



City of Carson
2018-2019
Consolidated Annual Performance and
Evaluation Report (CAPER)

DRAFT FOR PUBLIC REVIEW

Community Development Department
701 East Carson Street
Carson, California 90745

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Expected outcome for Homeowner Housing Rehabilitated was 30 units (all associated with the Neighborhood Pride Program). The 22 units of accomplishment were likewise all associated with the Neighborhood Pride Program.

The target for the City's fair housing program was to serve 45 clients. Actual accomplishments for the year are pending. (As of the writing of this draft report, we have totals for the first two quarters, which match the goal for the full program year of 45 clients.)

The target for Project #0002, Commercial Loans and Grants Program was for five businesses assisted. The expected levels of participation in PY 2018 did not materialize, however. One project was completed and another was initiated during the program year.

The activity associated with the indicator "Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit" is the Scott Park Improvement Project (included in the Annual Action Plan as Project #0004). Though included in the Annual Action Plan, this project was never initiated during PY 2018, thus no expenditures or program accomplishments appear under Project #0004. (This project was deferred until PY 2019, and funding other than CDBG was identified for the project. In another development, Scott Park was subsequently renamed Foisia Park.

The City set targets for the CDBG-funded public service programs of serving 1,225 clients during PY 2018. Preliminary actual accomplishment data indicates 3,296 clients (this in spite of the fact that accomplishment data is not yet available for the Carson Coordinating Council/Carson Child Guidance Program). In the case of the Los Angeles County Sheriff's Department Carson Gang Diversion Team, a change in that department's protocol required that the subrecipient agreement be approved by the County Board of Supervisors, and it proved to be not possible for the agreement to be placed on the Board's agenda. The Sheriff's Department was also successful in obtaining sufficient external funding to support the program, enabling it to forego the approved CDBG funding.

Recognizing homelessness to be a high priority item, the City set targets for the reduction of homelessness at 25 during PY 2018. The total of

homeless in Carson (as measured by the Los Angeles Homeless Services Authority's annual point-in-time count) has fluctuated substantially over the past five years, but may be showing signs of stabilizing. While there was no CDBG funding for homeless services in the PY 2018 Annual Action Plan, the City accessed funding from the United Way of Los Angeles' Home for Good initiative to continue its collaboration with the South Bay Cities Council of Governments and People Assisting the Homeless on a homeless outreach program, and continued working with the Los Angeles Homeless Services Authority and South Bay Coalition to End Homelessness. Preliminary (and still unofficial) results from LAHSA's January 2019 Greater Los Angeles Homeless Count showed 325 homeless persons in Carson, down from theadjusted total of 468 in 2018 and 376 in 2017. (In comparison, the adjusted total for 2016 was 157.) As a participant in the Los Angeles County Homeless Initiative, the City was able to obtain a planning grant from the County Homeless Initiative and secured the services of Shelter Partnership, Inc. to assist in developing a comprehensive plan to prevent and combat homelessness, which was presented to and adopted by the City Council in July of 2018.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG / Rehab Admin	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	7482	20605	275.35%	2782	3395	123.31
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1820	NA	0	0	NA
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	NA	0	0	NA
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Facade treatment/business building rehabilitation	Business	7	2	28.60%	5	2	40.00%
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	NA	0	0	NA

Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	600	0	0.00%	0	0	NA
Provide decent affordable housing	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	135	620	459.26%	45	45*	100.00%
Provide decent affordable housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0				
Provide decent affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	143	95.33%	30	22	73.33%
Support special needs programs and services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6125	12975	211.83%	1225	3296	269.06%
Support special needs programs and services	Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0		0	0	0.00%

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

*--Totals incomplete

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

High priority goals were: Provide decent affordable housing; Maintain and preserve neighborhood preservation; Neighborhood revitalization; and Support special needs programs and activities. The goal for the Neighborhood Pride Program (owner-occupied housing rehabilitation) was

30 units (the actual total was 22). The goal for the fair housing program (run by the Housing Rights Center) was 45 clients. (The actual total that was available as of the writing of this draft was the total for the first two quarters of the program year, which matched the full-year goal of 45.) The targets for the Commercial Loans & Grants Program was 5 businesses. While the expected level of participation once again did not materialize, program results improved in PY 2018, with one project completed and another initiated. Targets for the public service programs were 1,225 clients (the total as of the writing of this draft report was 3,296, with not all results yet in). Viewing homelessness as a high priority, the City set a target of reducing homelessness by 25. While there was no CDBG funding for homeless services in PY 2018, the City obtained funding from the United Way (Home for Good) to continue the joint homeless outreach program with the South Bay Cities COG and People Assisting the Homeless, and continued working with the Los Angeles Homeless Services Authority and South Bay Coalition to End Homelessness. These efforts have finally begun to show some positive impact, as preliminary (still unofficial) results from LAHSA's 2019 Homeless Count saw Carson homelessness decline from 468 (the adjusted 2018 total) to 325.

A priority the City ranked medium was Construct and upgrade public facilities and infrastructure. The Annual Action Plan included an allocation of \$485,000 in CDBG funding for improvements to Scott Park (subsequently renamed Foisia Park) in the southern section of the city. As the City encountered delays in planning and executing the project (effectively deferring it to PY 2019, City staff subsequently identified other sources of funding for the planned improvements. A Substantial Amendment was approved to the PY 2018 Annual Action Plan reallocating the bulk of the Scott/Foisia Park funding to the Neighborhood Pride (residential rehabilitation) Program.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	614
Black or African American	448
Asian	157
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	422
Total	3,363
Hispanic	444
Not Hispanic	2,921

Table 2 – Table of assistance to racial and ethnic populations by source of funds

(Note: Final numbers for the Housing Rights Cetner and the Carson Coordinating Council/Carson Child Guidance Program were not yet available as of the writing of this draft report.)

Narrative

Direct Benefit Activities: The City tracked demographics of the households directly benefiting from the CDBG grant programs, including race, ethnicity, family size, female heads of household (238 reported), and persons with a disability (1 reported). These direct benefit activities included housing rehabilitation loans, housing rehabilitation grants, and the public service programs. This information is used for reporting in IDIS and also (in the case of housing activities) for fair housing statistics.

The totals for race and ethnicity shown above do not correspond, and are at considerable variance from the proportions indicated by the city's 2010 Census figures because a total of 1,719 beneficiaries elected to identify as "other" or various multi-racial categories rather than as one of the five indicated racial categories. This may have in turn resulted in an undercount of Hispanics (Latinos) among program beneficiaries. (While it is common, particularly in California, for Hispanic/Latino origin to be regarded as a separate and distinct racial identity, HUD considers Hispanic/Latino origin to be an ethnic category independent of race.)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,633,868	506,999
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Figures entered in the Resources Made Available and Amount Expended During Program Year fields have been adjusted from default values. Figures shown in these fields are based on the IDIS PR26-CDBG Financial Summary Report, but figures at this point are still preliminary, as the City's Finance Department is still processing and recording transactions applicable to the program and fiscal year ending June 30, 2019. The Resources Made Available figure comes from Part I, Line 08. The Part I, Line 08 total consists of: Unexpended CDBG funds at the end of the previous program year of \$818,519.10 (which is itself subject to an audit currently in progress); the PY 2018 Entitlement Grant of \$815,109.00; and PY 2018 Program Income of \$239.40. The Amount Expended during Program Year figure is based on Part II, Line 15, but will likely double by the time the Finance Department completes its fiscal year closeout.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY WIDE	50	91	See explanation below
Eligible Census Tracts	50	9	See explanation below

Table 4 – Identify the geographic distribution and location of investments

(Note: Once all the transactions for the program year have been recorded, the actual percentage will more closely mirror the planned percentage of allocation.)

Narrative

The program planned for Eligible Census Tracts was Commercial Loans and Grants. The Citywide CDBG activities were the Neighborhood Pride Program (residential rehabilitation), the public service activities, and program administration.

Leveraging

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

Leveraging comes primarily from two sources: support from the City's General Fund, and from the Carson Housing Authority (CHA). It should be noted that the CHA was created in the wake of the 2012 statewide dissolution of local redevelopment agencies to carry out the remaining affordable housing development obligations of the former Carson Redevelopment Agency. Despite its name, the CHA does not own, operate, or manage any public housing within the city, as that role is carried out by the Los Angeles County Development Authority (LACDA), formerly the Housing Authority of the County of Los Angeles (HACoLA).

Though no CDBG funding was allocated for homeless services, the City continued its collaborations with entities such as the Los Angeles Homeless Services Authority (the lead agency for the Los Angeles Continuum of Care), the South Bay Coalition to End Homelessness, and the South Bay Cities Coalition of Governments. SBCCOG entered into a contract with People Assisting the Homeless to provide a comprehensive program of homeless services within the SBCCOG service area. The City committed \$25,000 in CHA resources to the SBCCOG/PATH effort, and thus enabled this collaboration to leverage an additional \$18,000 from the United Way of Los Angeles' Home for Good program to augment these homeless services specifically in Carson. The collaboration between the City and PATH resulted in the continuation of one major homeless services effort during PY 2018, in which they were joined by a local faith-based entity, Calvary Chapel South Bay. The three sponsoring groups continued to conduct on a monthly basis a "Laundry Love" event, at which a local laundromat makes its facility available to the homeless.

Additionally, the City's internal Homelessness Task Force (chaired by Assistant City Manager David Roberts, and comprised of the Community Development, Community Services, Public Works, and Public Safety Departments, as well as the Los Angeles County Sheriff's Department Carson Station) coordinated a homeless outreach and resource event at Dominguez Park on the city's east end on October 24, 2018 (replicating a similar event held two years earlier at the same location). Organizational and logistical support was also provided by PATH, Calvary Chapel, LAHSA, and Harbor Interfaith Services. This most recent event brought together over 30 agencies and service providers, and served some 50 individuals. Plans are to continue holding such events on at least an annual basis.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	30	22
Number of households supported through Acquisition of Existing Units	0	0
Total	30	22

Table 6 – Number of Households Supported

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

The City has focused its CDBG resources on rehabilitation of existing units rather than the production of new units. The one-year goal for Rehab of Existing units should be shown as 30 (for the Neighborhood Pride Program). The actual total of 22 units rehabilitated represents accomplishments for Neighborhood Pride Program. The Neighborhood Pride Program (single-family owner-occupied rehabilitation) fell short of its PY 2018 goal by eight units.

Discuss how these outcomes will impact future annual action plans.

That the Neighborhood Pride Program fell short of its PY 2018 goal should have little if any impact on future action plans, because the program stands just seven units shy of its Five-Year Consolidated Plan goal of 150 units with one more year to go in the current Five-Year ConPlan cycle. The City continues to seek new resources to supplement or augment existing programs. The City obtained HOME Investment Partnerships Program funding through the California Department of Housing and Community Development during PY 2017, and is planning to devote those funds to a housing rehabilitation program as well. Demand for the Neighborhood Pride Program remains strong, and it is anticipated that this program will well surpass its Five-Year ConPlan goal.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2,754	0
Low-income	446	0
Moderate-income	98	0
Total	3,298	0

Table 7 – Number of Households Served

Narrative Information

The figures for CDBG Actual include the public service programs as well as the housing rehabilitation program. (Again, it is noted that the above totals do not include figures for the Carson Coordinating Council/Carson Child Guidance Program and the final two quarters of data from the Housing Rights Center, as this information was not yet available as of the writing of this draft report.) In addition to the numbers shown above, there were a total of eight participants in the public service programs who were above the low- and moderate-income level (six in the fair housing services program and the other two in the program operated by the Office of Samoan Affairs).

The City of Carson obtained HOME funding in PY 2017 through the California Department of Housing and Community Development (HCD), but programmatic and administrative details are still being worked out.

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

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

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

During PY 2015, Los Angeles County launched a regional, multijurisdictional homeless initiative coordinated by the office of its Chief Executive Officer. This Countywide initiative focused on, among other things, ensuring that homeless individuals and families are effectively engaged, assessed, referred, and served by the multiplicity of jurisdictions and public and private service providers involved. The City of Carson continued as an active participant in the planning and strategizing efforts of the County Homeless Initiative during PY 2017 (including securing a \$50,000 grant from the County, which it used to develop a comprehensive plan on homelessness that was adopted by City Council in July of 2018). Implementation details for this homelessness plan are still being worked out, but existing efforts have combined to effect a reduction in Carson homeless from 468 as measured by LAHSA's 2018 Homeless Count to 325 (as indicated by preliminary, unofficial results from the 2019 count).

As a companion effort to the County Homeless Initiative, the South Bay Cities Council of Governments (SBCCOG), of which the City of Carson is a member, entered into a contract with People Assisting the Homeless (PATH), a network of agencies working together to combat and end homelessness throughout California, to provide a comprehensive program of homeless services within the SBCCOG service area (which coincides with Los Angeles County Service Planning Area 8). This program is based on a similar program PATH implemented in the Gateway Cities Council of Governments service area (San Gabriel Valley). In this program, PATH's services include:

- Outreach services to homeless persons encountered on the streets
- A South Bay Cities homeless telephone hotline
- Screenings and Coordinated Entry System assessments
- Case management
- Linkages to interim housing
- Housing location services
- Working with local landlords
- Ongoing supportive services

The collaboration between the City and PATH resulted in the continuation of one major homeless services effort during PY 2017, in which they were joined by a local faith-based entity, Calvary Chapel South Bay. The three sponsoring groups conduct on a monthly basis a "Laundry Love" event at which a local laundromat makes its facility available to the homeless.

Also, the City, PATH, Calvary Chapel, LAHSA, and Harbor Interfaith Services teamed up to conduct a

homeless outreach and resource event on October 24, 2018 at Dominguez Park on the city's east end. This event brought together some 30 agencies and service providers, and serviced some 50 individuals. The event was modeled after a similar event the City conducted two years earlier at the same location, and plans now are to hold similar events on at least an annual basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

This is a shortcoming of which the City is well cognizant, in that at present there are no emergency shelter or transitional housing facilities located in the city itself. The City is exploring two options for addressing this shortcoming: a) arranging for providers of such facilities located in adjacent communities to serve the Carson homeless, or b) becoming a provider of such services itself. However, the City was not able to address this issue during PY 2018.

The collaborative effort between PATH and SBCCOG was launched late in April of 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. For ten months of program year 2018 (information on activity beyond that point was not readily available from PATH), PATH has had 901 unduplicated and 753 duplicated contacts with homeless clients. These contacts have resulted in:

- 67 persons connected with mental health services
- 29 persons connected to substance abuse treatment
- 67 persons connected to primary care
- 63 persons connected to employment
- 13 persons connected to mainstream benefits
- 58 persons connected to the Coordinated Entry System
- 30 persons placed in interim housing
- 46 persons referred to permanent housing

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

Located just west of the city limits, in unincorporated Los Angeles County, is Harbor-UCLA Medical Center, part of the Los Angeles County Department of Health Services (DHS). As part of its contracted services with SBCCOG, PATH meets regularly with representatives of Harbor-UCLA to collaborate on issues such as discharge planning. Integral to that process is a program DHS operates called Housing for Health (HFH), which includes facilities for recuperative care (provision of short-term housing with health services to homeless DHS patients who are recovering from acute illness or injury or have conditions that would be exacerbated by living on the street or in shelters. The closest such facility to Carson and to Harbor-UCLA is in South Los Angeles.

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

While as noted, the City made no direct funding resources available for such activities in the PY 2018 Annual Action Plan, it continued its collaboration with other local entities that coordinate such services, such as the Los Angeles Homeless Services Authority and the South Bay Coalition to End Homelessness, along with its participation in the comprehensive program of homeless services in the South Bay Cities Council of Governments service area operated by PATH.

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

Actions taken to address the needs of public housing

The City did not set any specific public housing goals in the 2015-2020 Five-Year Consolidated Plan. The City does not own, operate, or manage any public housing within its boundaries. That role in Carson is carried out by the Los Angeles County Development Authority (LACDA), formerly the Housing Authority of the County of Los Angeles (HACoLA). (The Carson Housing Authority is an entity created in the wake of the statewide dissolution of local redevelopment agencies to carry out the remaining affordable housing development responsibilities of the former Carson Redevelopment Agency.)

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

The City does not own, operate, or manage any public housing within its boundaries. That role within Carson is carried out by the Los Angeles County Development Authority (LACDA), formerly the Housing Authority of the County of Los Angeles (HACoLA).

Actions taken to provide assistance to troubled PHAs

Not applicable. The Los Angeles County Development Authority (LACDA) is not a troubled PHA.

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

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

One of the more significant barriers to (the development of) affordable housing in Carson is the availability of financial incentives and other mechanisms to facilitate the development of new affordable housing. Following the dissolution of the Carson Redevelopment Agency (which had at its disposal the powerful development tool of tax increment financing), the City of Carson created the Carson Housing Authority (CHA) to carry out the remaining affordable housing obligations of the now-defunct Redevelopment Agency. The CHA continues to actively seek opportunities to develop affordable housing. It has in its current portfolio four sites, comprising approximately 2.3 acres in total, which appear to be prime sites for the development of affordable housing. The CHA recently assisted in the completion of a senior housing development (65 units) in the 400 block of East Sepulveda Boulevard. Nearing completion are Veterans Village, a 51-unit project at the corner of Carson and Figueroa Streets, and Carson Arts Colony, 46 units of affordable live-work housing at 21205 South Main Street.

In addition, the City's Planning Division has judiciously and strategically employed the use of density bonuses to promote and enhance the development of affordable housing.

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

Factors contributing to the presence of impoverished families among the city's population include unemployment or underemployment due to a generally low levels of education, lack of job skills training, minimum wage, lack of effective transportation, shortage of affordable child care preventing two wage-earner families or single parents from participating in the workforce, and lack of nearby affordable housing for lower-income households. To address the employability and job skills issues, the City is affiliated with the South Bay Workforce Investment Board (SBWIB), a local Workforce Innovation and Opportunity Act (WIOA) consortium consisting of several neighboring cities. 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 Metropolitan Transportation Authority (MTA or Metro), Long Beach Transit, Compton Renaissance Transit, Torrance Transit, and Gardena Municipal Bus Lines.

Increasingly diminishing budgetary resources poses an obstacle to addressing underserved needs. The City continues to provide funding support to a network of local non-profit human and social service providers through the CDBG public service allocation. However, while there have been year-to-year fluctuations (the PY 2018 entitlement allocation represents an increase over PY 2017, which in turn represents an increase over PY 2016), the trend for this resource has been downward over the longer timespan. The City had in past years supplemented the CDBG public service funding with an allocation of General Fund dollars, but in the budget for the past three fiscal years (which correspond with the CDBG program years), no such General Fund allocation was included due to budgetary constraints.

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

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

- Ensuring that the home improvement programs initiated by the City or non-profit providers identify and eliminate lead-based paint hazards;
- Conducting annual programs and distributing materials that educate residents on the health dangers of lead-based paint, and encouraging 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 have 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. This was the case for the 22 dwelling units served by the Neighborhood Pride Program during PY 2018.

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

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.

These action steps are activities that are intended to 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 also assists lower-income families meet the cost of child care and other services that otherwise would be out of reach for them. The City continues (primarily through the CDBG public service allocation) partnering with local organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

Along with the Economic Development Strategy, major components of the City's anti-poverty efforts include the mobilehome park space rent control program (a program that ensures the continued affordability of a substantial portion of the city's housing stock) and incentives to develop new affordable housing (spearheaded by the Carson Housing Authority). The Carson Housing Authority continues to entertain proposals from developers of affordable housing regarding financial assistance to new projects, such as the previously-described Veterans Village and Carson Arts Colony projects nearing completion.

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

The City of Carson's Community Development Department is the primary administrator for the activities described in this CAPER. It works with other City departments (e. g., Community Services, Code Enforcement, Public Works) to coordinate services to City residents, particularly seniors, the disabled, and persons of low-and moderate income.

The Community Development Department works in conjunction with external agencies such as the California Department of Housing and Community Development, the Housing Authority of the County of Los Angeles, and the Los Angeles County Department of Building and Safety (which provides building inspection services to the City on a contractual basis) to ensure quality housing for all city residents.

The issue of homelessness took on a greater emphasis for the City over the past three years. While there was no allocation of CDBG funding for this issue, the City took several steps toward enhancing the institutional structure that will no doubt result in increased funding commitments in subsequent years. It participated actively in the Los Angeles County Homeless Initiative, which provided a platform for the local jurisdictions to collaborate with each other and with the County in such areas as potentially committing local funding toward rapid re-housing, dedicating federal housing subsidies toward permanent supportive housing, ensuring that law enforcement and first responders effectively engage homeless families and individuals, and using land use policy to maximize the availability of affordable housing. The City also participated in a joint program of the South Bay Cities Council of Governments to coordinate such activities as outreach services, a regional homeless telephone hotline, screenings and coordinated entry system assessments, case management, linkages to interim housing, housing location

services, working with local landlords, and ongoing supportive services. The City's internal Homelessness Working Group has been meeting on a regular basis (every two weeks) for over two years now. Coordinated by an Assistant City Manager, the Working Group 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).

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

As noted earlier, the Carson Housing Authority continues in its role of facilitating the development of affordable housing within the city, and has under construction and nearing completion the Veterans Village and Carson Arts Colony developments.

The City allocated the full 15% of the allowable CDBG funds to a network of local social service agencies to assist with meeting the needs of its underserved low- and moderate-income population.

During PY 2018, the City continued its participation in efforts to combat homelessness led by the lead agency for the Los Angeles Continuum of Care (CoC), the Los Angeles Homeless Services Authority (LAHSA). In addition to increasing its presence at and participation in planning meetings at LAHSA (most notably its CoC Coordinating Council and the Policy & Planning and Programs & Evaluation Committees of the LAHSA Board of Directors, the City also participated regularly in the monthly meetings of the South Bay Coalition to End Homelessness, the lead homeless collaborative for Los Angeles County Service Planning Area (SPA) 8, as well as the bi-monthly meetings of the South Bay Cities Council of

Governments' Homeless Services Committee (covering the same geographical area).

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

The Analysis of Impediments to Fair Housing Choice that the City prepared in 2015 was revised and resubmitted to HUD following its adoption by City Council in April of 2017. Nevertheless, recommendations from that AI that the City pursued during PY 2018 included:

- Monitoring all housing built prior to 1980 for lead-based paint and other hazardous or structurally unsafe housing issues (for example, the presence of asbestos).
- Monitoring low- to moderate-income housing developments that have existing affordability controls that comprise the inventory of assisted housing units for their risk of conversion to market rate (two such developments have been identified as being at risk for conversion by 2021, and an additional two at risk of conversion between 2021 and 2024).
- Continuing the 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.)

- Continuing, 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.
- Encouraging 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 development.

Increasing the knowledge throughout the community of the availability of fair housing services. The City currently provides a link to the fair housing services provider (the Housing Rights Center) on its website and uses the City website to advertise HRC's services, particularly its Fair Housing Walk-In Clinics. The City also distributes flyers at City Hall and at the Congresswoman Juanita Millender-McDonald Community Center regarding HRC's services and the Walk-In Clinics. Written materials regarding HRC's services (flyers, brochures, website announcements) are currently distributed in both English and Spanish.

A significant development in addressing an impediment identified in the AI occurred just after the close of PY 2019. City Council introduces a measure to repeal the ordinance requiring a residential property report, which included a mandatory home inspection, for sales of residential property. The specific feature of the ordinance that was identified as a fair housing impediment was the exemption for spousal transfers, which it was noted could be viewed as a violation of the California Fair Employment and Housing Act prohibition against differential treatment based on marital status.

CR-40 - Monitoring 91.220 and 91.230

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

The City utilizes data collected from public service subrecipients and housing rehabilitation contractors reported in HUD's Integrated Disbursement and Information System (IDIS) for monitoring purposes. Subrecipients submit monthly program and expenditure reports to City staff, which reviews and approves this information before authorizing the disbursement of any program funds. Review of these monthly program and expenditure reports is conducted to determine which programs will be subjected to on-site monitoring visits. The City contracts with a professional firm to conduct inspections of the housing rehabilitation projects in progress and at the conclusion of the projects prior to the approval of disbursement of funds,

Minority- and Women-Owned Business Outreach

The City does not discriminate against minority- and women-owned businesses in its bidding and contacting process, and has awarded contracts to several minority- and women-owned businesses in recent years. To conduct the inspections for the Neighborhood Pride housing rehabilitation program, the City has contracted for at least ten years with MDG Associates, Inc., which is a minority-owned business concern. A number of minority- and women-owned contractors have been utilized in the Neighborhood Pride Program (most notably VV&G Construction, a firm that meets both criteria). Previously, the firm that assisted in the development of the 2015-2020 Five-Year Consolidated Plan is a minority-owned firm (The Ramsay Group).

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

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

On August 19, 2019, the City of Carson issued a public notice announcing the availability of the draft CAPER. That notice informed the public that the draft CAPER would be available for public review and comment from August 22, 2019 through September 9, 2019. That notice further advised the public that a public hearing on the draft CAPER would be conducted by the Citywide Advisory Commission on September 12, 2019, and that the Community Development Department would be receiving written comments on the draft CAPER through September 25, 2019.

Public comments regarding the CAPER are pending this public review and comment period and the scheduled public hearing.

CR-45 - CDBG 91.520(c)

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

It is now anticipated that the City will undertake at least one infrastructure-related project each program year (and one was included in the PY 2018 Annual Action Plan). However, that project (improvements at Scott Park, subsequently renamed Foisia Park) was not initiated during PY 2018. (That project was effectively deferred until PY 2019, and sources of funding other than CDBG were identified for the project.)

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

No

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

Not applicable.

