consultation, Capital Improvement Program, and staff recommendations.

### **Describe the jurisdiction's need for Public Improvements:**

CDBG funds may be used for the acquisition, construction, reconstruction, rehabilitation, or installation of public improvements or public facilities. “Public improvements” includes, but is not limited to, streets, sidewalks, water and sewer lines, and parks.

The City has over 180-acres of municipal parks. Various needs include, but are not limited to, a new municipal park known as the Urban Orchard Project that will add 7 acres of new park land; South Gate Park Electrical System Upgrades Project; Playground Upgrades at Cesar Chavez; and Replacement of PA System at the Sport Center; Reroof and Paint Park Yard Bays.

The City of South Gate is fully built-out. It is supported by a 125-mile roadway network that spans the entire City. City roadways are equipped with sidewalks, curbing, curb ramps and other. Therefore, the City already has roads, sidewalk and curbing where they are needed most such as in residential, commercial and industrial areas, and areas with schools, public facilities, municipal parks and shopping districts (Priority Areas). However, it should be noted that the design and the condition of the roadway network could be enhanced in Priority Areas. For example, according to the ADA Self Evaluation and Transition Plan, the roadway network is in need of \$26.9 Million in improvements to comply with ADA. According to the Pavement Management Plan, road pavement maintenance back-log is \$77 Million. According to the Bike Transportation Plan, the roadway network is in need of miles of bike lanes. Finally, there are limited segments of road that are without sidewalks, such as Firestone Boulevard over the I-710 Freeway, Alameda Streets between Sequoia Dr. and Seminole Ave., Howerly St, Fleet Dr, Cloverlawn Dr in the Hollydale area and Frontage Road by the Thunderbird Villa Mobile Home Park.

The City has a sanitary sewer system equipped with 120 miles of sewer mains. It was recently assessed through a Sewer Master Plan (SMP). The SMP includes a 5-year Capital Improvement Program (CIP Program) that plans for \$3.5 Million in improvements. This includes annual sewer lining improvements, and sewer main upgrades. The improvements are planned however not currently funded. The City's current CIP Program includes a funded improvement project for the sewer system. The project will



rehabilitate the sewer mainline located on California Ave from Tweedy Blvd to the southern City limits. The CIP Program also includes a funded improvement to the municipal water system. It entails replacing temporary chlorination systems with permanent systems

### **How were these needs determined?**

Public improvement needs were determined through agency and stakeholder consultation, Capital Improvement Program, Sewer Master Plan, ADA Self Evaluation and Transition Plan, Pavement Management Plan, and staff recommendations.

### **Describe the jurisdiction's need for Public Services:**

Public services are also generally eligible under the CDBG Program. These public service activities may include, but are not limited to job training and employment services, health care and substance abuse services, childcare, crime prevention, and fair housing counseling.

Public service needs in the City include the following:

- Domestic Violence Prevention/Education: There is a disproportionate number of domestic violence cases in the City
- Substance Abuse Services: For both youth and adults, substance abuse services are a priority in the community
- Senior Services: The Senior Center's facility and services should be expanded to meet the growing need in the community
- Youth Services: Leadership, guidance and direction for youth is a priority in the City
- Graffiti Abatement: Left unchecked, graffiti can be a major contributor to increased gang activity

Additionally, the need for public and supportive services in the City is extensive, especially for persons with special needs.

### **How were these needs determined?**

Public services needs were determined through public input via the Community Needs Survey, agency, and stakeholder consultation, social services need indicators (e.g., poverty), and staff recommendations. (With regard to social services need indicators refer to the Anti-Poverty Strategy – SP 70).

Additionally, CDBG funds may also be expended on activities related to economic development. The following are examples of eligible activities that can be funded by CDBG: microenterprise assistance, commercial rehabilitation, and special economic development activities.

## **Housing Market Analysis**

## **MA-05 Overview**

### **Housing Market Analysis Overview:**

The housing market analysis includes data on:

- Number of Housing Units (MA-10)
- Housing Market Analysis: Cost of Housing (MA-15)
- Housing Market Analysis: Condition of Housing (MA-20)
- Public and Assisted Housing (MA-25)
- Homeless Facilities and Services (MA-30)
- Special Needs Facilities and Services (MA-35)
- Barriers to Affordable Housing (MA-40)
- Non-Housing Community Development Assets (MA-45)
- Needs and Market Analysis Discussion (MA-50)

The housing market analysis provides information on the number and type of housing units as well as the cost and condition of housing. The information also discusses the facilities and services that are available to address the needs of homeless persons as well as special needs populations such as the elderly, frail elderly and disabled. Information also is presented on the public sector barriers to the development of affordable housing. Finally, an analysis is presented of community development assets with a focus on employment and local economic conditions.

### **MA-10 Number of Housing Units – 91.210(a)&(b)(2)**

#### **Introduction**

Table 26 shows the number of housing units by structure size based on the 2011-2015 ACS. Single-family homes (1-unit structures) make up most of the housing market within the City. These homes comprise 65% of the housing market, with 57% of the housing market consisting of 1-unit detached structures alone. Multi-family units decrease in number with the increase of units. The breakdown is as follows: 2-4 units (18%), 5-19 units (12%) and 20+ units (4%).

Table 27 shows the number of housing units by unit size and tenure based on the 2011-2015 ACS. In total, owner-occupied homes represent about 45% of the overall housing stock. In terms of unit size, most owner-occupied homes are 3 or more bedrooms (60%), with a small amount representing two-bedroom homes (37%), and just 4% consisting of one- or zero-bedroom homes. This differs from renter-occupied units, where the largest portion consists of one-bedroom units (41%). These are followed by two-bedroom units (38%), 3+ bedroom units (16%), and no bedroom units (5%). In total, renter-occupied households represent about 55% of the housing stock.

The unit size distribution demonstrates the housing stock can meet the needs of persons living alone, small families as well as large families.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,840	57%
1-unit attached structure	1,955	8%
2-4 units	4,380	18%
5-19 units	2,810	12%
20 or more units	865	4%
Mobile Home, boat, RV, van, etc.	310	1%
<b>Total</b>	<b>24,160</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	1%	685	5%
1 bedroom	265	3%	5,200	41%
2 bedrooms	3,910	37%	4,850	38%
3 or more bedrooms	6,315	60%	2,060	16%
<b>Total</b>	<b>10,595</b>	<b>101%</b>	<b>12,795</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Nine publicly subsidized, multifamily rental developments which have a total of 321 subsidized affordable housing units are located in the City. Federal, state, and local funding programs are described below:

The federal Section 8 New Construction Program subsidized the development of Pennsylvania Square. Federal HOME funds and local Redevelopment Housing Set-Aside funds subsidized the development of Dudlext II Senior Apartments.

Federal HOME funds contributed to the development of Burke Avenue Apartments (8 units); 11343 Pennsylvania Avenue (4 units); and 2418 Glenwood Place (4 units).

Federal/State low income housing tax credits subsidized the development of Hollydale Plaza Apartments (101 units).

Local Redevelopment Housing Set-Aside funds contributed to the development of Pine Place (18 units); Ardmore Terrace Senior Apartments (22 units) and California Senior Plaza (69 units).

All of the affordable housing units are targeted to seniors and people with developmental disabilities.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Six of the nine developments have terms of affordability lasting to between 2033 and 2061. The three at-risk housing developments are listed below:

Pennsylvania Square: This 75-unit complex was developed with a HUD Section 221(D)(4) market-rate financing which places no affordability control on the units developed. The affordability of this senior complex is maintained by a Section 8 contract that is due to expire on January 12, 2014; however, this contract is expected to be renewed prior to the expiration date as the property owner has not yet filed the required Notice of Intent to opt out of the Section 8 program.

Dudlex II Senior Apartments (South Gate Park Villas): The 20-unit Dudlex II Senior Apartments were constructed with federal HOME funds and a City of South Gate Redevelopment Agency land write down.

Pine Place: This 22-unit complex is occupied by qualified senior citizens. Pine Place is a locally assisted development with funds provided through the South Gate Redevelopment Agency. Additionally, the project was granted parking concessions that also constituted local assistance. The project was completed in 1986 and has a total of 18 subsidized units with a 30-year deed restriction due to expire in 2016.

**Does the availability of housing units meet the needs of the population?**

The City's housing stock is comprised of approximately 24,500 to 24,600 housing units. Single-family detached structures comprise almost two of every three housing units. Therefore, there is an abundance of housing available for owner occupancy by the elderly, small families, and large families.

The rental housing inventory meets a variety of housing needs. However, there is a need for additional affordable rental housing as a high percentage of renters are cost burdened. The City continues to work with the CHDO non-profit housing organizations to expand the affordable housing stock. However, the state-mandated dissolution of the Redevelopment Agency hinders these efforts. The Redevelopment Agency was the source for the Low- and Moderate-Income Housing Fund.

**Describe the need for specific types of housing:**

The *2014-2021 Housing Element* included goals, objectives, and policies for the types of housing needed in the community.

One goal is to: Provide a range of housing prices, unit types, and sizes to accommodate the varied needs of all socioeconomic segments of South Gate, fostering diverse and balanced community.

One objective is to: Encourage the development of housing that caters to the special needs groups, including the elderly, persons with disabilities, students, large families, and the homeless.

One policy is: The City will promote the development of a continuum of housing options for seniors, ranging from granny flats, small single-family homes, condominiums/townhomes, apartments, assisted living, to residential care facilities.

## **Discussion**

Refer to the discussion in the preceding paragraphs.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing cost burden and overcrowding could result.

### Cost of Housing

The American Community Survey annually reports rental costs. The *median gross rents* for these three time periods are as follows:

2005	\$788
2010	\$948
2017	\$1,011

The *median home values* for the same three time periods are listed below:

2005	\$396,400
2010	\$288,700
2017	\$420,800

The 2010 median home value reflects the downward pressures caused by the Great Recession. The 2017 figure surpasses the 2005 median home value which happened at the height of the housing bubble.

Additional rental cost of housing is described below:

Gross Rent	Number	%
Less than \$500	279	2.1%
\$500 to \$999	4,705	35.3%
\$1,000 to \$1,999	7,910	59.3%
\$2,000 or more	442	3.3%
	13,336	100.0%

As noted above, nearly 40% of all renters had monthly rents of \$1,000 or less. To afford a \$1,000 monthly rent, an annual income of \$40,000 is necessary based on 30% of income being allocated to the cost of housing. Almost 60% of all renters had monthly gross rents in the range of \$1,000 to \$1,999. Although this is a wide range indeed, these rent levels are not affordable to many of the City's renter households.

Additionally, the 2017 American Community Survey reported that 377 renters paid no cash rent. According to the ACS, "housing units that are renter occupied without payment of rent are shown separately as "No rent paid." The unit may be owned by friends or relatives who live elsewhere and who allow occupancy without charge. Rent-free houses or apartments may be provided to compensate caretakers, ministers, tenant farmers, sharecroppers, or others. "

## Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	405,200	312,200	(23%)
Median Contract Rent	844	954	13%

**Table 28 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	674	5.3%
\$500-999	6,755	52.8%
\$1,000-1,499	4,005	31.3%
\$1,500-1,999	1,130	8.8%
\$2,000 or more	220	1.7%
<b>Total</b>	<b>12,784</b>	<b>99.9%</b>

**Table 29 – Rent Paid**

Data Source: 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	440	No Data
50% HAMFI	2,445	134
80% HAMFI	9,940	1,124
100% HAMFI	No Data	4,124
<b>Total</b>	<b>12,825</b>	<b>5,382</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Numerically, there is a sufficient supply of housing for all households. There are 737 vacant housing units (a 3% vacancy rate.) However, the cost of housing exceeds the ability to pay of many low- and moderate-

income households. Thus, a significant number of both owner and renter low/moderate income households are cost burdened or crowded or both.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

The median household increased from \$36,695 to \$42,776 (+20%) between 2000 and 2013. The American Community Survey estimates that the City's 2017 median household income was \$51,959, a 21% increase from the 2013 figure.

Per the 2011-2015 ACS, South Gate's median home value is \$312,200 and the median monthly contract rent is \$954. About 40% of all renter households pay between \$1,000 and \$1,999 a month for housing.

Although there is a supply of housing (13,643) affordable to moderate income (50%-80% AMI) owners and renters, housing affordable to extremely low- and very low-income owners and renters is very limited (Table 30).

In general, incomes have not kept pace with the rising cost of both rental and owner housing.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The Fair Market Rents and HOME rents (Table 30) generally approximate South Gate rents. The City's 2017 median gross rents by number of bedrooms are listed below:

No bedrooms	\$844
1 bedroom	\$940
2 bedrooms	\$1,237
3 bedrooms	\$1,629
4 bedrooms	\$1,581
Total	\$1,111

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

A comparison of the City's median gross rents to the FMRs and HOME rents indicates that more than one-half of the City's supply of rental housing has rents at or below the limits of the Fair Market Rents and HOME rents.

Thus, maximum rent limits probably would not pose a major barrier to the rehabilitation and preservation of housing with HOME funds. The production of new rental housing would likely command rents higher than the FMRs and HOME rents. However, deep subsidies are necessary to produce housing affordable to extremely low- and low-income households. HOME funds often need to be combined with other state and federal resources to facilitate the production of affordable rental housing developments of 20 or more dwellings.



## **Discussion**

Please refer to the text in the preceding paragraphs.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

Assessing housing conditions in South Gate can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) more than one occupant per room, and 4) selected monthly housing costs greater than 30% of household income.

### **Definitions**

The condition of housing narrative must include definitions of the following:

- "standard condition"
- "substandard condition but suitable for rehabilitation"

The City defines a housing unit in standard condition as a unit that meets all state and local codes.

The City defines a housing unit in substandard condition but suitable for rehabilitation as a unit that does not meet one or more state or local code requirements but it structurally and financially feasible to rehabilitate.

The City provides general code compliance citywide through the Community Development Department's Building Division Code Enforcement Program. This program is both pro-active and re-active. Staff contacts the person against whom a complaint was filed or where a possible violation is observed to request an inspection to assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

### **Condition of Units**

Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

Typically, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. With a vast majority (approximately 90 percent) of the City's housing stock built prior to 1980, housing rehabilitation is clearly a priority need for the community. City staff estimates approximately 25 percent of housing units in the City require substantial rehabilitation and no housing units require replacement.

Table 32 shows that most housing units have one selected condition for both owners and renters. This is followed by units with no selected conditions for both owners and renters. Housing units with two conditions are greater in the renter units (20%) versus owner-occupied units (8%).

Table 33 data shows that 61% of the owner-occupied housing units were built before 1950, compared to the 36% for renter occupied units. Units built after 1950 are occupied by renters at a higher rate than homeowners.

HUD did not provide data for Table 35 – Vacant Units.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,380	37%	7,190	51%
With two selected Conditions	375	4%	2,015	14%
With three selected Conditions	0	0%	50	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,335	59%	4,835	34%
<b>Total</b>	<b>9,090</b>	<b>100%</b>	<b>14,090</b>	<b>99%</b>

**Table 32- Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	495	5%	539	4%
1980-1999	1,315	14%	2,560	18%
1950-1979	5,530	61%	9,385	67%
Before 1950	1,755	19%	1,600	11%
<b>Total</b>	<b>9,095</b>	<b>99%</b>	<b>14,084</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,285	80%	10,985	78%
Housing Units build before 1980 with children present	1,185	13%	265	2%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units**

## Need for Owner and Rental Rehabilitation

Age is an important determinant in the condition of housing stock. Typically, the older housing is, the more likely it is to need maintenance or rehabilitation. With a vast majority (approximately 86%) of the City's housing stock built prior to 1980, housing rehabilitation is clearly a priority need for the community.

The rehabilitation of the aging existing housing stock is facilitated by the City's Housing Improvement Program. The financial features of the program are described below:

**Deferred Payment Loan** – offers a zero % interest loan which is deferred until title is transferred or property is sold or refinanced. Eligible repairs include roofing, painting, stucco, garage doors, driveway, window replacement, and correction of code violations, with the exception of garage restoration fees. Work must be completed by a State licensed General Contractor. Maximum loan amount is \$65,000. If any rental units are rehabilitated along with the owner-occupied unit on the same lot, a minimum affordability period of 10 -15 years will be required for the rental units. Work must be completed in six (6) months.

**Special Grant** – must be used in conjunction with a Deferred Payment Loan. Provides grant funds for lead paint testing and abatement, termite inspection and repairs. This Special Grant does not have to be repaid. Work must be completed by a State licensed Contractor. The maximum Special Grant amount is \$10,000.

## Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property.

A HUD-EPA study found that "...83 percent of all privately occupied housing units in the United States built before 1980 have lead-based paint on some surface in or around the building." In the West region, the prevalence rate was 73%. The US prevalence rates by age of housing were:

Before 1940	88%
1940-1959	92%
1960-1959	88%

The City's age of housing cohorts (Table 33) are not the same as those listed above. Therefore, the West Region 73% prevalence rate was applied to the 20,648 housing units built before 1980. Thus, it is estimated that approximately 15,100 may contain lead-based paint.

Based on 2011-2015 ACS data, 71% of all households have low-and moderate-incomes – that is, less than 80% of the area median income. Applying this percentage (73%) to the total number of units that may have lead-based paint (15,100) results in an estimated 11,000 housing units that may contain LBP hazards occupied by low/moderate income families.

The City has addressed the issue of LBP hazards by providing notices to Landlords and Tenants that participate in the Section 8 Housing Choice Voucher Program and Borrowers/Tenants of the City's

Rehabilitation Loan Program, warning them of the hazards of LBP. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, low-income households can reside in new housing units that are free of LBP hazards.

## **Discussion**

The City will continue to encourage the rehabilitation of the existing housing stock through the Housing Improvement Program and other programs that may become available in the future. South Gate will also continue to apply for other funds from the State Department of Housing and Community Development (HCD) to provide grants to assist owner households with needed repairs.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City does not participate in public housing activities.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				654			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 36 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The South Gate Housing Authority (SGHA) does not own or operate any public housing units. The SGHA administers 654 Housing Choice Vouchers which must pass an annual Housing Quality Standards (HQS) inspection in addition to an HQS inspection prior to move-in to the assisted unit.

The SGHA Administrative Plan addresses strategies to educate low-income voucher holders on HQS information, offers suggestions on how to talk to potential landlords about the voucher program and encourages participants to know their rights as tenants. All these efforts help ensure that voucher holders occupying private rental units are living in safe and decent conditions.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Typically, HQS inspection failures in the HCV program are due to minor maintenance issues that are repaired in 30 days or less following the failed inspection. The SGHA takes a proactive approach in working with property owners and managers on safety and habitability issues, such as sharing information on new requirements regarding carbon monoxide detectors.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

In addition to ensuring safety and habitability through HQS compliance and other efforts, such as requirements for carbon monoxide detectors, the HCV program also provides notices to landlords and tenants warning them of the hazards of lead-based paint.

Although the HCV program primarily serves extremely-low and very-low income families, the Housing Authority provides information to the general public about quality affordable housing developments, and referrals to Fair Housing and local building code enforcement departments to assist families in improving their living environments.

**Discussion:**

Refer to the above narratives.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

MA-30 requires a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Homeless facilities and services are defined below:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Housing, where all program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individuals and families into permanent housing within 24 months or such longer period as HUD determines necessary. The program participant must have a lease or occupancy agreement for a term of at least one month that ends in 24 months and cannot be extended.
- **Permanent Housing:** Community-based housing without a designated length of stay and includes both permanent supportive housing and rapid re-housing. To be permanent housing, the program participant must be the tenant on a lease for a term of at least one year, which is renewable for terms that are a minimum of one month long and is terminable only for cause.
- **Permanent Supportive Housing:** Permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.

Table 38 - Facilities and Housing Targeted to Homeless Households – shows that homeless facilities and housing are not located within the City of South Gate.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of South Gate participates in the County of Los Angeles' Continuum of Care system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community.

The Los Angeles County Department of Health Services (DHS) aims to ensure access to high quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services.

The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents. For example, the homeless programs and services for CalWORKS families are described below:

- Homeless Assistance Program (Temporary, Permanent, and Permanent Arrearages)
- Moving Assistance (MA) Program
- Emergency Assistance to Prevent Eviction (EAPE) Program
- 4-Month Rental Assistance (RA) Program
- Homeless Case Management Program
- District Access Team
- Temporary Homeless Assistance Program (THAP)

These homeless benefits and services are administered together by Eligibility Workers and Homeless Case Managers in CalWORKS district offices and Homeless Supportive GAIN Services Workers in (Greater Avenues for Independence Program (GAIN) regions.

Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support, and other rehabilitative services.

Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

The Hub Cities WorkSource Center is made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Innovation Opportunity Ave (WIOA). Hub Cities One-Stop Career Center, based in Huntington Park,

California, was founded in 1988 as the primary public job training and placement center for residents of the cities of Huntington Park, South Gate, Lynwood, Cudahy, Maywood and Bell Gardens.

HUB Cities offers several job seeker services including training assistance, referrals to ESL programs, services for veterans, and assistive devices for individuals with disabilities.

The Veteran Administration's Compensated Work Therapy (CWT) Program is a national vocational program comprised of three unique programs which assist homeless veterans in returning to competitive employment: Sheltered Workshop, Transitional Work, and Supported Employment. Veterans in CWT are paid at least the federal or state minimum wage, whichever is higher.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

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 20 persons in an existing permanent housing program for persons with mental health disabilities.
- **Community Housing Options, scattered sites** - Provides permanent supportive housing to homeless persons and families living with HIV/AIDS or dual diagnoses.
- **Denker House/Harvest House, scattered sites** - Provides supportive services in an existing permanent housing program for persons with disabilities.
- **Homes for Life Foundation, Norwalk** - Provides permanent housing to eight persons with mental health disabilities in eight one-bedroom apartment style units.
- **Su Casa Domestic Violence Network, Lakewood** - Provides crisis intervention service for domestic violence victims and their children, for a maximum of 30 consecutive days.
- **Salvation Army, Bell Shelter** – Provides emergency shelter services and transitional care for up to 350 homeless men and women.
- **The Southern California Rehabilitation Services** – An independent living resource center in Downey which 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.

The City also assists low income, special needs and homeless with the CDBG Public Service Category of funding to local non-profits. The eligible activities include, but are not limited to, employment services (e.g. job training), crime prevention and public safety, child care, health services, substance abuse services (e.g., counseling and treatment), fair housing counseling, education programs, services for senior citizens and services for homeless persons.

The City staff administers two homeless programs:

#### Homeless Prevention Program

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 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.

#### Homeless Outreach Program

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. A 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.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs groups include the elderly, frail elderly, persons with disabilities, persons with alcohol or drug addiction, and victims of domestic violence.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The Southern California Rehabilitation Center (SCRS) assists people with disabilities to live more independently and to remove architectural and attitudinal barriers in society that limit their independence. Staff provides information and referrals, advocacy, independent living skills, peer support, nursing home transitions, and home modifications. SCRS maintains a waiting list for all cities served by the organization.

In addition, senior and disabled persons live in an Adult Residential Facility (ARF). According to the California Department of Social Services, an ARF is a residential home for adults ages 18 through 59 with mental health care needs or who have physical or developmental disabilities and require or prefer assistance with care and supervision. There are six adult residential care facilities located in South Gate. Five are in single family homes that have a combined capacity of 19 persons. Eden Manor, which has a capacity of 45 persons, is the other adult residential facility.

Nine publicly subsidized, multifamily rental developments which have a total of 321 subsidized affordable housing units are in the City. All the affordable housing units are targeted to seniors and people with disabilities.

In addition, PATH Villas at South Gate is a proposed 60-unit affordable apartment community for veterans and men and women with fragile health moving out of homelessness. The development, which is scheduled for completion in Spring 2020, will include 31 studio apartments, 28 one-bedroom units, and 1 two-bedroom manager's unit.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The City of South Gate does not receive funding from Federal sources that require the implementation of supportive housing programs for persons returning from mental and physical health institutions.

State law and the Los Angeles County Department of Mental Health (DMH) regulations require a discharge planning process for Acute Care Hospitals, State Mental Hospitals, and Institutions for Mental Disease programs. Housing resources on discharge include independent living with rental assistance, family reunification, living with roommates, permanent supportive housing (PSH), and nursing homes.

California law requires hospitals/regional hospital associations to have protocols for homeless patients. The Hospital Association of Southern California, National Health Foundation, and Illumination

Foundation's Recuperative Care Program must provide post-hospital healthcare services to homeless patients moving from acute care. Services include housing location assistance, residential medical and social support.

Los Angeles County Department of Health Services (DHS) regulations require health care facilities to provide appropriate housing location and supportive services to avoid discharge into homelessness. Programs include: The Recuperative Care Program, nursing facilities, board and care, family reunification, permanent supportive housing (PSH), and affordable housing. DHS also funds 24/7 ES medical services where Case Managers work with patients to obtain housing, services, and benefits.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City will add transitional housing as a permitted use in the Civic Center and Urban Neighborhood zones. The City will also incorporate into the zoning ordinance the by right use requirements of AB 2162. Government Code 65651(a) states:

Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies ... certain requirements, including affordability.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of South Gate is not an entitlement/consortia grantee.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to HUD's guidance (Using IDIS to Prepare the Consolidated Plan, May 2018), MA-40 must describe regulatory barriers to affordable housing and describe public policies that affect the cost of housing and incentives to develop, maintain or improve affordable housing. The descriptions must focus on the negative effects on affordable housing of public policies such as *tax policy* affecting land and other property, *land use controls*, *zoning ordinances*, *building codes*, *fees and charges*, *growth limits*, and policies that affect the *return on residential investment*.

Tax policy affecting land and other property is governed by California state law. Property taxes are based on a property's assessed value. Property tax bills show land and improvement values. *Improvements* include all assessable buildings and structures on the land. *It does not necessarily mean recently "improved" property*. State law mandates that all property is subject to taxation unless otherwise exempted. In general, properties that are owned and used by educational, charitable, religious or government organizations may be **exempt** from certain property taxes.

Housing for low-income households owned and operated by a qualifying nonprofit organization is eligible for exemption from property taxes. The eligibility is based on family household income and the following restrictions:

- The property use is restricted to low-income housing by a regulatory agreement, recorded deed restriction, or other legal document;
- The funds that would have been necessary to pay property taxes are used to maintain the affordability of the housing or to reduce the rents for the units occupied by lower income households; and
- The property receives either state or federal low-income housing tax credits or government financing, or 90 percent or more of the tenants are qualified low-income tenants within the prescribed rent levels.

Therefore, South Gate's affordable housing developments owned by nonprofit organizations are eligible for exemption from property taxes.

The City's 2014-2021 *Housing Element* identified land use controls that could create barriers to affordable housing.

The Housing Element includes a program to bring the City's zoning regulations into compliance with State and federal laws. The program called for the Zoning Code update to add provisions for various types of special needs housing and remove all previously identified housing constraints. The removal and/or amelioration of the identified barriers were accomplished by the adoption of a comprehensive Zoning Ordinance update that was approved in March 2015. The Zoning Ordinance include updated policies and standards regarding density bonuses; second dwelling units; reasonable accommodation; and definitions for residential care facility, supportive housing, target population, transitional housing, and senior housing.

The City does not have growth limits, or policies and ordinances that regulate the number of housing units that can be constructed annually.

The City does not have ordinances such as rent control that directly affect the residential investment rate of return. In affordable for-sale and for-rent projects, however, the City does enact controls to maintain affordability.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The discussion of non-housing community development assets involves an analysis of the following tables:

- Table 39 – Business Activity
- Table 40 – Labor Force
- Table 41 – Occupations by Sector
- Table 42 – Travel Time
- Table 43 – Educational Attainment by Employment Status
- Table 44 – Education Attainment by Age
- Table 45 – Median Earnings in the Past 12 Months

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	386	5	1	0	-1
Arts, Entertainment, Accommodations	3,911	1,872	12	10	-3
Construction	1,615	1,088	5	6	1
Education and Health Care Services	4,600	2,067	14	11	-4
Finance, Insurance, and Real Estate	1,271	357	4	2	-2
Information	523	96	2	0	-1
Manufacturing	5,210	5,203	16	27	10
Other Services	1,167	254	4	1	-2
Professional, Scientific, Management Services	1,742	714	5	4	-2
Public Administration	0	0	0	0	0
Retail Trade	4,103	2,876	13	15	2
Transportation and Warehousing	1,830	3,180	6	16	11
Wholesale Trade	2,562	959	8	5	-3
<b>Total</b>	<b>28,920</b>	<b>18,671</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 39 - Business Activity**

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
Source:



## Labor Force

<b>Total Population in the Civilian Labor Force</b>	46,290
<b>Civilian Employed Population 16 years and over</b>	40,110
<b>Unemployment Rate</b>	13.34
<b>Unemployment Rate for Ages 16-24</b>	29.57
<b>Unemployment Rate for Ages 25-65</b>	8.61

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business, and financial	4,120
Farming, fisheries, and forestry occupations	2,440
Service	4,815
Sales and office	10,690
Construction, extraction, maintenance, and repair	4,085
Production, transportation, and material moving	3,870

**Table 41– Occupations by Sector**

Data Source: 2022-2015 ACS

## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	19,280	51%
30-59 Minutes	13,895	36%
60 or More Minutes	4,930	13%
<b>Total</b>	<b>38,105</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	12,990	1,740	6,680
High school graduate (includes equivalency)	8,925	1,250	3,020
Some college or Associate degree	7,840	955	1,795
Bachelor's degree or higher	3,320	295	425

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	195	1,270	2,670	8,925	4,765
9th to 12th grade, no diploma	2,290	2,310	2,875	3,360	1,065
High school graduate, GED, or alternative	3,920	4,670	3,995	4,520	1,115
Some college, no degree	4,410	4,200	1,930	2,230	535
Associate degree	305	940	495	800	180
Bachelor's degree	425	1,400	980	825	195
Graduate or professional degree	20	355	250	240	105

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,620
High school graduate (includes equivalency)	24,876
Some college or Associate's degree	30,318
Bachelor's degree	41,583
Graduate or professional degree	56,420

**Table 285 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

South Gate has fewer jobs (approximately 18, 600) located within the City limits than workers (approximately 28,900) (Table 39).

The business sectors offering the most jobs within South Gate include Manufacturing: 5,203, Transportation and Warehousing: 3,180, and Retail Trade: 2,876.

Most residents are employed in the following business sectors Manufacturing: 5,210, Education and Health Care Services: 4,600, Retail Trade: 4,103, and Arts, Entertainment, and Accommodations: 3,911.

South Gate is home to several major employers who provide plenty of jobs for the local workforce: Koo's Manufacturing, HUDD Transportation Services, B. Hunt Transport, Inc., Tesoro, AltaMed, Primestor, Rock View, World Oil, IRS Demo, and Edison International.

The Southern California Association of Governments (SCAG) also has prepared estimates of the total jobs in the South Gate. According to SCAG, total jobs include wage and salary jobs and jobs held by business owners and self-employed persons. The total job count does not include unpaid volunteers or family workers, and private household workers. In 2017, total jobs in the City of South Gate numbered 22,440, an increase of 9.3% from 2007. A sector-by-sector analysis is provided in the following paragraphs.

Manufacturing jobs include those employed in various sectors including food, apparel, metal, petroleum and coal, machinery, computer and electronic products, and transportation equipment. In 2017, the total manufacturing jobs numbered 3,373. Between 2007 and 2017, the number of manufacturing jobs in the City decreased by 13.1%.

Construction jobs include those engaged in both residential and non-residential construction. In 2017, the total construction jobs numbered 617. Between 2007 and 2017, construction jobs in the City decreased by 18.3%

Retail trade jobs include those at various retailers including motor vehicle and parts dealers, furniture, electronics and appliances, building materials, food and beverage, clothing, sporting goods, books, and office supplies. In 2017, total retail trade jobs numbered 4,203. Between 2007 and 2017, the number of retail trade jobs in the City increased by 18.6%.

Jobs in the professional and management sector include those employed in professional and technical services, management of companies, and administration and support. In 2017, the total number of professional and management sector jobs numbered 1,201. Between 2007 and 2017, the number of professional and management jobs in the City increased by 5.6%.

Additional information on the workforce concerns their commuting patterns. City Table 3 shows the top 10 places where residents commute to work. Approximately 7% of all workers who live in the City also work in South Gate. One of every four residents' commutes to Los Angeles to work.

**City Table 3**  
**City of South Gate**  
**Top 10 Places Where Residents Commute to Work: 2016**

Rank	Local Jurisdiction	Number of Commuters	Percent of Total Commuters
1	Los Angeles	8,064	25.8%
2	South Gate	2,067	6.6%
3	Long Beach	1,167	3.7%
4	Vernon	1,126	3.6%
5	Commerce	798	2.6%
6	Santa Fe Springs	794	2.5%
7	Downey	750	2.4%
8	Carson	675	2.2%
9	Torrance	576	1.8%
10	Lynwood	495	1.6%
All Other Destinations		14,700	47.2%

Source: Southern California Association of Governments, Profile of the City of South Gate, May 2019, page 21 and U.S. Census Bureau, 2019, LODES Data; Longitudinal-Employer Household Dynamics Program, <https://lehd.ces.census.gov/data/lodes/>

### **Describe the workforce and infrastructure needs of the business community:**

According to the ACS, South Gate's unemployment rate was almost 14% in 2015 (Table 40). Currently, the State Employment Development Department (EDD) reported that 43,600 South Gate residents were in the labor force with 41,500 residents employed. The City's unemployment rate – as of October 2018 – was 4.8%.

Few residents are employed in farming, fishing, and forestry occupations (Table 41). The largest number and percentage of residents have sales and office occupations. Most workers (51%) have jobs located within 30 minutes of their South Gate home. (Table 42). About 34% of the employed labor force have obtained some college, an Associate's degree, or Bachelor's degree. The majority (66%) of the employed labor force have a high school education or less (Table 43)

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

South Gate is a member jurisdiction of the Southern California Association of Governments (SCAG). According to SCAG:

Overall, member jurisdictions since 2000 have been impacted by a variety of factors at the national, regional, and local levels. For example, most member jurisdictions included in the 2017 Local Profiles reflect national demographic trends toward an older and more diverse population. Evidence of continued progress toward economic recovery is also apparent through gradual increases in employment, retail sales, building permits, and home prices. Work destinations and commute times correlate with regional development patterns and the geographical location of local jurisdictions, particularly in relation to the regional transportation system.

The Los Angeles County Economic Development Corporation (LAEDC) projects that most industries located in Los Angeles County will add jobs over the next five years. According to the LAEDC:

The strongest job growth will be in population serving service-oriented industries that will continue to serve the growing population in Los Angeles County.

The City of South Gate's commitment to economic development includes attracting, retaining, and expanding the City's business community to support job creation; stimulate an economy that grows the local tax base; and securing a competitive business climate. The City works in partnership with its business organizations such as the South Gate Chamber of Commerce, facilitating access to business incentives and programs.

The major business corridors/areas include:

- Historic Tweedy Mile Corridor
- Firestone Boulevard Corridor
- Hollydale Corridors
- El Paseo
- The Azalea Shopping Center

Examples of recent economic development include the Atlantic Avenue Commercial Center; AltaMed, a 2-story medical facility; The Crossroads at Firestone Boulevard Shopping Center; and the Calden Court Apartments, an affordable 216 multi-family housing development.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Jobs located within South Gate match well with the skills and education of the local workforce. Business sectors offering the jobs that may not require a high school graduation include retail trade, accommodation and food services, other services, manufacturing, and warehousing. Workers with less than a high school education would benefit from training so they could compete for better paying jobs. The median annual income earnings of workers with less than a high school education is less than \$21,000 (Table 45).

HUB Cities One-Stop Career Center (HCCC), based in Huntington Park, was founded in 1988 as the primary public job training and placement center for residents of the cities of Huntington Park, South Gate, Lynwood, Cudahy, Maywood, and Bell Gardens.

While HCCC has many one-stop counterparts in LA County, none have quite the same set of challenges faced by this organization and the cities in the immediate area. The population density of HUB Cities area is 15,512 persons per square mile, which is approximately 637% more dense than the Los Angeles County average and well over 7,000% that of the State of California. HCCC's, population is younger than in LA County or California, with 43% being younger than 20 years of age. In contrast, the population of those less than 24 years of age in LA County and the State of California are just 35% and 35.9% respectively. According to the HUB Cities, one contributing factor and area of concern is the fact that one in seven young women in the region will give birth before turning 20.

Among the most severe challenges facing HUB Cities' local communities is the overall low level of educational attainment. The attrition rate for high school students in the high school district ranges from 54% to 36%.

Reflecting on population's low educational attainment levels, the per capita income of the area is just \$9,140. The income levels are 65% lower than the average in Los Angeles County and 68% lower than the State of California. According to the HUB Cities improvements to the area's per capita income cannot be expected until the level of educational attainment improves significantly

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Hub Cities WorkSource Center is made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Innovation Opportunity Act (WIOA). HUB Cities is located approximately 2.6 miles from South Gate's City Hall. HUB Cities offers several job seeker services including training assistance, referrals to ESL programs, services for veterans, and assistive devices for individuals with disabilities.

Funds for economic development are limited and with so many reductions, the City will be hard pressed to fund economic development activities in the future. However, City officials and staff will continue to work with private and other public partners to assist in the retention and expansion of local businesses with the objective of increasing average incomes with particular emphasis on expansion of a sustainable local economy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable to the City of South Gate.

A Planning Organization seeking to formulate and implement a regional economic development program will benefit from developing a CEDS. Successful economic development efforts are based on CEDS that provide an economic roadmap to diversify and strengthen regional economies. The Public Works and Economic Development Act of 1965, as amended (PWEDA), requires a CEDS to apply for investment assistance under EDA's Public Works or Economic Adjustment Assistance Programs. At EDA's discretion, EDA may accept CEDS that it has funded or CEDS prepared independently of EDA investment assistance or oversight.

The City of South Gate has not independently prepared a CEDS and does not participate in a Comprehensive Economic Development Strategy (CEDS).

During this Consolidated Plan period, South Gate will continue to assess and coordinate economic development initiatives in partnership with local workforce boards to implement local or regional economic initiatives.

**Discussion**

Refer to the analysis in the preceding paragraphs.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The geographic distribution of housing problems mirrors that of the low-and moderate-income population. Housing problems impacting lower income households such as cost burden and crowding are not geographically concentrated.

Housing quality problems are correlated with the age of housing. As noted above, the City has an older housing stock. There are no census tract areas where the “youthful” housing stock predominates. Therefore, housing quality problems are not concentrated in certain areas or neighborhoods.

Housing cost-burden is the most common housing problem adversely impacting owners and renters alike. This type of housing problem is prevalent throughout the City and is not necessarily concentrated in a few neighborhoods.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A concentration is defined by HUD when a minority percentage exceeds the citywide percentage by 10%. Because, in South Gate, minority residents comprise 97% of the City’s population there is no area or neighborhood concentration. City Table 4 shows the number of persons residing in each census tract by race and ethnicity.

Almost 68% of South Gate’s population have low/moderate incomes (<80% AMI). Nine of the City’s 57 block groups have a low/mod income population that comprises less than 50% of the population. Therefore, most South Gate’s residents live in 48 block groups that have most of the low/mod income population. For details, refer to City Table 5.

**City Table 4**  
**City of South Gate**  
**Minority population by Census Tract**

Census Tract	White alone	Hispanic or Latino (of any race)	Black or African American alone	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some other race alone	Two or more races	Total	Percent Minority
5355.01	54	3,876	5	0	4	5	0	5	3,949	98.6%
5355.02	118	5,012	45	0	27	0	0	0	5,202	97.7%
5355.03	26	2,339	0	12	0	0	0	16	2,393	98.9%
5356.03	13	3,511	62	0	7	0	0	0	3,593	99.6%
5356.04	26	4,326	0	0	0	0	0	0	4,352	99.4%
5356.05	25	4,589	0	0	40	0	0	0	4,654	99.5%
5356.06	62	2,006	14	0	0	6	0	18	2,106	97.1%
5356.07	50	4,994	31	0	0	0	0	0	5,075	99.0%
5357.01	50	5,593	0	0	99	0	0	7	5,749	99.1%
5357.02	286	4,448	0	0	0	0	0	29	4,763	94.0%
5358.02	347	6,172	0	0	0	13	0	25	6,557	94.7%
5358.03	40	4,405	0	0	9	0	22	0	4,476	99.1%
5358.04	139	5,458	34	0	0	0	0	0	5,631	97.5%
5359.01	51	5,673	10	0	0	0	0	0	5,734	99.1%
5359.02	309	6,684	0	0	40	0	0	21	7,054	95.6%
5360	49	3,724	13	24	12	0	0	0	3,822	98.7%
5361.02	730	2,641	17	0	14	9	0	8	3,419	78.6%
5361.03	117	5,434	7	0	18	0	0	34	5,610	97.9%
5361.04	79	3,818	131	0	18	53	3	20	4,122	98.1%
5362	462	6,181	206	0	267	43	0	0	7,159	93.5%
<b>Total</b>	<b>3,033</b>	<b>90,884</b>	<b>575</b>	<b>36</b>	<b>555</b>	<b>129</b>	<b>25</b>	<b>183</b>	<b>95,420</b>	<b>96.8%</b>
<b>Percent</b>	<b>3.2%</b>	<b>95.2%</b>	<b>0.6%</b>	<b>0.0%</b>	<b>0.6%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.2%</b>	<b>100.0%</b>	

Source: American FactFinder 2013-2017 American Community Survey, Table DP05 ACS Demographic and Housing Estimates



**City Table 5**  
**City of South Gate**  
**Percent Low/Moderate Income Population**  
**By Census Tract and Block Group: 2010**

Census Tract	Block Group	Number Low/Mod	Low/Mod Universe	Percent Low/Mod
5355.01	1	1,800	2,015	89.3%
5355.01	2	1,175	1,545	76.1%
5355.02	1	1,495	2,390	62.6%
5355.02	2	2,320	3,050	76.1%
5355.03	1	1,730	2,230	77.6%
5356.03	1	1,370	1,805	75.9%
5356.03	2	1,465	2,010	72.9%
5356.04	1	1,645	1,815	90.6%
5356.04	2	1,380	2,255	61.2%
5356.05	1	1,875	2,480	75.6%
5356.05	2	1,325	1,730	76.6%
5356.06	1	1,455	2,065	70.5%
5356.07	1	1,165	1,545	75.4%
5356.07	2	870	1,075	80.9%
5356.07	3	510	825	61.8%
5356.07	4	625	715	87.4%
5357.01	1	1,275	1,940	65.7%
5357.01	2	1,300	2,050	63.4%
5357.01	3	1,585	2,355	67.3%
5357.02	1	1,205	1,340	89.9%
5357.02	2	1,125	1,445	77.9%
5357.02	3	630	1,020	61.8%
5357.02	4	1,275	1,490	85.6%
5358.02	1	1,505	1,870	80.5%
5358.02	2	615	1,360	45.2%
5358.02	3	1,115	1,420	78.5%
5358.02	4	1,695	2,215	76.5%
5358.03	1	1,335	1,620	82.4%
5358.03	2	1,415	1,725	82.0%
5358.03	3	875	975	89.7%
5358.04	1	1,555	2,625	59.2%
5358.04	2	2,055	2,650	77.5%
5359.01	1	635	1,275	49.8%
5359.01	2	845	1,640	51.5%
5359.01	3	935	1,410	66.3%
5359.01	4	1,265	1,765	71.7%
5359.02	1	1,200	1,530	78.4%

**City Table 5-continued**  
**City of South Gate**  
**Percent Low/Moderate Income Population**  
**By Census Tract and Block Group: 2010**

<b>Census Tract</b>	<b>Block Group</b>	<b>Number Low/Mod</b>	<b>Low/Mod Universe</b>	<b>Percent Low/Mod</b>
5359.02	1	940	1500	62.67%
5359.02	2	580	1,575	36.83%
5359.02	3	750	2,410	31.12%
5359.02	4	1,140	2,340	48.72%
5360	1	650	880	73.86%
5360	2	2,095	3,045	68.80%
5361.02	1	750	1,355	55.35%
5361.02	2	335	710	47.18%
5361.02	3	800	1240	64.52%
5361.03	1	1095	1245	87.95%
5361.03	2	930	2,085	44.60%
5361.03	3	1,240	2,050	60.49%
5361.04	1	1070	1,200	89.17%
5361.04	2	550	1,220	45.08%
5361.04	3	970	1300	74.62%
5361.04	4	210	480	43.75%
5362	1	1,125	2,035	55.28%
5362	2	895	1,790	50.00%
5362	3	560	880	63.64%
5362	4	1075	1550	69.35%
5362	5	1040	1,345	77.32%

U.S. Department of Housing and Urban Development, *FY 2018 LMISD Local Governments by State, Based on 2011-2015 American Community Survey*

### **What are the characteristics of the market in these areas/neighborhoods?**

There are no concentrations areas or neighborhoods. Therefore, indicators of the characteristics (e.g., prices, rents, foreclosures) can be based on conditions in the City as a whole.

According to SCAG, between 2000 and 2018, the median home sales price of existing homes increased 190% from \$150,000 to \$435,000. The median home sales price increased by 81.3% between 2010 and 2018. In 2018, the median home sales price in the City was \$435,000, \$162,000 lower than that in the county overall. Median home sales price reflects resale of existing homes, which varies due to type of units sold. Between 2000 and 2018, the largest single year increase was 32%.

SCAG data indicates that housing costs accounted for an average of 35.1% of total household income for renters. Housing costs accounted for an average of 28.1% of total household income for homeowners.

There were 12 foreclosures in 2018. Many more neighborhoods of the City were adversely impacted by foreclosures in the past. SCAG data indicates that between 2007 and 2018 there were 1,262 foreclosures.

Source: Southern California Association of Governments, *Profile of the City of South Gate*, May 2019, pages 15-17

### **Are there any community assets in these areas/neighborhoods?**

There are several community assets in these areas/neighborhoods, including two Libraries, Senior Center, Farmers Market, and City Hall. Additionally, South Gate Park, a regional park centrally located within the City, is perhaps the single most important asset serving over 5,000 visitors daily. South Gate Park covers a total of 96.8 acres and includes six different facilities (e.g., golf course, Sports Center, etc.)

### **Are there other strategic opportunities in any of these areas?**

During the 2020-2025 Consolidated Plan period, the City will continue to encourage funding alternatives to increase strategic opportunities in low-and moderate-income areas including the development of a new 7 acre park.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Pursuant to the Consolidated Plan regulations, during the process of developing the Consolidated Plan the City's consultation process included gathering information on broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies.

Broadband Internet Service Providers/Organization Engaged in Narrowing the Digital Divide

Dozens of internet service providers make coverage available in South Gate.

High-speed fiber internet is available in some South Gate neighborhoods through Frontier Fios. This ISP's service map runs from the City center to Garfield Avenue in the east.

AT&T is available primarily in the far western and eastern parts of South Gate. Covered neighborhoods include Nebraska Avenue, Tweedy Boulevard, and Hollydale.

Cable service is provided by Time Warner Spectrum in many parts of South Gate. The central part of the City falls outside the service area.

Cable service is also available through Charter in a handful of neighborhoods. Through Charter, service is available in San Vincent, Firestone, and Adella.

Those living in the western half of South Gate enjoy consistent internet service through Sonic.net.

Another popular option in South Gate is New Edge Networks, which covers much of the City within its service area.

A summary is provided below:

Provider	Type	Download Speeds Up To
AT&T	DSL & Fiber	100 Mbps
Spectrum	Cable	100 Mbps
Viasat	Satellite	25 Mbps
New Edge Networks	Other Copper Wireline	2 Mbps
Sonic.net	DSL	25 Mbps

According to Stanford University, the "digital divide" refers to the growing gap between the underprivileged members of society, especially the poor, rural, elderly, and handicapped portion of the

population who do not have access to computers or the internet; and the wealthy, middle-class, and young Americans living in urban and suburban areas who do have access.

Stanford University has described the following governmental initiatives:

- The Schools and Libraries Division of the Universal Service Administrative Company (USAC)  
  
Enables schools, libraries, and rural health care providers - that could normally not afford them - with network wiring and access to both telecommunications and Internet services. Otherwise known as the "E-rate" program, requires telecommunications companies to provide services to those eligible at rates discounted from 20% to 90%. The highest priority and discounts are given to the most economically or geographically disadvantaged schools and libraries, based on the household incomes of student's families. Congress and the FCC approved \$2.25 billion in annual funding. In the first year of funding, the program helped connect 80,000 schools and 38 million children.
- The Community Technology Center's Program sponsored by the U.S. Department of Education  
  
Promotes the development of programs aimed at increasing and demonstrating the value of technology in "urban and rural areas and economically distressed communities." The program awards three-year grants on a competitive basis to fund Community Technology Centers.
- The Neighborhood Networks Program sponsored by the U.S. Department of Housing and Urban Development (HUD)  
  
As a community-based initiative, encourages the development of resource and computer learning centers in privately owned HUD-assisted and HUD-insured housing to make technology more accessible. Each community independently plans, manages, and funds their Neighborhood Networks center, but HUD often provides grants, loans, and volunteer service. The centers mainly offer computer access, computer assistance and training, GED certification, health and social services. The program currently contains 608 active centers and plans on establishing 705 more with the help of business and community partners.

South Gate's libraries offer a Digital Library that provides online learning, e-books, video classes, etc.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

#### Management of Flood Prone Areas

The flood prone areas within the City have been mapped by the County of Los Angeles and the Federal Emergency Management Agency (FEMA).

Flood events occur whenever water covers what is normally considered dry land. They often occur during heavy precipitation events, when the amount of rainwater exceeds storm drains or flood control channel capacity. The force of a flood is sufficient to carry away large objects and smash them into structures, causing considerable damage to buildings and infrastructure. In severe instances, floodwaters themselves can destroy structures or move them off their foundation. Floods can saturate and weaken soil, potentially making structures built on them more susceptible to damage or collapse. FEMA has identified elevated risk of flooding in the eastern portion of the community near the Los Angeles River and the Rio Hondo drainage channel.

Areas of the City east of Jackson Avenue and Burke Avenue are within the 500-year floodplain, meaning that there is a 0.2% chance (one in 500) that the area will be subjected to flooding in any given year. Overall, nearly half of the community is located within the 500-year flood zone. The only parts of South Gate within the 100-year floodplain are the Los Angeles River and the Rio Hondo drainage channel itself, although there is land in northeastern Lynwood (immediately south of South Gate) in the 100-year floodplain. Areas within the 100-year floodplain have a 1% chance (one in 100) of flood occurring in any given year.

The Los Angeles River and Rio Hondo Channel represent the primary flood risk for the City of South Gate. During a flood in 1980, the lower Los Angeles River reached its flood control capacity and the U.S. Army Corps of Engineers determined that portions of the system provided less than a 40-year level of flood protection, far below the minimum federal standard for flood control channels of 100 years. The Los Angeles County Drainage Area (LACDA) Project, completed in 2001 and administered by the Los Angeles County Department of Public Works, was a response to this flooding danger. The project raised the height of 21 miles of levee along the Los Angeles River from the Southern Pacific Railroad to the confluence with the Rio Hondo, and along the Rio Hondo Channel from the confluence with the Los Angeles River to just downstream of the Whittier Narrows Dam.

The LACDA provided 133-year storm flood protection in the areas in which it was installed, including through the City of South Gate. As a result, National Flood Insurance Program (NFIP) river and flood hazard insurance is no longer required anywhere within South Gate City limits. This is demonstrated in the LACDA Overflow Map, which identifies areas in Los Angeles County where flood insurance is mandatory and shows South Gate outside of these areas. The recreational benefits from the LACDA included improvements to equestrian and bicycle trails, installation of rest stops, and landscaping. Because the City's elevation is around 115 feet there is little to no risk of tsunamis, which rarely rise more than 40 feet above sea level before hitting land.

#### Emergency Management Agencies

Regional agencies and partnerships play an important role in emergency response in South Gate. Los Angeles County facilitates and manages key emergency response efforts in the community.

The Los Angeles County Office of Emergency Management is responsible for maintenance of the County Emergency Operations Center. The center serves as a first responder for disaster events in the county, including incorporated cities. The County is also responsible for activating other emergency operation centers throughout the county, as needed, depending on the type or location of disastrous event.

The City of South Gate does have a designated emergency operations center, which is located within the South Gate Police Department. In the event of an emergency, Los Angeles County implements Alert LA County, an emergency mass notification system to contact County residents and businesses. The system sends text messages, voice mail messages, and e-mail messages to alert the community of emergency events. The responsibility for emergency notification services throughout the county is held by the County Office of the Sheriff. This Office also has responsibility to issue calls for evacuation. If emergency shelters are necessary, the County Department of Public Social Services is responsible for the activation and coordination of shelters with jurisdictions throughout the county.

Emergency response services are available to all neighborhoods, including the City's low- and moderate-income neighborhoods.

#### Land or Water Resources

South Gate is an entirely urbanized area. Plants and trees are limited to parks, streetscaping, some riparian zones around the Los Angeles River and Rio Hondo Channel, and private yards and gardens. There are no known threatened or endangered species and very sparse wildlife, though migratory or native birds may be found in natural areas such as South Gate Park or areas around the Los Angeles River.

Many of the City's best opportunities for greening the City involve preserving and enhancing existing spaces, and in some cases rehabilitating or converting them back to biologically active areas. Improving parks and open space, enhancing the Rio Hondo Channel and Los Angeles River, and streetscape improvements are the major policy goals that can achieve this. Improving the "urban forest" - the network of trees throughout the City - is another important opportunity to enhance the City's biological resources.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan describes how the City will continue to maintain compliance in managing its federal grant funds received by addressing market conditions, geographic distribution of needs and priorities, the resources expected to be available to meet community needs, the structure in place for delivering services, goals, barriers to meeting the goals, and how those barriers may be overcome. The Strategic Plan also includes a discussion of public housing, homelessness and lead-based paint and describes the City's anti-poverty initiatives and its plans to monitor performance and compliance.

For 2020-2025, the City and the Citizen Advisory Committee (CAC) developed major goals, objectives, and implementation strategies. The City's 5-year Strategic Plan is focused on goals to provide public services for low- to moderate-income youth, seniors, those with special needs and the low-income population in general. Typically supported services include educational programs, food and nutrition programs, health care, enrichment programs, and activities for youth and seniors, and similar services.

Another high priority of the Strategic Plan is improving South Gate's infrastructure in neighborhoods where the highest percentage of low- to moderate-income people reside. Expected projects during the five-year period includes improvements to sidewalks and crosswalks, improvements to parks and open space projects, and other similar public improvements.

The City and the CAC will continue to identify and discuss emerging needs in the City of South Gate. New and alternative approaches to meeting these needs within the established goals and objectives will be considered.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 29 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	



	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

## **General Allocation Priorities**

### **Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

HUD encourages grantees, here appropriate, to identify locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. For the purpose of the Consolidated Plan, local target areas are loosely defined and do not need to conform to a set of specific standards.

The City will seek to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

## **SP-25 Priority Needs - 91.215(a)(2)**

### **Priority Needs**

The Consolidated Plan indicates the general priorities for allocating investment of available resources among different needs. Priority needs are those that *will be addressed* by the goals outlined in the Strategic Plan. HUD has not issued guidance on how to structure the priority need information. Grantees may choose to organize their priority needs according to the structure presented in the regulations at 24 CFR 91.215:

#### Affordable Housing

- ✓ Rental assistance
- ✓ Production of new units
- ✓ Rehabilitation of existing units
- ✓ Acquisition of existing units

#### Homelessness

- ✓ Outreach
- ✓ Emergency shelter and transitional housing
- ✓ Rapid Re-housing
- ✓ Prevention

#### Non-housing Community Development

- ✓ Public Facilities
- ✓ Public Improvements and Infrastructure
- ✓ Public Services
- ✓ Economic Development

Although there is no prescribed format for organizing the priority needs, for each priority need, the City must assign a priority level of “low” or “high.” The priority level simply indicates relative preference among the needs listed. HUD has stated that jurisdictions have the option of using the narrative sections to elaborate on the meaning of “low” and “high.” For example, a jurisdiction may state that it plans on using available resources described in the plan to address “high” priorities and expects other funding sources or community stakeholders to address “low” priorities. For the City of South Gate Consolidated Plan, a High Priority means one that will be fund by CDBG or HOME funds. All Priority Needs described in the Priority Needs Summary have been assigned a High Priority.

The City also can indicate one or more populations to be served according to income, family type, homeless population, and special need.

**Table 47 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Preserve the supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Housing
	<b>Description</b>	The age and condition of South Gate’s housing stock is an important indicator of potential rehabilitation needs. The <i>2014-2021 Housing Element</i> states that “housing rehabilitation is a priority need for the community.” Furthermore, the Housing Element estimates that 6,000 housing units need substantial rehabilitation. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air conditioning systems, hot water heaters and finish plumbing fixtures. Low income homeowners generally are not in a financial position to properly maintain and rehabilitation their homes.
	<b>Basis for Relative Priority</b>	Preservation of the physical and functional integrity of existing housing units occupied by low income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low-and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all South Gate residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Residential Rehabilitation Program staff.
<b>2</b>	<b>Priority Need Name</b>	Ensure equal access to housing opportunities
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing choice within their communities. The City of South Gate will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG and HOME funds.
	<b>Basis for Relative Priority</b>	The City's <i>2020-2025 Analysis of Impediments to Fair Housing Choice</i> indicates that from August 2010, through August 2019, the Fair Housing Foundation (FHF) received 12 complaints from within the City of South Gate. Seven of the twelve complaints claimed to be based on their familial status. Four other complaints were based on national origin. Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of South Gate. In accordance with HUD requirements, this priority will be addressed using CDBG funds.
<b>3</b>	<b>Priority Need Name</b>	Provide public services for low income residents
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The City will provide funding to improve access to public services for low- and moderate-income persons.

	<b>Basis for Relative Priority</b>	Indicators of the need for public services funding are: 67% of the population have low/moderate incomes, 19.6% have incomes below the poverty level, 19.4% are without health insurance, 14.8% have used food stamps/SNAP benefits in the past year, and 5.7% rely on cash public assistance. Consistent with the results of the Community Needs Survey, the provision of a wide range of public services for low-and moderate-income residents is a high priority.
4	<b>Priority Need Name</b>	Infrastructure and Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Infrastructure and Public Facility Code Enforcement
	<b>Description</b>	In consultation with the City of South Gate Public Works Department, Parks and Recreation, and Community Development Department, a high level of need exists within the CDBG areas for activities such as graffiti removal, code compliance, public facilities improvements (including ADA improvements) and infrastructure improvements.
	<b>Basis for Relative Priority</b>	Based on need and available resources and results of the Community Needs Survey, the improvement of neighborhoods, public facilities and infrastructure is rated as a high priority need for CDBG funds.
5	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Administration
	<b>Description</b>	The City will reserve no more than 20% of its annual CDBG allocation to Planning, Administration, and Fair Housing. The City will provide funding to the Fair Housing Foundation to administer a fair housing complaint intake, enforcement, education, and outreach program annually. The City will reserve no more than 20% of its annual HOME allocation to Planning and Administration.
	<b>Basis for Relative Priority</b>	The assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Community Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment.

6	<b>Priority Need Name</b>	Commercial Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	Commercial Rehabilitation
	<b>Description</b>	The City will provide financial assistance for the rehabilitation of commercial facade improvements.
	<b>Basis for Relative Priority</b>	The South Gate General Plan 2035 determined that “major corridors in the City-including Long Beach , Firestone Boulevard, California, Imperial, and Atlantic – are visually unattractive and do not contribute to the overall appearance and identity of the City.” Additionally, the General Plan stated: “Some of the buildings suffer from lack of upkeep or are in disrepair.” The City will provide financial assistance for the rehabilitation of commercial facade improvements.
7	<b>Priority Need Name</b>	Business Assistance Program
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Job Creation and Retention Business Assistance
	<b>Description</b>	The City will provide funds to assist businesses servicing LMA areas and for the creation and retention of jobs employing eligible LMI persons.
	<b>Basis for Relative Priority</b>	This program allows businesses to continue to provide services to LMA areas and to retain and create jobs to impact the local economy positively.

### Narrative (Optional)

The Needs Assessment describes four categories of need: housing, homelessness, supportive housing and non-housing community development (public facilities, public improvements, and public services).

Priority needs refer to those that will be addressed by the goals outlined in the Strategic Plan.

- *High Priority* means that CDBG and HOME funds will be allocated to address that need.

- *Low Priority* means that funding may be allocated if funds from other sources become available

**SP-30 Influence of Market Conditions – 91.215 (b)****Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Median monthly rents are generally about the same as the Fair Market Rents (FMRS). However, rental assistance through monthly subsidies is expensive. TBRA is not a program that will be funded by HOME due to its expense and the fact that it would seriously reduce funds for other activities that could be funded by the HOME program. Instead, the City will rely on the rental assistance provided by the South Gate Housing Authority.
TBRA for Non-Homeless Special Needs	TBRA for non-homeless special populations also will not be funded for the reasons mentioned above. The gap between 30% of income and market rents is too large and, if the City chose to provide TBRA with HOME funds, other pressing needs such as improving the quality of existing housing would become neglected.
New Unit Production	The production of new affordable housing is constrained by limited land availability, the high cost of residential land, high development costs, fees, and construction standards and requirements. Consequently, funds in addition to HOME are needed to facilitate new unit production. The City will continue to explore funding opportunities with non-profit and private developers of affordable housing.
Rehabilitation	South Gate's housing stock is older, and many homes are in need of minor, modest, and major repairs. Because of this market condition and homeowner acceptance, the City plans to continue to use HOME and CDBG funds on improving the quality of the existing housing stock.
Acquisition, including preservation	CDBG and HOME funds can be used as gap financing based on costs and resources, targeting different income levels within the community. The City may consider using CDBG and HOME for Acquisition, including preservation. This latter strategy is especially important because South Gate has a very limited supply of vacant land.

**Table 48 – Influence of Market Conditions**



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The following table outlines the anticipated resources to include CDBG and HOME that the City anticipates having available during the 2020-2025 period covered by this Consolidated Plan. It is followed by narratives about other resources these funds will leverage.

The City anticipates that over the course of the Strategic Plan it will have CDBG and HOME funds available for use. Along with these federal entitlements, the City may elect to utilize Section 108, Low-Income Housing Tax Credits, and the State of California's housing programs to support housing development, such as CalHome. Other resources that may be used include City General Fund as well as program income. One of the main obstacles to meeting community needs is inadequate resources for programs that could address these needs. Funding within California and federal and private funding sources for housing and community development programs is and will remain limited for the foreseeable future due to the current economic situation.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,487,150	\$0	\$1,152,808.50	\$2,639,958.50	0	A HUD formula-based program that annually allocates funds for a wide range of eligible housing and community development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$664,918	\$0	\$1,128,255 .67	\$1,626,25 5.67	0	A HUD formula based program that annually allocates funds to support affordable housing programs.

**Table 49 - Anticipated Resources**

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

Leveraging

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible to address priority needs and associated goals.

During the 5-year period of the Consolidated Plan the City will seek funds to leverage the Federal CDBG and HOME funds.

In the past, South Gate has actively leveraged its affordable housing projects, mostly with Redevelopment Set-aside funds. As the Redevelopment Agency was dissolved in 2012, the City will continue its efforts to leverage projects with other available resources. Some potential leveraging resources are listed below:

Low-income Housing Tax Credit (LIHTC) - The California Tax Credit Allocation Committee (TCAC) facilitates the investment of private capital into the development of affordable rental housing for low-income Californians. TCAC allocates federal and state tax credits to the developers of these projects. Corporations provide equity to build the projects in return for the tax credits. TCAC verifies that the developers have met all the requirements of the program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Affordable Housing Sustainable Communities Housing Program: AHSC directs investments to historically under-invested communities, giving more Californians access to opportunity. At least 50% of AHSC funding is required by state law to be allocated to affordable housing and projects in, or that provide a

benefit to, disadvantaged communities. These communities are defined by the California Environmental Protection Agency's CalEnviroScreen tool, which combines environmental, health and socioeconomic data by census tract to indicate the level to which communities are impacted by pollution. New legislation will also require AHSC to invest in low-income census tracts throughout the state.

Additional housing resources are listed below:

Housing Choice Vouchers: The South Gate Housing Authority's Section 8 rental voucher program provides rental assistance to help very low-income families afford decent, safe, and sanitary rental housing. The Housing Authority accepts the application for rental assistance, selects the applicant for admission, and issues the selected family a rental voucher confirming the family's eligibility for assistance. The family must then find and lease a dwelling unit suitable to the family's needs and desires in the private rental market. The Housing Authority pays the owner a portion of the rent (a housing assistance payment (HAP)) on behalf of the family.

654 City households currently receive Section 8 housing vouchers.

Mortgage Credit Certificate Program - Income tax credits are available to first-time homebuyers to buy new or existing single-family housing. The County of Los Angeles administers this program on behalf of jurisdictions in the County.

A Mortgage Credit Certificate (MCC) entitles qualified home buyers to reduce the amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. The LA County MCC Program provides for a 20% rate which can be applied to the interest paid on the mortgage loan. The borrower can claim a tax credit equal to 20% of the interest paid during the year. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit. The buyer takes the remaining 80% interest as a deduction. When underwriting the loan, a lender takes this into consideration and the borrower can qualify for a larger loan than would otherwise be possible.

#### Matching Requirements

A participating jurisdiction (PJ) receiving HOME funds is required to contribute a 25% match of non-HOME funds for every dollar of HOME funds spent. In general, as cities draw their HOME funds, they will incur a match liability, which must be satisfied by the end of each fiscal year. The HOME statute also provides a reduction of the matching contribution under three conditions: 1) Fiscal distress, 2) severe fiscal distress, and 3) presidential disaster declarations.

A PJ may be entitled to a greater reduction if an increase in its poverty rate or a decrease in its per capita income causes it to be eligible for a 100% match reduction. If a PJ satisfies both distress criteria, it is determined to be in severe fiscal distress and receives a 100% reduction of match.

The City of South Gate will still be eligible for the (100%) match reduction during PY 2020-2021 due to the percentage of poverty level families (19.6%) and the low per capita income (\$17,017, ACS, 2017 1-year estimates, Table B19301).

**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 no publicly owned land that is available at this time to address the needs described in the Consolidated Plan. However, the City does explore opportunities to partner with non-profits to address unmet housing needs. In some cases, the partnership involves land and/or existing property.

**Discussion**

Please refer to preceding paragraphs.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SOUTH GATE	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
NEWSTART HOUSING CORPORATION, INC.	CHDO	Ownership Rental	Jurisdiction
HOME OWNERSHIP FOR PERSONAL EMPOWERMENT (HOPE)	CHDO	Non-homeless special needs Ownership Rental	Jurisdiction
SOUTH GATE HOUSING AUTHORITY	PHA	Rental	Jurisdiction
LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)	Continuum of care	Homelessness	Region

**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of South Gate’s Community Development Department Housing Division will take the lead role in implementing the housing and community development strategies, as defined throughout the Strategic Plan, over the next five years. The City is responsible for implementing the Federal Community Development Block Grant (CDBG) Program and the Home Investment Partnership Program (HOME). CDBG grants will be awarded to subrecipients using the application process outlined in the Citizen Participation Plan.

The strength of the delivery system is that the work of the City, the South Gate Housing Authority, Citizen Advisory Committee, and other non-profits and for-profit entities is closely coordinated. Gaps in the delivery system are minimal and relate only to the lack of resources to implement needed activities or to expand programs rather than inadequate institutional capacity.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Fair Housing	X		

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City staff administers two homeless programs:

**Homeless Prevention Program**

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 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.

### Homeless Outreach Program

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. A 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.

### **Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City has cooperative relationships with surrounding jurisdictions, diverse types of agencies, and nonprofits to meet the Consolidated Plan goals. This coordination has led to solid working relationships that enable all service providers to better assist those in need.

Non-Profit Organizations: The City utilizes a variety of nonprofit organizations to address community needs, such as homelessness, special needs, fair housing, and food distribution services.

Public Housing Authority: The South Gate Housing Authority continues to administer the Housing Choice Voucher Program (Section 8) for City residents. The City will work with the Housing Authority to improve the living environment of residents.

Coordination with those described above has led to solid working relationships that assisted to enable all service providers to better assist those in need and created a strong network of individual agencies working toward a common goal.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

With resources becoming more and more limited, the City proposes to overcome gaps in institutional structure by:

- 1) Maintaining open communication with subgrantees and other consolidated planning partners;
- 2) Utilizing technology to share, distribute information, foster, and maintain constant contact with community planning partners; and
- 3) Recommending and assisting to coordinate the use of volunteers (volunteer-based organizations) in which to fill gaps where it logically makes sense

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration	2020	2025	Administration	Citywide	Planning and Administration	CDBG: \$1,367,150 HOME: \$831,147.50	Other: 0 Other
2	Fair Housing	2020	2025	Administration	Citywide	Ensure equal access to housing opportunities	CDBG: \$120,000 HOME: \$0	Other: 1350 Other
3	Housing	2020	2025	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$500,000 HOME: \$5,384,725	Homeowner Housing Rehabilitated: 30 Households/ Housing Units
4	Commercial Rehabilitation	2020	2025	Non-Housing Community Development	Citywide	Commercial Rehabilitation	CDBG: \$2,050,000 HOME: \$0	Businesses assisted: 85 Businesses Assisted
5	Infrastructure and Public Facility	2020	2025	Non-Housing Community Development	Citywide	Infrastructure and Public Facilities	CDBG: \$2,700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2020	2025	Non-Housing Community Development	Citywide	Provide public services for low income residents	CDBG: \$5,992,645 HOME: \$2,750,000	Public service activities other than Low/Moderate Income Housing Benefit: 17,875 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
7	Business Assistance	2020	2025	Economic Development	City Wide	Job Creation/Retention	CDBG: \$1,900,000	Businesses Assisted: 170 Businesses Assisted

**Table 52– Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Provide planning and administrative services.
<b>2</b>	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote fair housing.
<b>3</b>	<b>Goal Name</b>	Housing
	<b>Goal Description</b>	Promote and maintain affordable housing options
<b>4</b>	<b>Goal Name</b>	Commercial Rehabilitation
	<b>Goal Description</b>	Provide financial assistance for the rehabilitation of commercial facade improvements.
<b>5</b>	<b>Goal Name</b>	Infrastructure and Public Facility
	<b>Goal Description</b>	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.
<b>6</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Expand and improve the quality and quantity of public service programs.
<b>7</b>	<b>Goal Name</b>	Business Assistance Program
	<b>Goal Description</b>	The City will provide funds to assist businesses servicing LMA areas and for the creation and retention of jobs employing eligible LMI persons.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City will assist in providing affordable housing in the next five years to the following number of families by income group:

1. Extremely low-income families: 3
2. Low-income families: 3
3. Moderate-income families: 3

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There are no public housing units in the City of South Gate; therefore, this section does not apply.

**Activities to Increase Resident Involvements**

There are no public housing units in the City of South Gate; therefore, this section does not apply.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

There are no public housing units in the City of South Gate; therefore, this section does not apply.

**SP-55 Barriers to affordable housing – 91.215(h)**

## Barriers to Affordable Housing

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

According to HUD guidance, the Strategic Plan must identify strategies for removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing which were described in MA-40. The *2014-2021 Housing Element* includes a program to “Provide Assistance for Affordable Housing Development,” which is described as follows:

Provide technical assistance, financial support, and expedited review for affordable housing development. Given the City’s current financial situation, providing direct subsidies to gap- finance affordable housing development may not be an immediately feasible option. However, as funding permits, the City may consider offering financial assistance to support affordable housing development:

Land Assemblage and Write-Down: The City may utilize CDBG and HOME funds to write-down the cost of land for the development of low-and moderate-income housing and housing for special needs, including for persons with disabilities. As part of the land write-down, the City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition. The City has previously worked with HOPE to pursue affordable housing development, including eight units for persons with developmental disabilities. HOME funds were allocated to assist these projects.

Direct Financial Assistance: The City may utilize HOME funds to provide direct financial assistance in support of affordable housing development.

In addition, the City may provide other forms of support for affordable housing development:

Application for State and Federal Housing Funds: The City will apply for funding directly or support the application for affordable housing funds by developers if the proposed projects are determined to be consistent with the goals of this Housing Element.

Expedited Review and Priority Processing: The City will expedite and prioritize the review of housing or mixed-use developments that incorporate an affordable housing component to reduce the holding costs associated with delays (such as increased construction financing costs).

Fee Deferrals: The City will consider fee deferrals for housing or mixed-use developments that incorporate an affordable housing component.

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

Homelessness affects many people from all social, economic, and racial backgrounds. The causes of homelessness are varied and include loss of employment, mental illness, substance abuse, a health crisis, domestic violence, foreclosure, limited income (such as SSI for elderly and people with disabilities which prevent them from aging in place due to high cost of living) and loss of familial support. Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling, job training, transitional housing, and permanent supportive housing. The long-term housing needs are for transitional housing and permanent supportive housing.

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. A 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 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 and medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills classes. In 2018, the City is awarding the Salvation Army \$20,000 in CDBG funds.

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

There are a variety of service providers in South Gate that assist low income individuals and families. These

providers ensure that they are meeting the needs of the community to the best of their abilities.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

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. These agencies are described in section *MA-30 Homeless Facilities and Services - 91.210 (c)*

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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 reduction of Lead Based Paint (LBP) hazards in the City's housing stock is an annual objective in South Gate. As a part of its HOME funded Housing Rehabilitation Program, the City of South Gate offers assistance to homeowners to make repairs and address code violations and safety issues. One of the first procedures of this rehabilitation program is to have certified Lead Based Paint (LBP) inspectors and risk assessors perform inspections and assessments on all properties built prior to January 1st, 1978 to test for lead. When any units test positive for lead, certified contractors are hired for remediation and abatement of the lead. Occupants are not allowed back into the unit until the unit has been completely remediated.

### **How the actions are listed above related to the extent of lead poisoning and hazards?**

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. As noted above, the City focuses its efforts on "lead hot zones" as identified by the County of Los Angeles.

### **How are the actions listed above integrated into housing policies and procedures?**

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.

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.

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.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The Consolidated Plan must include the following information:

- A concise summary of the City's goals, programs, and policies for reducing the number of poverty-level families.
- Description of the coordination of housing programs funded through the Consolidated Plan with the City's other programs and services to reduce the number of poverty-level families.
- Description of the job training, job placement, life skills training, and welfare to work programs designed to reduce the number of poverty-level families
- Description of the policies for providing employment and training opportunities to Section 3 residents pursuant to 24 CFR 135

The strategy, according to HUD, should focus on activities designed to reduce the number of persons in poverty rather than on services provided to persons in poverty. In addition, the plan should focus on factors over which the jurisdiction has control.

#### South's Gate's Poverty Levels

South Gate's poverty rate is 19.6%. In contrast, the poverty rate for the entire Los Angeles County area is 14.9%. The number of poor persons is estimated to be 18,690. Of this number 7,614 or 41% of all poor persons are 17 years of age or younger.

The 2017 American Community Survey estimates that 4,954 households (21% of all households) have incomes below the poverty level. An estimated 3,842 of the 4,954 households are family households.

HUD has declared that neighborhoods of *extreme* poverty are those having a poverty rate that exceeds 40% or is three times the poverty rate for the metropolitan area, whichever is *lower*.

Source: U.S. Department of Housing and Urban Development, *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*, July 7, 2015, page 9

In connection with the Section 8 Management Assessment Program (SEMAP) certification, 24 CFR 985.3(h) defines "low poverty":

A low poverty census tract is defined as a census tract where the poverty rate of the tract is at or below 10 percent, or at or below the overall poverty rate for the principal operating area of the



PHA, whichever is greater. The PHA [public housing authority] determines the overall poverty rate for its principal operating area using the most recent available decennial Census data.

The poverty rate for Los Angeles County is 14.9% and, thus, that percentage is the upper limit of a “low poverty” census tract. Based on the above analysis, four categories are appropriate for a proper analysis:

- Low Poverty 14.9% or less
- Normal Poverty 15.0% to 30%
- High Poverty 30.1% to 40.0%
- Extreme Poverty 40.1%+

City Table 6 shows the poverty rate for each census tract. The poverty rates range from a low of 5.6% to a high of 29.1%. The number of census tracts in each category is listed below:

- Low Poverty 4
- Normal Poverty 14
- High Poverty 0
- Extreme Poverty 0

**City Table 6**  
**City of South Gate**  
**Poverty Rates by Census Tract**

Census Tract	Population for whom poverty status is determined	Below poverty level	Percent below poverty level
5355.01	3,949	1,015	25.7%
5355.02	5,133	1,108	21.6%
5355.03	2,380	627	26.3%
5356.03	3,593	784	21.8%
5356.04	4,332	990	22.9%
5356.05	4,639	1,151	24.8%
5356.06	2,106	394	18.7%
5356.07	5,075	1,199	23.6%
5357.01	5,739	648	11.3%
5357.02	4,756	1,386	29.1%
5358.02	6,536	947	14.5%
5358.03	4,476	1,076	24.0%
5358.04	5,631	1,297	23.0%
5359.01	5,734	1,238	21.6%
5359.02	7,012	393	5.6%
5360.00	3,797	635	16.7%
5361.02	3,386	266	7.9%
5362.00	7,159	1,373	19.2%

American Factfinder, 2017 American Community Survey 1-Year Estimates,  
Table S1701, Poverty Status in the Past 12 Months

Note: these are entire CTs. Also the I/m data had a CT 5361.01 but AFF did not show that that CT existed.

Safety net programs such as CalWORKs, General Relief, Cal Fresh, Earned Income Tax Credit (EITC), and Social Security help to reduce poverty levels throughout the state. According to the Public Policy Institute of California (PPIC), the California Poverty Measure (CPM) for the state as a whole would increase from 22.0% to 29.8% if all safety net programs except Social Security were not counted, and it would soar to 34.4% percent if all programs, including Social Security, were not counted. In the absence of cash-based, in-kind, and tax-based safety net programs, the PPIC estimate of child poverty would be 39.0%, 13.9% higher than the actual estimate of 25.1 %.

Sources: Public Policy Institute of California, *The California Poverty Measure: A New Look at the Social Safety Net*, October 2013, page 1

As noted, Federal and state safety net programs contribute to reducing poverty. According to the Los Angeles County Department of Public Social Services (DPSS), the number of South Gate residents who as of December 2015 participated in three safety net programs is as follows:

- CalWORKs 4,102
- General Relief 190
- Cal Fresh 12,367

Source: County of Los Angeles, Department of Public Social Services, *Caseload Characteristics Report*, December 2015, South Gate City Report

Absent these and other safety net programs, the poverty rate in South Gate would increase significantly.

### Goals

The City's major goal is to *reduce the poverty rates of the City's population and neighborhoods.*

A related goal is to *reduce the poverty rates in the three census tracts/neighborhoods having the highest poverty rates, all exceeding 25%.*

### Programs

In the short-term (the 5 years between 2020 and 2025), the most direct path to reducing the poverty rates is to concentrate efforts on the *working poor and jobless adults in the labor force*. As previously noted, almost 41% of the poor persons are too young to attend school or are attending school (K-12). When the parents of these children have incomes above the poverty level, the children also will be lifted out of poverty.

Specific actions to reduce poverty are described below:

Provide Job Skills Training to the Working Poor and Jobless Adults: The City will work to provide jobs skills training to unemployed persons living in the poorest neighborhoods. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force.

Increase Participation in Poverty Reducing Programs: The City will work to inform poor families of poverty reducing programs such as the Earned Income Tax Credit (EITC). Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Source: Public Policy Institute of California, Sarah Bohn and Caroline Danielson, *Improving California Children's Participation in Nutrition Programs, the Safety Net in California*, December 2016, 14 pages

Although the EITC is one of the most efficient anti-poverty programs, *unclaimed* EITC dollars are never spent on local business, fewer jobs are created or supported, fewer wages are paid, and eventually less tax revenue goes to state and local governments. In 2012, the amount of Los Angeles County unclaimed EITC payments was \$566,019,750 which resulted in 4,314 lost jobs and foregone labor income of \$236,862,336.

Source: Antonio Avalos, Ph.D., University Business Center, California University, Fresno, *The Costs of Unclaimed Earned Income Tax Credits to California's Economy: Update of the "Left on the Table" Report*, March 2015, 28 pages

Research indicates that families mostly use the EITC to pay for necessities, repair homes, maintain vehicles that are needed to commute to work, and in some cases, obtain *additional education or training* to boost their employability and earning power.

Source: Center on Budget and Policy Priorities, *Policy Basics: The Earned Income Tax Credit*, October 21, 2016, 4 pages

Increase the Educational Attainment of Workers Living in Neighborhoods with the Highest Poverty Rates: The City will work with other agencies to improve the educational attainment of low wage or unemployed workers who live in the neighborhoods with the highest poverty rates.

Provide Job search and Placement Services to Low Wage and Unemployed Workers Living in the Neighborhoods with the Highest Poverty Rates: The Hub Cities WorkSource Center is made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Innovation and Opportunity Act (WIOA). HUB Cities is located approximately 2.6 miles from South Gate's City Hall. HUB Cities offers several job seeker services including training assistance, referrals to ESL programs, services for veterans, and assistive devices for individuals with disabilities.

## Policies

*Anti-Poverty Policy #1:* To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

*Anti-Poverty Policy #2:* To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes such as United Way of Greater Los Angeles, County of Los Angeles Department of Public Social Services (DPSS), Los Angeles County Community Action Board, and non-profit organizations.

(DPSS administers the Community Services Block Grant (CSBG) Program which is designed to provide a range of services to assist low-income individuals and families attain the skills, knowledge, and motivation necessary to achieve self-sufficiency. The purpose of the CSBG Program is aligned with the Los Angeles

County Community Action Board's (CAB) three-part mission: 1) Empower the poor to become self-sufficient, 2) Alleviate the immediate challenges of poverty, and 3) Address the underlying causes of poverty through community action and advocacy.)

*Anti-Poverty Policy #3:* Allocate CDBG public service funds to projects and activities that will help persons and families who have incomes fall below the poverty level.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The Anti-Poverty Strategy is directly coordinated with the City's Affordable Housing Plan/Strategy. A fundamental purpose of the housing programs is to reduce the cost burdens experienced by low-and moderate-income families. Many of these families have extremely low incomes and, therefore, likely to have poverty level incomes.

With respect to Section 8 rental assistance, the City will carry out the following anti-poverty actions in coordination with its Affordable Housing Plan:

- The City will continue to support the South Gate Housing Authority's Section 8 Housing Choice Voucher Program.
- The South Gate Housing Authority will continue to encourage families receiving Section 8 rental assistance to participate and graduate from the Family Self-Sufficiency Program (FSSP). The City will periodically request information from the Housing Authority on FSS participation and graduation levels.
- The City will provide and/or seek funding for childcare services. Access to childcare is a policy that contributes to helping the working poor to make ends meet and avoid poverty.

According to the California Budget Project, access to childcare is a policy that contributes to helping the working poor to make ends meet. The California Budget Project states:

Quality childcare can be prohibitively expensive to low-income working families. Some families are able to obtain assistance through California's childcare programs, which provide low-cost childcare for eligible families. However, state and federal funding for childcare programs has failed to keep pace with the need.

The National Center for Children in Poverty suggests a strategy to reduce low-income families work related expenses through childcare and after school care programs. The Center also recommends making housing available to the many low-income children in both working and jobless families who are without this basic resource.

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

### **Overview**

The City of South Gate's Community Development staff is responsible for ensuring that the CDBG and HOME funds it manages and allocates toward subrecipient projects are in compliance with federal regulations and guidelines. As a part of these compliance measures, South Gate staff performs monitoring activities that include contractual agreements, technical assistance, desk reviews, annual risk assessments, on-site monitoring of recipient agencies, and complying with federal and City contracting regulations.

### **Contractual Agreements**

An initial step the City of South Gate takes to ensure long-term compliance with program requirements and comprehensive planning requirements is entering into a contractual agreement with each of its subrecipients, contractors, grantees, etc. These agreements include a detailed scope of services with measurable objectives. The federal general provisions, along with reference to the appropriate U.S. Office of Management and Budget (OMB) Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. In situations where the terms and conditions of the subrecipient's written agreement require compliance beyond the end term of the agreement, the project must continue to meet CDBG and HOME national objectives.

### **Desk Reviews**

City staff also uses desk reviews to monitor active projects for compliance with federal regulations. In addition to City staff offering technical assistance and guidance with questions, this monitoring procedure takes place on a daily basis as staff check eligibility of reimbursement requests and performance reports to make sure these are consistent with the terms of the subrecipient agreements. The desk monitoring process also helps City staff conduct annual risk assessments, which are used to determine which subrecipients will receive an on-site monitoring visit.

### **Annual Risk Assessments**

In addition to serving as an indicator for on-site monitoring, the City's annual risk assessment also serves as the primary measuring tool in evaluating a subrecipient's performance. At the end of the second quarter each program year, the Community Development team will meet to evaluate high risk activities based on indicators of need and the capacity of subrecipients with open activities. If a subrecipient falls below a designated point level, an on-site monitoring is triggered. As a part of an on-site monitoring, South Gate staff will evaluate agencies' programmatic and fiscal management policies, open project or activity files, and recent financial audits. City staff will utilize their combined HOME and CDBG Monitoring Tools from the City's CDBG Procedural Manual, as well as the HUD Monitoring Desk Guide to determine

CDBG and HOME program compliance. In addition to staff monitoring, Community Development programs may also be selected for review by the City's internal and external auditors.

### **Compliance with Federal and City Contracting Regulations**

The City also ensures compliance with all Federal and City contracting regulations, including procurement, Federal Labor Standards, Davis-Bacon, equal opportunity (Minority Business Enterprise and Women Business Enterprise), Section 3, as well. While construction projects are underway, on-site compliance interviews with the workers are conducted. In addition, staff ensures compliance with the OMB requirements for conducting single audits, as well as complies with the HUD reporting requirements for accomplishment in the Integrated Disbursement and Information System (IDIS).