



CITY OF CARSON

2016-2017 ANNUAL ACTION PLAN

**Community Development Department
701 East Carson Street
Carson, California 90745**

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Executive Summary

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

1. Introduction

The City of Carson completed a Five-Year Strategic Plan for the 2015-2019 program years that focuses on issues related to housing, homeless, community development (including facilities/public improvement), economic development, and non-homeless public services. This Annual Action Plan is the second program year of the Community Development Block Grant (CDBG) Strategic Plan and provides the framework for the 2016-2017 program year funds,

Two types of programming have been identified by the City of Carson for CDBG funds – programs that will directly benefit low- to moderate-income residents and targeted neighborhood investments that will focus on particular low- to moderate-income neighborhoods based on current data provided by the 2010 American Community Survey (ACS).

Community Development Block Grant funds have greatly impacted our community by rehabilitating houses for low- to moderate-income residents through the Neighborhood Pride Program, utilizing 15% of entitlement funds annually for the purpose of funding local human service agencies, and providing funding opportunities to promote and enhance the local economy.

The City is committed to using these funds to assist and improve the lives of the low- to moderate-income individuals and families living in the City of Carson. More specifically, the City will continue to utilize CDBG funds on programs to improve and promote homeownership, home repair, public services, and economic development.

The Annual Action Plan will further identify programs that will meet the needs of our community. Community needs were identified in the Five-Year Strategic Plan, but are expanded on annually through community meetings and public hearings.

The City of Carson Department of Community Development is the coordinator of the Strategic Plan as well as Annual Action Plans. The Department of Community Development will monitor the success of the program and manage the Community Development Block Grant funds received from the U. S. Department of Housing and Urban Development (HUD).

2. Summarize the objectives and outcomes identified in the Plan

The City's Five-Year Consolidated Plan is shaped around serving low- to moderate-income individuals, families, and areas in the City of Carson by meeting three basic goals established by HUD. These goals include:

Suitable Living Environment (SL): activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

Decent Housing (DH): housing programs where the purpose of the program is to meet individual family or community needs.

Creating Economic Opportunities (EO): activities related to economic development, commercial revitalization, or job creation.

The chart below provides an overview of the objectives and outcomes for the goals identified in this Annual Action Plan. Funding identified for the goals highlighted in the chart are entitlement funds only. Please see the attached budget for past entitlement funds as well as program income and recaptured funds available toward the achievement of goals.

GOAL	OBJECTIVE	FUNDING	OUTCOME
Housing Rehabilitation	DH	\$1,619,008	135 Household Units
Public Services*	SL	\$115,295	1,570 Persons Assisted
Economic Development	EO	\$175,000	5 Businesses Assisted
Administration	N/A	\$143,226	Not Applicable
*- includes Fair Housing			

3. Evaluation of past performance

In order to provide context for this Annual Action Plan, the City reviewed the first year of the Five-Year Consolidated Plan (2015-2016 PY) accomplishments. Although some of these accomplishments are completed, a number of them are underway due to the program year ending June 30, 2016.

Housing Rehabilitation

- The Neighborhood Pride Program rehabilitated 28 structures comprising a total of 28 units (15 single-family residences and 13 mobilehomes).

Provide necessary public services

- CDBG funds assisted five local non-profits to provide services to over 2,298 City of Carson low- to moderate-income residents.
- Fair housing services, provided under a contract with the Los Angeles-based Housing Rights Center as part of the City's obligation to affirmatively further fair housing (and funded out of the CDBG public services allocation), have been provided to over 83 City of Carson residents.

Support neighborhood revitalization efforts

- Planning for the Scottsdale Townhouses Revitalization initiative continued to move forward, but, as significant details remain to be worked out with the Scottsdale Townhouses Association, the projected PY 2015 implementation of the initiative will likely be pushed back into PY 2016.

Improve program management and administration

- Staff attended HUD trainings including Preparation of the CAPER in the eCon Planning Suite and Part 58 (Environmental Review).
- The long-discussed Homeless Task Force was organized under the coordination of the Assistant City Manager. Additionally, City staff participated in regional efforts to address homelessness including Los Angeles County's Homeless Initiative, the South Bay Cities Council of Governments' Homeless Services Working Group, and the South Bay Coalition to End Homelessness, as well as the Los Angeles Homeless Services Authority's Point-in-Time Count.
- Additionally, the City's new Community Development Director is reassessing the programs the City is funding with CDBG funds and the manner in which the City administers these programs.

4. Summary of Citizen Participation Process and consultation process

Federal regulations require the City to provide for citizen participation in the preparation of the Annual Action Plan. Though a regulation, the City values this as a tool for understanding the true needs of the community. The City of Carson hosted a public hearing convened by the Citywide Advisory Commission (CAC) on February 11, 2016 at City Hall. The CAC public hearing as continued to February 25, 2016 to allow for additional public input. Another public hearing was held on April 5, 2016 during a meeting of the Carson City Council to discuss the PY 2016 Annual Action Plan. Notices of the public hearings were posted at major City buildings (including the Congresswoman Juanita Millender-McDonald Community Center and park and recreation facilities), published in a Los Angeles-based weekly newspaper, *Our Weekly* (the normal vehicle for publishing the City's public notices), and posted on the City's website.

A draft of the PY 2016 Annual Action Plan was presented at the April 5, 2016 public hearing and was posted on the City's website, with print copies made available at the City Clerk's Office, the offices of the City's Community Development Department, and at the Los Angeles County Regional Public Library in Carson. A 30-day public comment period that began on April 12, 2016 and extended to May 12, 2016 also provided citizens, public agencies, and other interested parties the opportunity to comment on the Plan.

5. Summary of public comments

No comments were received, in writing, electronically, or orally, ruing the 30-day public comment period noted above. Comments presented during the public hearings February 11, 2016 (which was continued to February 25, 2016) and April 5, 2016 were limited to statements in support of the public service agencies that had applied for CDBG public service funding.

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

All comments presented were taken into account in preparing the PY 2016-2017 Annual Action Plan.

7. Summary

As previously noted, all comments from the public hearings were taken into consideration. Public participation provides the framework for the goals and projects that ultimately shape the funding decisions outlined within this Annual Action Plan. The following list of priorities shows CDBG-eligible project/program areas that are ranked according to order of importance, with 1 indicating the most important, and successive numbers down to 6 indicating progressively less importance. The list of priorities correlates to the Annual Goals and Objectives chart in AP-20 and the Projects Summary in AP-38.

1. Residential Rehabilitation
2. Commercial Rehabilitation
3. Fair Housing
4. Public Services
5. Administration
6. Rehabilitation Administration

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

1. Describe the 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 as well as the Annual Action Plan and those responsible for administration of each grant and funding source.

Agency Role	Name	Department/Agency
CDBG Administration	City of Carson	Department of Community Development
Program Administration	City of Carson	Department of Community Development
Fiscal Management	City of Carson	Department of Finance

Table 1 – Responsible Agencies

Narrative

Community Development Block Grant agreements are with the City of Carson. The City of Carson's Department of Community Development is responsible for overseeing the development of the Five-Year Consolidated Plan, subsequent Annual Action Plans, and annual CAPERs. Further, the Department of Community Development is also responsible for oversight of the program and monitoring subrecipients.

Within City government, the Department of Community Development is able to draw on the expertise of other departments to help deliver programs and ensure the achievement of identified outcomes. The Department of Public Works assists with public infrastructure and public improvement projects. The Department of Community Services oversees park, recreation, cultural, transportation, and a wide variety of social services, particularly to the youth, elderly, and disabled populations. The City's zoning and building codes are overseen by the Planning and Code Enforcement Divisions within Community Development, as well as through a contract with the Los Angeles County Department of Building and Safety. The Department of Finance assists with the accounting and disbursement processing for the CDBG program. Further, the City works with a variety of local community-based organizations and regional entities to assist with the delivery of programs and services.

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

1. Introduction

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 statewide abolition of redevelopment agencies that became effective in February 2012 severely hampered the City of Carson’s ability to assist developers of affordable housing. The City had committed the bulk of the required 20% of tax increment financing proceeds that its former Redevelopment Agency received toward the development and maintenance of affordable housing as required by the California Redevelopment Law (a portion of those proceeds went to fund residential rehabilitation programs and a down payment assistance program for first-time home buyers). In the wake of the redevelopment agency dissolution, the City of Carson created a Carson Housing Authority to carry out the remaining local government affordable housing obligation that remained with the remaining 20% Housing Set-Aside funds. Consequently, the City and its Housing Authority will continue to meet with assisted housing providers to plan and use all available resources. Communication between these parties will occur throughout the year to review and endorse applications for funding (for example, with the State Tax Credit Allocation Committee) and to discuss cooperative ventures.

Coordination with private and governmental health, mental health, and service agencies on the part of the City is primarily spearheaded by the Department of Community Services. The City does allocate up to 15% of its CDBG allocation each year for social services. The CDBG-funded public service agencies providing health and mental health services include The Children’s Clinic, South Bay Family Healthcare Center, the Carson Child Guidance Program, and the Office of Samoan Affairs.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. That function in Carson is carried out by the Housing Authority of The County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC). HACoLA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (328 in Carson through the Section 8 program).

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

The lead agency in the Los Angeles Continuum of Care is the Los Angeles Homeless Services Authority (LAHSA), a joint powers agency created in 1993 by the City of Los Angeles and Los Angeles County to coordinate a regional approach to homelessness. In January 2005, LAHSA began conducting a comprehensive Countywide homeless enumeration on a biennial basis. That biennial schedule continued through January 2015, but beginning with January 2016, LAHSA switched to annual counts.

Carson’s homeless needs strategy had historically been based on an outdated number of 26 individuals, 20 of whom were sheltered and six unsheltered at the time. As a number of area local governments, including Carson, were interested in obtaining localized data on homelessness within their jurisdictions, LAHSA developed a process for developing local counts. For the first time, the City of Carson was able to participate in the process with the 2013 count, and that updated canvassing yielded a homeless total of 158. The 2015 count revealed a substantial increase in the Carson homeless number to 192, a 21.5% increase from 2013, which outpaced the rate of increase Countywide.

The 192 homeless persons in Carson identified by the 2015 Homeless Count are categorized as follows:

In Transitional Housing	0
In Emergency Shelters	0
In Cars	16
In Vans	99
In Recreational Vehicles	9
Single Adults on the Street	31
Family Members on the Street	0
Unaccompanied Youth on the Street	0
In Make-Shift Shelters	24
In Tents	13

Recent and current developments by the City of Carson in the area of homelessness include:

- Adoption by the Carson City Council of a resolution supporting regional efforts to end homelessness among veterans and to identify resources to meet homeless veterans' needs as part of a regional action plan;
- Establishing linkages with the Home for Good Funders Collaborative coordinated by the United Way of Greater Los Angeles;
- Participation in a regional, multijurisdictional homeless initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies, 12 of which are scheduled for implementation no later than PY 2016. This provides an opportunity for the local jurisdictions to work in partnership in such areas as:
 - Contributing city funding toward rapid re-housing
 - Dedicating federal housing subsidies to permanent supportive housing for the chronically homeless
 - Ensuring that law enforcement and first responders effectively engage homeless families and individuals
 - Using land use policy to maximize the availability of affordable housing to address homelessness
- Participation in a joint program of the South Bay Cities Council of Governments to coordinate the following activities (as a companion effort of the County Homeless Initiative):
 - Outreach services
 - A South Bay Cities Homeless Hotline
 - Screenings and Coordinated Entry System assessments
 - Case management
 - Linkages to interim housing
 - Housing location services
 - Working with local landlords
 - Ongoing supportive services
 - Collaboration
- Involvement on a regular basis by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness.

Additionally, an internal Homelessness Task Force, something that has been discussed in the Five-Year Consolidated Plan and several previous Annual Action Plans, has finally been established. Coordinated by the Assistant City Manager, the Task Force includes representatives from the City's Community Development, Community Services, Public Works, and Public Safety Departments, as well as the Los Angeles County Sheriff's Department (the contract provider of law enforcement services for the City of Carson).

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

The City of Carson is not itself a recipient of ESG funds. As LAHSA is the lead agency for the Los Angeles Continuum of Care, it administers ESG funding for the CoC and establishes the standards for measuring the performance and evaluating the outcomes of projects and activities assisted by ESG funds, as well as develops funding, policies, and procedures for the operation and administration of HMIS. City of Carson staff was a participant in meetings at LAHSA (specifically its Policy & Planning and Programs & Evaluation Committees and its Continuum of Care Coordinating Council) at which such evaluation standards and policies and procedures were determined and discussed. LAHSA administered a Request for Proposals (RFP) process for determining the programs to be allocated ESG programs, but none of the applicant programs were located in Carson.

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

Agencies such as the Los Angeles Homeless Services Authority, the South Bay Coalition to End Homelessness, South Bay Cities Council of Governments, Housing Rights Center, and United Way of Los Angeles were consulted during the development of the Annual Action Plan. The Los Angeles Homeless Services Authority and South Bay Coalition to End Homelessness made presentations before the Citywide Advisory Commission in January 2016. City staff held two workshops in December of 2015 for entities interested in applying for CDBG public service funding, which were attended by the following organizations:

- Asian American Drug Abuse Program
- Boys and Girls Clubs of Carson
- Bridges Community Economic Development Corporation
- Carson Coordinating Council/Carson Child Guidance Program
- The Children's Clinic
- Gang Alternatives Program
- Gardena-Carson Family YMCA
- Helping Kids to Recover, Inc.
- Los Angeles County Sheriff's Department Carson Gang Diversion Team
- Office of Samoan Affairs
- Options for Recovery
- Pacific American Student Services
- Positive Path Youth Development Center
- Samoan Federation of America
- Sanctuary of Hope
- South Bay Center for Counseling
- South Bay Family Healthcare Center
- Women Who Can

Organizations that participated in either the Citywide Advisory Commission or City Council public hearings (or both) were:

- Boys and Girls Clubs of Carson
- Bridges Community Economic Development Corporation
- Carson Coordinating Council/Carson Child Guidance Program

- The Children's Clinic
- Gardena-Carson Family YMCA
- Los Angeles County Sheriff's Department Carson Gang Diversion Team
- Office of Samoan Affairs
- Positive Path Youth Development Center
- Samoan Federation of America
- South Bay Family Healthcare Center

**Table 2 – Agencies, groups, organizations who participated
Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted a majority of local agencies, and did not deliberately omit any from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan
Continuum of Care (CoC)	Los Angeles Homeless Services Authority	Homeless
City of Carson General Plan Update	City of Carson	<ul style="list-style-type: none"> • Planning, zoning, and land use policy • Revitalizing neighborhoods including protecting the quality of existing neighborhoods and neighborhood character <ul style="list-style-type: none"> • Economic Development • Shaping business growth around Carson
City of Carson Housing Element	City of Carson	Affordable housing strategy
Analysis of Impediments to Fair Housing	City of Carson	Fair Housing

Table 3 – Other local/regional/federal planning efforts

Narrative (optional)

Please note that the Analysis of Impediments is currently undergoing revision.

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting.

The Citywide Advisory Commission (a body appointed by the Mayor and City Council) held a public hearing on February 11, 2016 (1) in the City Council Chambers at City Hall. That hearing was continued to February 25, 2016 (2) to allow for additional public input. City Council held another public hearing during a regular Council meeting on April 5, 2016 (3), again, in the City Council Chambers at City Hall.

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	Public Hearing (Citywide Advisory Commission) 2.11.16 Targeted through Public posting, Newspaper ads, Website	General Public	17	Support expressed for public service programs	All comments were considered	
2	Continued Public Hearing (Citywide Advisory Commission) 2.25.16 Targeted through Public posting	General Public	4	Support expressed for public service programs	All comments were considered	
3	Public Hearing (City Council) 4.5.16 Targeted through Public posting, Newspaper ads, Website	General Public	100 (approx..)	Support expressed for public service programs	All comments were considered	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Carson receives federal funds through the U. S. Department of Housing and Urban Development on an annual basis. During the second program year of this Five-Year Plan, the City anticipates receiving \$716,131.00 in CDBG entitlement allocations:

Priority Table

Program	Source of Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public-federal	Administration and Planning Housing Rehabilitation Commercial Rehabilitation Public Services (including Fair Housing and homeless services)	716,131	7,875	1,398,777 (includes \$698,777 in recaptured funds)	2,122,783	2,172,018	The City is anticipating being allocated \$716,131 for the 2016-2017 program year. There is \$7,875 expected in program income for the 2016-2017 program year. Program income was estimated through Program Year 2019, and this year's allocation amount was used to calculate the expected amount available throughout the Consolidated Plan.

Table 5 – Expected Resources – Priority Table

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

Housing

The Carson Housing Authority (which was constituted to take over the remaining affordable housing support obligations of the former Carson Redevelopment Agency, dissolved by action of the State) continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects within the city. One such proposal is for construction of 65 units of senior citizen housing at 401 East Sepulveda Boulevard, which would involve approximately \$750,000 in assistance from former Redevelopment Authority 20% Housing Set-Aside funds. Another option being considered is to provide that assistance from prior year CDBG funds (which would require a Substantial Amendment to this Annual Action Plan).

Homeless Services

The City of Carson has been involved in a regional, multijurisdictional homeless initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies, 12 of which are scheduled for implementation no later than PY 2016. This provides an opportunity for the local jurisdictions to work in partnership in such areas as:

- Contributing City funding toward rapid re-housing
- Dedicating federal housing subsidies to permanent supportive housing for the chronically homeless
- Ensuring that law enforcement and first responders effectively engage homeless families and individuals
- Using land use policy to maximize the availability of affordable housing to address homelessness

The County has made a funding commitment of in excess of \$100 million to this effort, however, the details of how applicable funding will be allocated to the local governments and what sort of match requirements will be required of the participating local governments remain to be worked out.

Additionally, there is a provision in the State legislation that dissolved local redevelopment agencies that reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds (proceeds that derived from a requirement of the now-defunct California Redevelopment Law that required redevelopment agencies to reserve 20% of their revenues to the development of affordable housing) for programs that combat homelessness.

The City has also partnered with the South Bay Cities Council of Governments and the South Bay Coalition to End Homelessness on an application to the United Way of Los Angeles' Home for Good program for additional funding for homeless services.

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

Not applicable

Discussion

The resources are estimated as accurately as possible. These numbers may fluctuate if more loans are awarded or paid off early, which would increase program income. It also assumes that our entitlement amount remains the same over the course of the Five-Year Consolidated Plan cycle, which we understand may increase or decrease as well. The funding for goals may need to be adjusted in future Annual Action Plans as the City goes through its community participation and Action Plan processes and see what the priority needs are each year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Residential Rehabilitation	2015	2019	Affordable Housing	Citywide	Affordable Housing	CDBG \$1,619,008	Residential units rehabilitated: 135 Household Units
2	Commercial Rehabilitation	2015	2019	Non-Housing Community Development	Citywide	Economic Development	CDBG \$175,000	Businesses Assisted: 5 Businesses
3	Fair Housing	2015	2019	Affordable Housing	Citywide	Affirmatively Furthering Fair Housing	CDBG \$24,630	Persons Assisted: 45 Persons Assisted
4	Public Services	2015	2019	Non-Housing Community Development	Citywide	Homeless Public Services	CDBG \$90,665	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted Homelessness Prevention: 25 Persons Assisted
5	Administration	2015	2019	Administration	Citywide	Administration/Planning	CDBG \$143,226	Other: 0 Other
6	Rehabilitation Administration	2015	2019	Administration	Citywide	Administration/Planning	CDBG \$120,254	Oher: 0 Other

Goal Descriptions

Table 7 – Goal Descriptions

1	Goal Name	Residential Rehabilitation
	Goal Description	Residential Rehabilitation includes the Neighborhood Pride Program, which serves low- to moderate-income persons (owner-occupants of single family residences and mobilehomes), and the Scottsdale Townhouses Revitalization, a program of targeted rehabilitation assistance in that 600-unit community. Funds for the Neighborhood Pride Program are coming from coming from current and prior year entitlement funds. Funds for the Scottsdale Townhouses Revitalization are coming from recaptured funds returned to the City's CDBG line of credit as a result of the resale of the Dominguez Trailer Park property (originally acquired with CDBG funds).
2	Goal Name	Commercial Rehabilitation
	Goal Description	Commercial Rehabilitation includes the Commercial Loans and Grants Program, which provides loans and grants to owners of neighborhood-serving commercial structures for eligible façade, exterior, and signage improvements, and an allocation for related architectural design services.
3	Goal Name	Fair Housing
	Goal Description	Fair Housing services are provided to existing and prospective Carson residents under a contract with the Los Angeles-based Housing Rights Center as part of the City's obligation to affirmatively further fair housing. The Housing Rights Center's service fee for PY 2016 is \$34,630, of which \$24,630 is coming from CDBG funds (under the Public Services allocation) and \$10,000 from the Carson Housing Authority.
4	Goal Name	Public Services
	Goal Description	Public Services for low- and moderate-income individuals and households in the City of Carson. Public Services are provided on a citywide basis.
5	Goal Name	Administration
	Goal Description	General administration costs for the CDBG program. A zero is entered under Other for Goal Outcome Indicator as this is not applicable for Administration. Please note that all target areas are included but this is also citywide as administration also involves overseeing projects that are direct benefit based.
6	Goal Name	Rehabilitation Administration
	Goal Description	Administration costs for the Residential Rehabilitation and Commercial Rehabilitation programs. A zero is entered under Other for Goal Outcome Indicator as this is not applicable for Administration. Please note that all target areas are included but this is also citywide as administration also involves overseeing projects that are direct benefit based.

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

The City does not currently receive HOME funds. It had been a recipient of HOME funds allocated by the California Department of Housing and Community Development, but authorization to use those funds expired during PY 2015.

AP-35 Projects – 91.220(d)

Introduction

The City of Carson allocated its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are ranked according to project number followed by the project's name and needs that are addressed. Funding for each program is also identified in the following table.

Table 8 - Project Information

#	Project Name
1	Neighborhood Pride Program
2	Scottsdale Townhouses Revitalization
3	Commercial Loans & Grants Program
4	Architectural Services
5	Fair Housing (funded under Public Services)
6	Public Services
7	Administration
8	Rehabilitation Administration

The following spreadsheet provides additional information on the PY 2016 projects and the respective funding allocations:

2016-2017 Activities	Allocation	Reprogrammed Funds & Program Income
Program Administration		
Administrative Staff (Salaries & Benefits)	\$ 143,226	Total P/A Cap = 20% of 2016 Entitlement Grant (\$143,226) + 20% of Estimated PY 2016 Program Income (\$0) = \$143,226
Total	\$ 143,226	
Physical Development Activities		
Neighborhood Pride Program (Single-Family/Mobilehome)	\$ 920,231	65% of 2016 Entitlement Grant (\$465,485) + \$700,000 in Prior Years' Unprogrammed Funds + \$698,777 Dominguez Trailer Park Repayment = \$1,864,262
Commercial Loans & Grants Program	\$ 100,000	
Architectural Services	\$ 25,000	
Scottsdale Townhouses Revitalization (Phase 2)	\$ 698,777	
Rehabilitation Administration (Salaries & Benefits)	\$ 120,254	
Total	\$ 1,864,262	
Public Service Activities		
Fair Housing (Housing Rights Center)	\$ 24,630	*
Boys & Girls Club of Carson	\$ 10,074	
Bridges Community Economic Development Corporation	\$ 10,074	
Carson Coordinating Council/Carson Child Guidance Program	\$ 10,074	
The Children's Clinic	\$ 10,074	
Gang Alternatives Program	\$ 10,074	
L. A. County Sheriff's Dept. Carson Gang Diversion Team	\$ 10,073	
Office of Samoan Affairs	\$ 10,074	
Positive Path Youth Development Center	\$ 10,074	
South Bay Family Healthcare Center	\$ 10,074	
Total	\$ 115,295	

*Housing Rights Center service fee \$34,630, \$10,000 of which to come from Carson Housing Authority

Total

\$ 2,122,783

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

The Department of Community Development considered all public comments submitted during the public hearings and public comment period. The above priorities are the result of the public participation process for the PY 2016 Annual Action Plan and are meant to meet the community's needs. The greatest obstacle to meeting all of the community's underserved needs continues to be limited financial resources with which to finance programs and projects.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Neighborhood Pride Program (Single-Family/Mobilehomes)
	Target Area	Citywide, based on the applicant household(s) meeting the low- to moderate-income parameters
	Goals Supported	Residential Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$920,231
	Description	<p>The Neighborhood Pride Program operates two components; for single-family residences, and for mobilehomes.</p> <p>Both grants and deferred loans are available to owner-occupants of single-family homes. However, the same homeowner cannot receive both a loan and a grant. Available loans for rehabilitation have a maximum amount of \$25,000. The interest rate is 3%. Payment in full, including principal and accrued interest, is due when the property changes ownership, is refinanced with cash out to the homeowner, or the title is transferred. This loan program is on a one time per property basis. Grants are available for up to \$10,000. Items eligible for assistance include; roofing, driveway replacement, exterior painting, stucco work, faulty plumbing, heating and hazardous wiring repairs and security lighting. Participants may also be eligible for an exterior grant of up to \$5,000.</p> <p>Grants in amounts of up to \$5,000 are available for owner-occupants residing in the 23 mobilehome parks located throughout the city. (Mobilehome residents are not eligible for loans.) Eligible items include: roofing, replacement of deteriorated stairs, faulty plumbing and heating, hazardous wiring, repairs and security lighting.</p>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that this program will rehabilitate a minimum of 15 single-family units for low- and moderate-income households and 20 mobilehome units for low- and moderate-income households during program year 2016.
	Location Description	All target areas are included, but this can take place anywhere in the city provided that the applicant meets the low- to moderate-income guidelines as this is a direct benefit activity.
Planned Activities	None at this time. Applications are reviewed upon submittal.	

2	Project Name	Scottsdale Townhouses Revitalization
	Target Area	Census Tract 543905, Block Group 2
	Goals Supported	Residential Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$698,777
	Description	The Scottsdale Townhouses development, located in the southern portion of Carson (bordered by Avalon Boulevard, Banning Boulevard, Sepulveda Boulevard, and Watson Center Road), is an area of increased emphasis for the City. This 44-acre, 600-unit townhouse condominium development, built in 1963, has experienced a substantial degree of deterioration of its dwelling units as well as its physical infrastructure, and with that deterioration has come significant public safety challenges. The City proposes to use CDBG funding for a program of intensive targeted repairs, focusing on addressing deteriorated roofing and addressing termite infestation, thereby benefiting the predominantly low- and moderate-income residents in Scottsdale. The City is also working with the Scottsdale Townhouses Association to identify other public and private resources to address the public safety and infrastructure challenges.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The initial phase of this project is expected to rehabilitate a minimum of 100 dwelling units occupied by low- and moderate-income households.
	Location Description	Scottsdale Townhouses, 23400 South Avalon Boulevard, Carson, CA 90745
	Planned Activities	Specific units have not yet been identified. Applications will be reviewed upon submittal in a process similar to that used in the Neighborhood Pride Program.
3	Project Name	Commercial Loans and Grants
	Target Area	Census Tract 543501, Block Group 4 Census Tract 543801, Block Group 1 Census Tract 543802, Block Group 3 Census Tract 543802, Block Group 4 Census Tract 543803, Block Group 2 Census Tract 543905, Block Group 2 Census Tract 544000, Block Group 1 Census Tract 544000, Block Group 2 Census Tract 544000, Block Group 3
	Goals Supported	Commercial Rehabilitation

	Needs Addressed	Non-Housing Community Development Addressing Slum and Blight
	Funding	CDBG: \$150,000
	Description	The Commercial Loans and Grants Program offers owners of neighborhood-serving commercial properties a grant of up to \$25,000 with a matching deferred loan of \$25,000 for eligible façade and exterior improvements. The City offers an additional \$5,000 grant to replace signage. The program provides grants and loans to rehabilitate existing commercial buildings. Eligible work includes new stucco, paint, store fronts, stone or brick veneers, channel letter signs, parking lot sealing and striping, landscaping, and hardscaping.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that as many as five neighborhood-serving businesses will benefit, which in turn would retain approximately ten jobs and maintain vital community services for approximately 11,500 residents in the designated target areas.
	Location Description	The specific census tracts and block groups designated, as well as any other areas within the city meeting the criteria for designation as slum and blight areas.
	Planned Activities	None at this time. Applications are reviewed upon submittal.
4	Project Name	Architectural Services
	Target Area	Census Tract 543501, Block Group 4 Census Tract 543801, Block Group 1 Census Tract 543802, Block Group 3 Census Tract 543802, Block Group 4 Census Tract 543803, Block Group 2 Census Tract 543905, Block Group 2 Census Tract 544000, Block Group 1 Census Tract 544000, Block Group 2 Census Tract 544000, Block Group 3
	Goals Supported	Commercial Rehabilitation
	Needs Addressed	Non-Housing Community Development Addressing Slum and Blight
	Funding	CDBG: \$25,000
	Description	This activity provides funding for anticipated architectural design services associated with the improvements funded under the Commercial Loans and Grants Program.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that as many as five neighborhood-serving businesses will benefit, which in turn would retain approximately ten jobs and maintain vital community services for approximately 11,500 residents in the designated target areas.
	Location Description	The specific census tracts and block groups designated, as well as any other areas within the city meeting the criteria for designation as slum and blight areas.
	Planned Activities	None at this time. Projects in this activity will depend on projects in the Commercial Loans and Grants Program.
5	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Affirmatively Furthering Fair Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$24,630 Carson Housing Authority: \$10,000
	Description	<p>As part of its obligation to affirmatively further fair housing the City of Carson offers a Fair Housing Services program, under an annual contract with the Los Angeles-based Housing Rights Center. This program is designed to combat discrimination in housing on the basis of race, color, national origin, handicap, gender, sexual orientation, marital status, creed, or any other protected category. Since 2014, the City has included fair housing services within its CDBG public services allocation, rather than its administration allocation.</p> <p>Presently, the Housing Rights Center provides fair housing workshops for property owners, management, and tenant, education, outreach, and enforcement complaints in accordance with State and Federal civil/housing rights laws. HRC's program consists of the following components:</p> <p><u>Housing Discrimination Complaint Investigation</u></p> <p>HRC investigates housing discrimination complaints brought under both State and Federal fair housing laws. A housing discrimination complaint can be investigated through testing, the gathering of witness statements, or through research surveys. HRC resolves cases in a number of ways including conciliation, litigation or referrals.</p> <p>HRC's litigation department has been very successful at winning strong judgments and settlements for its clients. Over a recent three-year period, HRC has represented over 100 clients and generated over \$2 million in settlements.</p>

		<p><u>Fair Housing Education and Outreach</u></p> <p>HRC has established an effective and comprehensive outreach and education program by continuously developing and distributing written materials that describe the applicable laws that protect against housing discrimination and ways to prevent housing injustices.</p> <p><u>Tenant and Landlord Counseling</u></p> <p>HRC provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local city ordinances. In addition to answering basic housing questions, counselors commonly cite specific civil codes that pertain to the client's matter and/or provide sample letters that discuss a particular issue.</p> <p>When a client's matter is outside the scope of HRC's services, HRC provides appropriate referral information. These referrals include, but are not limited to local housing authorities, health, and building and safety departments, legal assistance agencies, and other social service providers.</p>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that Fair Housing services will be provided to a minimum of 45 low- and moderate-income households (both existing and prospective residents of Carson).
	Location Description	Services are provided on a citywide basis.
	Planned Activities	None at this time. Program activity is generated through referrals, walk-ins and individual contact by persons perceiving potential discrimination, and through testing.
6	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services Homeless Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$90,665
	Description	Public Service Agency Programs are intended to serve low- to moderate-income persons in the City of Carson. (See "Planned Activities" for more specific information on individual programs.) Activities are provided on a citywide basis.
	Target Date	6/30/2017

Estimate the number and type of families that will benefit from the proposed activities	Low- to moderate-income persons will benefit from the proposed activities. Approximately 1,500 individuals will benefit from the public service programs.
Location Description	Citywide
Planned Activities	<p>Boys and Girls Clubs of Carson - 21502 South Main Street: \$10,074– This activity will provide a variety of after-school development and educational support programming for youth.</p> <p>Bridges Community Economic Development Corporation - 20793 South Main Street: \$10,074 – This activity will provide educational support programming to encourage and prepare students to enter college.</p> <p>Carson Coordinating Council/Carson Child Guidance Program - 340 West 224th Street: \$10,074 – This activity will provide on-site school counseling services for at-risk youth and their families at Bonita Street, Carson Street, Dolores Street, and 232nd Place Elementary Schools; Carnegie, Curtiss, and White Middle Schools, and Carson and Rancho Dominguez High Schools.</p> <p>The Children’s Clinic: \$10,074 – This program will provide comprehensive and preventive health care and education for low- and moderate-income uninsured children and their families. This Long Beach-based provider operates 11 facilities throughout the area, with the closest locations to Carson being at 1060 East 70th Street and 2125 Santa Fe Avenue (both in Long Beach).</p> <p>Gang Alternatives Program - 309 West Opp Street, Wilmington: \$10,074 – This activity will provide a gang prevention curriculum to all fourth grade students in designated elementary schools in Carson to educate at-risk youth about the dangers of gang lifestyles before these lifestyles become attractive.</p> <p>Los Angeles County Sheriff’s Department Carson Gang Diversion Team - 21356 South Avalon Boulevard: \$10,073 – This activity will provide a youth services/gang diversion program including counseling and case management. This program focuses on youth that have already developed gang affiliations.</p> <p>Office of Samoan Affairs - 20715 South Avalon Boulevard, Suite 200: \$10,074 - This activity will provide a multifaceted program of social services to youth, elderly, and families, including such services as advocacy and referral, job assistance, life skills management assistance, domestic violence counseling and prevention, and counseling to the homeless and persons at risk of becoming homeless.</p> <p>Positive Path Youth Development Center - 24825 Neptune Avenue: \$10,074 – This facility provides juvenile probation placement and supportive services in a residential setting.</p>

		South Bay Family Healthcare Center: \$10,074 - South Bay Family Healthcare Center, which for many years provided a medical and referral services program for students at Carson High School (270 East 223rd Street), expanded the scope of those services to the overall Carson community into a full community clinic beginning with PY 2013.
7	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Administration
	Needs Addressed	Administration/Planning
	Funding	CDBG: \$143,226
	Description	This budget allocation is used to cover a portion of the personnel and non-personnel costs associated with the administration of the CDBG Entitlement Program for the City of Carson. The activities and staff functions covered under this allocation include general administration, planning (including housing, economic development, public improvement, capital improvement, and neighborhood planning), performance reporting and monitoring, equal opportunity compliance and programming, the implementation of the public outreach and citizen participation for the Five-Year Consolidated Plan planning process as well as the dissemination of information and facilitation of public participation needed to further the goals and objectives of Annual Action Plans. In addition to salary and benefit reimbursement for staff, this administration allocation includes other costs related to the administration of the CDBG program such as computer hardware/software, office supplies, support materials and staff training. The Citywide Advisory Commission (body appointed by the Mayor and City Council which advises on matters of citywide importance and assists in the facilitation of the CDBG citizen participation processes) has also been funded though this budget allocation.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.	
Planned Activities	Planned activities for administration include administering the CDBG program including monitoring visits, monthly review of program reports and fiscal reimbursement documentation, drawdowns, communication with agencies, directing RFP processes, and completing and executing subrecipient agreements and other contracts, among other activities. Also funded through the administration budget is the Citywide Advisory Commission.	
8	Project Name	Rehabilitation Administration

Target Area	Citywide
Goals Supported	Residential Rehabilitation Commercial Rehabilitation Administration
Needs Addressed	Affordable Housing Non-Housing Commercial Development Administration/Planning
Funding	CDBG: \$120,254
Description	This activity provides salaries and benefits for staff specifically involved in administering the residential and commercial rehabilitation programs (reviewing and processing applications for the rehabilitation assistance, approving work write-ups, authorizing payments to contractors, et cetera).
Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	Approximately 135 low- and moderate-income households (including those served by the Scottsdale Townhouses Revitalization activity) and five businesses located in low- and moderate-income target areas.
Location Description	Administration activities are based in the offices of the Community Development Department in Carson City Hall, 701 East Carson Street.
Planned Activities	Planned activities including reviewing applications for the rehabilitation assistance as they are received (including verification of household income), approving work write-ups, assigning the City's contract inspectors to review work at the beginning, in progress, and upon completion of work, and approval of payments to contractors.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
Not Applicable	Not Applicable

Rationale for the priorities for allocating investments geographically

Carson will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded (see geographic distribution). It is the City’s intent to fund activities in the areas most directly affected by the needs of low- and moderate-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit category. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents of a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominantly low- and moderate-income neighborhood.

While some funded activities (example: Commercial Rehabilitation) do have designated target areas, most of the activities described in the Annual Action Plan are provided on a citywide basis, to persons of low and moderate income regardless of where in the city they reside.

Discussion

As noted above, the activities proposed for funding in this Annual Action Plan have not been specifically distributed on a geographic percentage basis.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehabilitation of Existing Units	135
Acquisition of Existing Units	0
Total	135

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

Discussion

The total of 135 units noted in the table above is comprised of an anticipated 35 units (15 single-family residences and 20 mobilehomes) rehabilitated through the Neighborhood Pride Program and an anticipated 100 townhome units rehabilitated through the Scottsdale Townhouses Revitalization.

AP-60 Public Housing – 91.220(h)

Introduction

As noted in section AP-10, in the wake of the statewide dissolution of redevelopment agencies (which, under the California Redevelopment Law, were required to allocate 20% of the tax increment revenues they received toward affordable housing), the City of Carson created a Carson Housing Authority to carry out the remaining affordable housing obligation. In that role, the Carson Housing Authority reviews proposals from prospective housing developers and determines to what extent it will provide assistance (primarily financial) to those developers.

Despite its name, however, the Carson Housing Authority does not own or operate any public housing within the city boundaries. In Carson, the role of a “public housing authority” (PHA) as the term is commonly understood is carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC). HACoLA manages over 3,600 units of public housing in properties located throughout Los Angeles County (none in Carson), and also provides rental assistance to over 20,000 families within the County (328 in Carson through the Section 8 program).

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

As the City of Carson does not own, operate, or manage any public housing within its boundaries, this section is not applicable to the City.

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

The Housing Authority of the County of Los Angeles (HACoLA) is not designated as troubled.

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

Introduction

The lead agency in the Los Angeles Continuum of Care is the Los Angeles Homeless Services Authority (LAHSA), a joint powers agency created in 1993 by the City of Los Angeles and Los Angeles County to coordinate a regional approach to homelessness. In January 2005, LAHSA began conducting a comprehensive Countywide homeless enumeration (point-in-time count) on a biennial basis. That biennial schedule continued through January 2015, but beginning with January 2016, LAHSA switched to annual counts.

Carson's homeless needs strategy had historically been based on an outdated number of 26 individuals, 20 of whom were sheltered and six unsheltered at the time. As a number of area local governments, including Carson, were interested in obtaining localized data on homelessness within their jurisdictions, LAHSA developed a process for developing local counts. For the first time, the City of Carson was able to participate in the process with the 2013 count, and that updated canvassing yielded a homeless total of 158. The 2015 count revealed a substantial increase in the Carson homeless number to 192, a 21.5% increase from 2013, which outpaced the rate of increase Countywide.

The 192 homeless persons in Carson identified by the 2015 Homeless Count are categorized as follows:

In Transitional Housing	0
In Emergency Shelters	0
In Cars	16
In Vans	99
In Recreational Vehicles	9
Single Adults on the Street	31
Family Members on the Street	0
Unaccompanied Youth on the Street	0
In Make-Shift Shelters	24
In Tents	13

Recent and current developments by the City of Carson in the area of homelessness include:

- Adoption by the Carson City Council of a resolution supporting regional efforts to end homelessness among veterans and to identify resources to meet homeless veterans' needs as part of a regional action plan;
- Establishing linkages with the Home for Good Funders Collaborative coordinated by the United Way of Los Angeles;
- Participation in a regional, multijurisdictional homeless initiative organized by Los Angeles County. Some 18 policy summits convened by the office of the County Chief Executive Officer in the fall of 2015 resulted in the development of 47 strategies, 12 of which are scheduled for implementation no later than PY 2016. This provides an opportunity for the local jurisdictions to work in partnership in such areas as:
 - Contributing city funding toward rapid re-housing
 - Dedicating federal housing subsidies to permanent supportive housing for the chronically homeless
 - Ensuring that law enforcement and first responders effectively engage homeless families and individuals
 - Using land use policy to maximize the availability of affordable housing to address homelessness

- Participation in a joint program of the South Bay Cities Council of Governments (SBCCOG) to coordinate the following activities (as a companion effort of the County Homeless Initiative):
 - Outreach services
 - A South Bay Cities Homeless Hotline
 - Screenings and Coordinated Entry System assessments
 - Case management
 - Linkages to interim housing
 - Housing location services
 - Working with local landlords
 - Ongoing supportive services
 - Collaboration
- Involvement on a regular basis by City staff in the regular monthly meetings of the South Bay Coalition to End Homelessness (SBCEH).

Additionally, an internal Homelessness Task Force, something that has been discussed in the Five-Year Consolidated Plan and several previous Annual Action Plans, has finally been established. Coordinated by the Assistant City Manager, the Task Force includes representatives from the City’s Community Development, Community Services, Public Works, and Public Safety Departments, as well as the Los Angeles County Sheriff’s Department (the contract provider of law enforcement services for the City of Carson).

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

As noted above, LAHSA switched from conducting point-in-time counts on a biennial basis to an annual basis beginning with the January 2016 count. LAHSA released data from the 2016 count on a countywide basis in early May of 2016, but the counts for individual cities, which in Carson’s case would be key to establishing a baseline against which any one-year goals for the reduction of homelessness and more specific strategies for doing so can be set, will not be available for several more weeks. Clearly, however, the increase in homeless in Carson between the prior two counts (from 158 in 2013 to 192 in 2015) serves as a call to action.

In the meantime, while the City’s newly-constituted Homelessness Task Force proceeds with developing and implementing a specific Carson homelessness strategy, including a better coordination of resources already at the City’s disposal, its members will continue their monitoring of and providing input into regional collaborative and intergovernmental efforts such as those of LAHSA, the County Homeless Initiative, SBCCOG, and SBCEH, as well as positioning the City to take advantage of non-governmental resources and programs such as the United Way of Greater Los Angeles’ Home For Good effort.

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

The partnership with the South Bay Cities Council of Governments (SBCCOG) includes a program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort. Beginning in April 2016, PATH has brought on board three street outreach navigators, an outreach mental health specialist and street outreach worker, established homelessness and domestic violence telephone hotlines, and is making referrals for housing assistance, interim housing, veterans’ services, mental health care, medical services, employment services, and benefits enrollment. Of the 116 contacts this program has had in its first month of operation, two have been with Carson residents. A representative from PATH will also be part of the Carson Homelessness Task Force.

Addressing the emergency shelter and transitional housing needs of homeless persons

At present, there are no emergency shelters or transitional housing facilities located in the city of Carson. Since there is an obvious need for such facilities, the City is exploring two avenues: a) outreach to a provider or providers of emergency shelters and/or transitional housing facilities who may be interested in operating such facilities within the city; or b) becoming such a provider itself.

The City recently prepared and adopted amendments to its Zoning Code that accomplished the following:

- Permitting emergency shelters by right in the ML (Manufacturing Light) and NH (Manufacturing Heavy) zones, and providing for development and operational standards;
- Identifying transitional and supportive housing as a residential use and permitting it in all residential zones, subject only to those standards /regulations that apply to other residential uses of the same type in the same zone; and
- Permitting single-room occupancy (SRO) units in at least one zone.

These changes will enable the City to monitor the inventory of sites appropriate to accommodate emergency, transitional, and supportive housing facilities and work with appropriate organizations to ensure that the needs of the homeless and extremely low income households are met.

As a result of participation in the Los Angeles County Homeless Initiative, City staff has become aware of SB (Senate Bill) 2, a State law requiring each city or county to identify at least one zone where emergency shelters are permitted by right and treating transitional and supportive housing as residential uses of property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone, so one of the tasks ahead for the newly constituted Carson Homelessness Task Force would be to monitor the existing planning and zoning regulations to ensure the City's compliance with SB 2.

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

Among the strategies that emerged from the Los Angeles County Homeless Initiative is one in which the County's Department of Mental Health (DMH) and the Los Angeles Homeless Services Authority (LAHSA) are directed to partner with the cities to expand the availability of rapid re-housing programs. In this concept, those two agencies would increase the funding they devote to this effort, and there would be a matching funds requirement on the part of participating cities. The details of how the funds would flow from DMH and LAHSA to the cities, and the scope of the matching funds the participating cities would have to commit remain to be worked out. However, one feature of the State-mandated dissolution of local redevelopment agencies reserves up to \$250,000 of each dissolved agency's remaining affordable housing funds for programs that combat homelessness.

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

One of the local social service providers receiving CDBG public service funds in PY 2016, the Office of Samoan Affairs, has incorporated a program of services to the homeless and persons at risk of becoming homeless (primarily counseling, referral to appropriate agencies, and assistance in applying for and obtaining benefits) into its multifaceted portfolio of services.

Through the City's membership in the South Bay Cities Council of Governments (SBCCOG), the City is participating in SBCCOG's newly-implemented program of outreach to the local homeless community and referral to services. SBCCOG has contracted with People Assisting the Homeless (PATH), a statewide network of agencies that provides services to the homeless, to coordinate the effort.

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

Introduction

The City's Housing Element Update identifies constraints to the development of new housing as including land costs, construction costs, financing costs, adequate infrastructure, processing and permitting requirements, development standards, and fees. Of the constraints examined, provision of adequate infrastructure and flood control improvements are the most costly impediments to new development.

Development standards sometime add to the problem of affordable housing. The constraints with the greatest impact are those contained in the City's zoning ordinance. In order to reflect the community's development goals and objectives, zoning regulates a mix of residential, commercial, and industrial projects, and the use, density, floor area, setbacks, and parking. Zoning reduces the supply of land available for residential development and regulates the intensity of residential land use through minimum lot size requirements. Although zoning can be a constraint, its purpose is to create functional residential, commercial, and industrial projects and areas. The City of Carson provides consultative services to aid private developers in understanding the city's housing needs and pertinent City ordinances, thus expanding housing opportunities. Additionally, the City has revamped its permitting processing system seeking to reduce overall processing time, provide "one-stop" permitting, and improve case management.

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

The City of Carson will continue to work toward removing barriers to affordable housing. Though we will not be implementing all listed strategies in PY 2016, we will be prioritizing and implementing the top priorities.

The Five-Year Consolidated Plan identified a number of barriers to affordable housing and also provided a strategy to address such barriers. Outlined below are steps the City has identified it will undertake in an effort to overcome these barriers:

- The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.
- The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobilehome parks that allow owner-occupied spaces' senior citizen multifamily housing developments offering various types of care and assistance service; mixed use residential, office, and commercial developments; and planned unit developments. (Planned unit developments are a form long in existence in the city, and the mixed-use residential/office/commercial model is being employed to an increasing degree, as is being seen in developments recently constructed and/or currently in progress along Carson Street and Avalon Boulevard.)

- Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulatory tools to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes a Density Bonus Ordinance to encourage developers interested in additional density an incentive to develop a portion of an otherwise market-rate product as affordable to low- and moderate-income households, in order to meet the affordable housing responsibilities as spelled out in the Housing Element that all cities are required by State law to develop.

While the Analysis of Impediments to Fair Housing Choice (AI) that the City prepared in 2015 has not yet been accepted by HUD, strategies to remove barriers to affordable housing recommended in that AI include:

- As 80% of the City's housing stock was built prior to 1980, monitor all housing built prior to 1980 for lead-based paint and other hazardous or structurally unsafe housing issues (for example, the presence of asbestos).
- Housing opportunities for persons with disabilities (approximately 6% of Carson's population in 2010) can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modifications to improve accessibility.
- Continue monitoring the low- to moderate-income housing developments that have existing affordability controls that comprise the inventory of assisted housing units in the city for their risk of conversion to market rate (two such developments were identified as being at risk for conversion between 2014 and 2021, and an additional two at risk of conversion between 2021 and 2024).
- Continue offering financial assistance to households that cannot qualify for conventional home improvement loans, in order to encourage and support the rehabilitation and preservation of Carson's existing affordable, owner-occupied housing stock.
- Continue an ongoing effort to combat the incidence of blighted and otherwise substandard housing through a combination of efforts including enforcement, citation, and referral to the City's housing rehabilitation programs. The City's Code Enforcement Division responds to approximately 2,000 complaints annually.
- Continue, through the Carson Housing Authority, providing development assistance (in the form of direct financial subsidies to developers, provision of infrastructure, and/or the writing down of land costs) in order to promote the development of affordable multi-family housing.
- Encourage the development of mixed-use projects in the city, including the development of specific plans that require housing as a key component of the proposed developments.
- Implement the amendment to the Zoning Code that was adopted in March 2012 to facilitate the development of housing for persons with disabilities.
- Seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted toward persons with developmental disabilities. Additionally, provide regulatory incentives, such as expedited permit processing and fee waivers/deferrals, to projects targeted toward persons with developmental disabilities. To further facilitate the development of housing units to accommodate persons with developmental disabilities, reach

out annually to developers of supportive housing to encourage development of projects targeted toward special needs groups.

Discussion

PY 2015 was marked by an ongoing review of the City's land use and zoning regulations. The Zoning Code will continue to be reviewed for deficiencies and inconsistencies in PY 2016, and amendments will be proposed and implemented to address any such deficiencies and inconsistencies found.

As noted in the Projects section of this Annual Action Plan, the City will again provide funding to the Housing Rights Center (HRC) of Los Angeles for enforcement and education services regarding fair housing in Carson. HRC will provide counseling, landlord/tenant, advocacy, complaint investigation, and (as necessary) litigation services. HRC will also conduct training sessions for service providers so as to educate them on how to recognize when their clients may be experiencing discrimination. HRC will also conduct testing to ensure that discrimination is not occurring and to uncover such discriminatory practices when they do occur. A robust enforcement system will serve as a deterrent against housing providers that may illegally discriminate against residents and will also decrease the number of illegal evictions.

AP-85 Other Actions – 91.220(k)

Introduction

The most serious underserved need in the community is related to housing affordability. Other underserved special housing needs include those of the elderly, large families, single-parent households, persons with HIV/AIDS, and persons with mental, physical, or emotional disabilities.

Several other obstacles in attempting to meet underserved needs include unfavorable market conditions, land use and zoning regulations, development fees, State and Federal laws, and the “not in my back yard” factor. The most significant obstacles to meeting underserved housing needs are the lack of sufficient funds and lack of available vacant land. This is true for any government agency or non-profit developer trying to assist low-income families. As the disparity between wages and affordability increases, the number of persons unable to maintain their own housing costs increases.

Actions planned to address obstacles to meeting underserved needs

Factors contributing to the presence of impoverished persons among the city’s population include unemployment or underemployment due to a generally low level of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care presenting two wage-earner families or single parents from joining the workforce, and lack of nearby affordable housing for lower-income households. To address the employability and job skills issues, the City operates a Career Center within its Community Development Department. The Carson Career Center is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium comprised of several neighboring cities. The City augments these WIOA resources by allocating General Fund dollars to the Career Center. Transportation issues are partially addressed by the City-operated Carson Circuit bus system, which coordinates its routes and services with other local public transportation providers serving the area with routes into and within Carson, such as the Los Angeles County Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

Actions planned to foster and maintain affordable housing

As noted in the Projects section of this Annual Action Plan, the bulk of the City’s CDBG funds will be directed toward two major housing rehabilitation programs aimed at maintaining and preserving the supply of affordable housing units in the city: the Neighborhood Pride Program, and the Scottsdale Townhouses Revitalization.

In response to the State action eliminating local redevelopment agencies, the City of Carson created a Carson Housing Authority (CHA), which is assuming the housing programs of the former Carson Redevelopment Agency. The principal activities of the CHA are:

- Continuing rental assistance payments to two affordable multi-tenant residential developments (Avalon Courtyard, 92 units located at 22127 South Avalon Boulevard, and Carson Terrace Senior Apartments, 62 units located at 632 East 219th Street);
- Monitoring Carson’s existing affordable housing projects for compliance with terms of their development agreements. Most of these projects were made possible by Redevelopment Agency loans.
- Seeing projects to completion, such as the recently-completed Via 425 at 425 East Carson Street, featuring 65 units. Another recently-completed project is The Renaissance at City Center, at the intersection of Avalon Boulevard and Carson Street. The second phase of this project, featuring

155 units of market-rate housing, was completed during PY 2013, joining the adjacent first phase consisting of 85 units completed one year earlier. Both phases are situated above approximately 29,000 square feet of ground floor rental space;

- Managing projects under construction, including the Veo project at 616 East Carson Street, featuring 23 units of affordable housing within a total 153-unit project;
- Moving projects with existing development agreements forward to completion. This includes projects at 2525 East Carson Street, 21227-21237 South Figueroa Street, and a new project at 401 Sepulveda Boulevard.
- With any remaining funds, the CHA will form or assist new projects on other sites.

At present, the CHA's functions do not include the operation of public housing (such as the Federally-assisted Section 8 program). That role within the boundaries of the city will continue to be carried out by the Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission (LACDC).

The City will also seek new HOME Investment Partnership Program funding, through which it reinstated its First-Time Homebuyers' Program, which provided deferred loans to low- and moderate-income persons seeking to purchase homes for the first time. (These HOME funds were obtained through the California Department of Housing and Community Development, and that funding authorization expired during PY 2015.)

Actions planned to reduce lead-based paint hazards

The City realizes that lead-based paint poses a serious health hazard and therefore must be addressed. The City is attempting to minimize the incidence of lead paint poisoning by implementing the following:

- Ensuring that home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Considering annual programs and materials that educate residents on the health dangers of lead-based paint and encourage the screening of children for elevated blood levels;
- Including lead-based paint hazard reduction as an eligible activity in rehabilitation programs;
- Reviewing current housing and rehabilitation cases to ensure that lead-based paint hazard reduction is incorporated; and
- Promoting awareness and elimination of lead-based paint hazards among other housing providers, including local non-profit housing developers.

The City's efforts to conform to (24 CFR) Section 570.608 regarding the notification, inspection, testing, and abatement procedures concerning lead-based paint as required in the CDBG certifications have most recently included the engagement of a consultant to conduct lead hazard inspections/evaluations, paint testing, risk assessments, and final clearance inspections. All properties served by the City's housing rehabilitation programs undergo an initial lead hazard assessment, with subsequent actions to be determined according to the results of that assessment.

Actions planned to reduce the number of poverty-level families

Carson's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. The mission statement for the City's anti-poverty strategy is to "Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens."

The City's Economic Development Strategy contains goals, objectives for each goal, and action steps for each objective. Goals, objectives, and action steps are directly related towards accomplishing the Economic Development Strategy mission statement. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

The action steps are activities that will increase the opportunities to raise family income, resulting in greater access to affordable housing and reduce the number of families overpaying for their housing. Increased family income will also assist lower income families meet the cost of child care and other services that are presently out of reach for many lower-income families. Additionally, the City will continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Together with the first-time homebuyer program, mobilehome park space rent control, and incentives to develop new affordable housing, the Economic Development Strategy is a major component of the City's anti-poverty efforts.

Actions planned to develop institutional structure

The City of Carson Community Development Department will administer all of the activities specifically identified in this Annual Action Plan. The City works closely with other housing-related organizations and service providers locally and within Los Angeles County to ensure that the housing needs of city residents are addressed to the best ability of the network of such providers given available resources.

The Community Development Department works in conjunction with external agencies such as the California Department of Housing and Community Development and HACoLA to ensure quality housing for all low-income city residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather are due to shortcomings in available resources. While the present institutional structure is considered satisfactory, the City will monitor and reevaluate as necessary.

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

To enhance the coordination and delivery of housing and related services provided by public and private organizations as well as other agencies, Carson depends on a number of non-profit social service organizations for the delivery of support services to persons in need of assistance. Partnerships with developers of affordable housing are necessary to implement the City's ambitious housing plan.

The City will continue to meet with public agencies along with other assisted housing providers and service agencies to plan and use all available resources. Communication between these parties will occur throughout the year in order to review and endorse applications for funding and to discuss cooperative ventures. The City allocates up to 15% of its CDBG allocation annually for social services.

Depending on the population being served, housing developments will inform residents of local services, as well as inform service agencies of potential new housing developments during the approval process.

Discussion

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start fo the next program year and that has not yet been reprogrammed	\$ 7,875
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$698,777
5. The amount of income from float-funded activities	0
Total Program Income	\$706,652

Other CDBG Requirements

1. The amount of urgent need activities	0
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