



City of Carson

2017-2018

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 45 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 were 95 clients.

The target for Project #0002, Commercial Loans and Grants Program (Project #0003, Architectural Services, was for related architectural and design services) was for five businesses assisted. The expected levels of participation in PY 2017 did not materialize, however , and thus there are no program accomplishments to report. This program is being continued into PY 2018.

The activity associated with the indicator "Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit" is the Annual Concrete Replacement Program (included in the Annual Action plan as Project #0005). Though included in the Annual Action Plan, this project was never initiated during PY 2017; thus no expenditures or program accomplishments appear under Project #0005.

The City set targets for the CDBG-funded public service programs of serving 1,225 clients during PY 2016. Actual accomplishments were 3,499 clients.

Recognizing homelessness to be a high priority item, the City set targets for the reduction of homelessness at 25 during PY 2017. While there was no CDBG funding for homeless services in the PY 2017 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. Nevertheless, LAHSA's January 2017 Greater Los Angeles Homeless Count showed 462 homeless persons in Carson, up from the total of 378 indicated in the January 2017 count, and continuing the dramatic increase seen over the past two years, (In comparison, the total for the January 2016 count 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	17210	230.01%	1225	3544	289.31%
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	7885	inf	734	0	0.00%
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Facade treatment/business building rehabilitation	Business	7	1	0.00%	2	0	0.00%
Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				

Maintain and promote neighborhood preservation	Housing and Commercial Rehabilitation	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
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	120	80.00%	30	45	150.00%
Support special needs programs and services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6125	9803	160.05%	4149	3544	85.42%
Support special needs programs and services	Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0				

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

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

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 45). The goal for the fair housing program (run by the Housing Rights Center) was 45 clients (the actual total was 95). Targets for the Commercial Loans & Grants (and related Architectural Services funding) were 5 businesses. The expected levels of

participation did not materialize, and the program is being carried into PY 2018. Targets for the public service programs were 1,225 clients (the actual total was 3,544). 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 2017, 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. Nevertheless, LAHSA's 2018 Homeless Count saw Carson homelessness rise from 378 to 462.

A priority the City ranked medium was Construct and upgrade public facilities and infrastructure,. Between the original submission of the ConPlan and its approval by HUD, the City added a project to address that priority, the Annual Concrete Replacement Program (see #0005), aimed at removing material and architectural barriers restricting the mobility of the elderly and disabled, and enhancing the City's compliance with the ADA. Unfortunately, this project was unable to be initiated during the program year.

## 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	TBD
Black or African American	TBD
Asian	TBD
American Indian or American Native	TBD
Native Hawaiian or Other Pacific Islander	TBD
<b>Total</b>	<b>TBD</b>
Hispanic	TBD
Not Hispanic	TBD

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

### 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 (169 reported), and persons with a disability (30 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 because a total of xxx beneficiaries elected to identify as "other" or various multi-racial categories rather than as one of the five indicated racial categories. Additionally, the totals as shown above are at considerable variance from the proportions indicated by the City's 2010 Census figures, largely because large numbers of persons of Hispanic/Latino ethnicity who did not choose the "other" or multi-racial categories elected to choose "White" from among the five indicated racial groupings. (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	1,764,687	957,388
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 have been taken from the IDIS PR26-CDBG Financial Summary Report. 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 \$861,053,81; the PY 2017 Entitlement Grant of \$781,656.00; and PY 2017 Program Income of \$121,977.62. The Amount Expended during Program Year figure comes from Part II, Line 15.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY WIDE	57	TBD	See explanation below
Eligible Census Tracts	43	TBD	See explanation below

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

Programs planned for Eligible Census Tracts were Commercial Loans and Grants, Architectural Services (related to the Commercial Loans and Grants program), and the Annual Concrete Replacement Program) also fell into the Eligible Census Tracts category. However, for a variety of reasons, there was no program activity, and consequently no expenditures, for these activities. The Citywide CDBG activities that saw expenditures and/or accomplishments 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 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 2017, 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. As a participant in the Los Angeles County Homeless Initiative, the City obtained a \$40,000 planning grant from the County, 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.

## 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
<b>Total</b>	<b>0</b>	<b>0</b>

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	45
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>30</b>	<b>45</b>

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 45 units rehabilitated represents accomplishments for Neighborhood Pride Program. The Neighborhood Pride Program (single-family owner-occupied rehabilitation) exceeded its PY 2017 goal by 15 units.

**Discuss how these outcomes will impact future annual action plans.**

The inability to move forward with the Scottsdale Townhouses Revitalization Initiative (a key feature in the Five-Year Consolidated Plan) certainly ranks as a disappointment, but the City remains undeterred and is seeking new options to supplement or augment the Neighborhood Pride Program. 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 Con Plan 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2,848	0
Low-income	433	0
Moderate-income	167	0
<b>Total</b>	<b>3,448</b>	<b>0</b>

**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. In addition to the numbers shown above, there were a total of 6 participants in the public service programs who were above the low- and moderate-income level (all in the fair housing services program).

The City of Carson was 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 \$40,000 grant from the County, which it used to develop a comprehensive plan on homelessness that was adopted by City Council in July of 2018), but tangible accomplishments of the Homeless Initiative programs are not expected until PY 2018.

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.

### **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 2017.

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. In the program's first seven months of operation (information on activity beyond that point was not readily available from PATH), PATH has had 90 unduplicated and 8 duplicated contacts with homeless clients. These contacts have resulted in:

- 68 persons being provided with food and/or water
- 125 persons provided with hygiene kits
- 15 persons provided with transportation
- Three persons provided with Department of Motor Vehicles vouchers
- Two persons provided with substance abuse services referrals
- 18 persons provided with Coordinated Entry System packets
- 25 persons provided with housing referrals
- Three persons being permanently housed

**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 2017 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 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 Housing Authority of the County of Los Angeles (HACoLA), a division of the Los Angeles County Community Development Commission.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. The Housing Authority of the County of Los Angeles (HACoLA) 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 also has in its pipeline a senior housing development (65 units) in the 400 block of East Sepulveda Boulevard, and a proposed veterans housing project in the 21200 block of South Figueroa 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 2017 entitlement allocation represents an increase over PY 2016, which in turn represents an increase over PY 2015), the trend for this resource has been downward over the longer timespan. The City has in recent years supplemented the CDBG public service funding with an allocation of General Fund dollars, but in the budget for the past two 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 45 dwelling units served by the Neighborhood Pride Program during PY 2017.

**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. One such proposal is for construction of 65 units of senior citizen housing in the 400 block of East Sepulveda Boulevard. Another proposal is for the development of housing for veterans in the 21200 block of South Figueroa Street.

#### **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 two 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 well over a year now. Coordinated by the 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 a senior housing project (65 units) in the 400 block of East Sepulveda Boulevard and a veterans housing project (approximately 50 units) in the 21200 block of South Figueroa Street.

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 2016, the City increased 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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions 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 2017 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.

## **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 September 5, 2018, 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 September 10, 2018 through September 25, 2018. That notice further advised the public that a public hearing on the draft CAPER would be conducted by the Citywide Advisory Commission on September 19, 2018, and that the Community Development Department would be receiving written comments on the draft CAPER through September 26, 2018.

Public comments regarding the CAPER, either at the upcoming public hearing or in writing to Community Development Department staff, are pending.

### **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.**

As was noted earlier in this report, the expected levels of interest in the Commercial Loans and Grants Program did not materialize during PY 2017, consequently there were no program expenditures or accomplishments. There still appears to be interest on the part of local businesses in participating in this program, so it was continued into PY 2018.

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 2017 Annual Action Plan). However, that project (the Concrete Replacement Program) was not initiated during PY 2017.

**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 to the City of Carson.