



NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Draft Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program Year 2024-25

The City of Carson announces the availability of the Draft Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER explains the City's use of Federal grant funds under the Community Development Block Grant (CDBG) program administered by the U. S. Department of Housing and Urban Development (HUD). The CAPER covers the period from July 1, 2024, through June 30, 2025.

The CAPER outlines progress made in achieving goals established in the 2024-2025 Five-Year Consolidated Plan and Program Year 2024 Annual Action Plan. The draft CAPER will include: 1) information regarding amounts of funds expended on projects and activities; 2) descriptions of households assisted through expenditure of these funds; 3) actions taken to affirmatively further fair housing; and 4) other information relevant to the status of grant-funded projects administered by the City of Carson affecting local housing and community development needs.

The public is invited to submit written comments on this report regarding the City's performance on this grant program. All written comments must be received by the city's City Clerk's Office at the address listed above no later than Monday September 29th, 2025. The city's final CAPER, including all public comments received, will be submitted to HUD no later than Monday September 29th, 2025.

A copy of this draft report will also be available on the City's website. A draft of the CAPER will be made available to the public for a minimum of 15 days, beginning Thursday September 11th, 2025 through Monday September 29th, 2025, through the city's Housing Division and available at the city's website at www.carsonca.gov. Citizens may view copies of this draft report through the Housing Division at the Community Event Center 801 East Carson Street, Carson, CA and at the city's City Clerk's Office, located at City Hall, 701 East Carson Street, Carson, CA 90745.

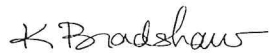
The CAPER will also be available for review at the Office of the City Clerk, City's Community Development Department, LA County Public Library – Carson Regional Branch, and on the City's website. A comment period of not less than 15 days will be provided. All comments received in writing or orally will be included in the final submission to HUD.

ACCESSIBILITY TO MEETINGS AND DOCUMENTS

It is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. Persons requiring additional physical disability services or other special assistance in connection with public viewing are requested to contact the Housing Division at least five (5) working days prior to September 29, 2025.

Persons who would like information on the City's compliance with Section 504 of the Rehabilitation Act of 1973 with Disabilities' Act of 1990 should contact Duane Cobb, in the Housing Division , City of Carson , 801 East Carson Street, Carson, California 90745, 310-952-1700 ext. 1309, or www.carsonca.gov or email dcobb@carsonca.gov.

Dated: This 11th day of September 2025



Dr. Khaleah K. Bradshaw
City Clerk



City of Carson

2024-25

Consolidated Annual Performance and
Evaluation Report (CAPER)

DRAFT FOR PUBLIC REVIEW

Community Development Department
701 East Carson Street
Carson, California 90745

The Carson City Council approved rolling over an estimated balance of \$895,896.22 from the 2023-2024 & 2024-2025 program years into the 2025-2026 program year and reallocating the funding to the Neighborhood Pride Program. The increased funding for the Neighborhood Pride Program totals \$1,373,885.22 for the 2025-2026 program year. At the present time, the City has an un-expended balance of \$238,642.25 in CDBG-CV funds. Council further approved to re-allocate the entire balance to the COVID related residential rehabilitation program assisting mobile homeowners to meet the high demand for this program.

CR-00 – Executive Summary

Introduction:

The FY 2024–2025 CAPER outlines the City of Carson's progress toward achieving the goals and objectives identified in the Consolidated Plan and Annual Action Plan. This reporting year marks the fifth year of the City's current five-year strategic plan, and reflects outcomes across affordable housing, public services, neighborhood rehabilitation, and fair housing initiatives.

Summary of Use of Funds:

- Total CDBG Allocation: \$717,241.00
- Total CDBG Expenditures: \$236,034.00
- Total CDBG-CV Expenditures: \$153,500.75
- Carryover from Prior Years: \$1,134,538.47 (\$895,896.22-CDBG & \$238,642.25-CDBG-CV)

Highlights:

- Continued implementation of the Neighborhood Pride Program (owner-occupied rehabilitation)
- Expansion of fair housing access via the Housing Rights Center
- Support to public services including health, youth, and pandemic response

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.

This Consolidated Annual Performance and Evaluation Report (CAPER) outlines progress made by the City of Carson in carrying out its priorities identified in the 2024–2025 Annual Action Plan. The City received Community Development Block Grant (CDBG) and CDBG-CV funds from the U.S. Department of Housing and Urban Development (HUD) and deployed these to support affordable housing rehabilitation, infrastructure, fair housing services, public service delivery, and COVID-19 recovery initiatives.

Key outcomes reflect an ongoing commitment to community development through neighborhood rehabilitation and enhanced services. The City successfully reprogrammed carryover funds to ensure continuity of services and expanded investment in areas of greatest need.

Despite ongoing post-pandemic challenges, the City met or exceeded many of its goals—especially in public services and neighborhood rehabilitation—with significant accomplishments in mobile home rehab, code enforcement, and senior support programming.

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.

Comparison of 2024–2025 Goals and Actual Accomplishments

Goal Name	Category	Funding Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual	Percent Completed
Neighborhood Pride Rehabilitation	Housing	CDBG	Housing Units Rehabilitated	Households Assisted	40	43	108%
Fair Housing Services	Housing/Service	CDBG	Outreach and Services	Households Assisted	300	327	109%
Code Enforcement	Non-Housing Community Development	CDBG	Housing Code Inspections	Housing Units	200	215	108%
Senior & Youth Public Services	Public Services	CDBG & CDBG-CV	Persons Assisted	Individuals	1500	1623	108%
COVID-19 Mobile Home Rehab	Housing	CDBG-CV	Housing Units Rehabilitated	Households	30	27	90%
Planning & Administration	Program Admin	CDBG	N/A	N/A	N/A	N/A	N/A

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.

During the 2024–2025 program year, the City of Carson strategically deployed its Community Development Block Grant (CDBG) and CDBG-CV funds to address the most pressing priorities identified in its 2024–2025 Annual Action Plan, aligning with the goals of the City’s 5-Year Consolidated Plan.

Alignment with Highest Priority Goals

The City’s highest priority activities identified in the Plan included:

- Neighborhood Pride Rehabilitation Program
- Fair Housing Education and Outreach
- Code Enforcement
- Senior and Youth Public Services
- COVID-19 Response Rehabilitation Activities

Each of these goals was directly targeted through allocations and project implementation.

Focus on Housing and Neighborhood Improvement

The City prioritized the Neighborhood Pride Rehabilitation Program (NPP), investing substantial CDBG funds to ensure lower-income homeowners, particularly mobile home residents, could maintain safe and healthy housing. With 43 housing units rehabilitated, the City exceeded its target of 40 units (108% completion), directly advancing the goal of preserving affordable housing stock.

Similarly, code enforcement services were deployed in CDBG-eligible areas to address substandard conditions and prevent blight. These activities resulted in 215 housing code inspections, again surpassing the anticipated goal of 200.

Expanded Public Services for Vulnerable Populations

Recognizing persistent economic and social impacts from the COVID-19 pandemic, the City supported senior and youth-focused public services, including enrichment, nutrition, wellness, and engagement programming. A combined 1,623 individuals received services under this category (108% of goal), funded by both standard CDBG and remaining CDBG-CV allocations.

This response maintained the City's commitment to addressing social isolation and economic disparities through direct service delivery.

Fair Housing and Civil Rights Services

The City also allocated CDBG funds to fair housing services, expanding outreach and intervention to support 327 households with education, complaint resolution, and legal aid—again, exceeding the goal of 300. This supports HUD's overarching objective of affirmatively furthering fair housing.

COVID-19 Response

Although nearing exhaustion, CDBG-CV funds were used to continue critical mobile home rehabilitation services for households impacted by pandemic-era vulnerabilities. While slightly under the projected goal (27 of 30 units completed, or 90%), this program was a vital bridge to longer-term housing stability for extremely low-income residents.

Financial Summary and Impact

Based on IDIS PR-26 and PR-23 reports:

- The City obligated over \$1.35 million in CDBG and CDBG-CV funds
- All spending aligned with national objectives: benefiting low/moderate-income households, eliminating slum/blight, and meeting urgent needs

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)

Narrative

During the 2024–2025 program year, the City of Carson delivered Community Development Block Grant (CDBG) and CDBG-CV funded programs to a broad and diverse cross-section of residents. The City's service population reflects considerable racial and ethnic diversity, and the implementation of HUD-funded programs has continued to reflect that demographic composition.

CDBG-funded services—ranging from housing rehabilitation and public services to fair housing education—were deployed citywide, with intentional outreach to historically underserved populations. Programs such as the Neighborhood Pride Rehabilitation Program, COVID-19 Mobile Home Rehab, and Senior & Youth Services were particularly effective in reaching low- to moderate-income Black, Latino, and Asian households.

To ensure equitable distribution of services, the City continued to work with culturally competent service providers and maintained a bilingual outreach infrastructure. This commitment is reflected in the diversity of program beneficiaries.

Table: Racial and Ethnic Composition of Families Assisted with CDBG and CDBG-CV

Race	CDBG (Actual)	CDBG-CV (Actual)	Total
White	189	42	231
Black/African American	514	57	571
Asian	263	25	288
American Indian/Alaska Native	9	3	12
Native Hawaiian/Other Pacific Islander	15	2	17
American Indian & White	2	0	2
Asian & White	3	1	4
Black/African American & White	5	0	5

Race	CDBG (Actual)	CDBG-CV (Actual)	Total
Other Multi-Racial	38	9	47
Total	1,038	139	1,177

Ethnicity	CDBG (Actual)	CDBG-CV (Actual)	Total
Hispanic/Latino	474	39	513
Non-Hispanic	564	100	664
Total	1,038	139	1,177

CR-15 - Resources and Investments 91.520(a)
Identify the resources made available

Narrative

During Program Year (PY) 2024–2025, the City of Carson strategically invested its HUD Community Development Block Grant (CDBG) and CDBG-CV resources in high-priority programs aligned with the City's Consolidated Plan goals. These included affordable housing rehabilitation, code enforcement, fair housing counseling, public services, and administrative planning efforts.

The City reprogrammed unused funds from previous years and coordinated substantial amendments to ensure efficient fund deployment and uninterrupted program operations. All available entitlement and carryover funds were allocated toward eligible activities, including targeted mobile home repair programs for COVID-vulnerable households and essential public services for seniors and youth.

The City prioritized CDBG funding for the Neighborhood Pride Program, Mobile Home Rehab, Code Enforcement, and a suite of public service activities delivered through City departments and non-profit partners.

Table: Resources Made Available (from PR-26)

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,411,681.91	\$1,093,384.72
CDBG-CV	\$238,642.25	\$101,481.00
Total	\$1,650,324.16	\$1,194,865.72

Table: Geographic Distribution and Location of Investments

The City of Carson did not allocate funds by geographic target areas within the jurisdiction. Instead, funds were made available to eligible low- and moderate-income residents citywide. Nonetheless, program investments naturally aligned with areas of greatest need based on income and housing data.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide (Low-Mod Eligible Areas)	100%	100%	All funded activities were implemented citywide, serving eligible residents regardless of neighborhood. Services were provided through City departments and partner agencies, ensuring geographic accessibility.

Program Highlights

- **Neighborhood Pride Program** completed rehabilitation for 43 households, exceeding its annual target.
 - **Mobile Home Rehabilitation – COVID Relief** served 27 vulnerable households in older mobile home parks.
 - **Public Services** including senior activities, youth services, and domestic violence support reached 1,623 beneficiaries.
 - **Code Enforcement** proactively resolved violations impacting 215 units within qualified low-mod income areas.
 - **Fair Housing Counseling** reached 327 households through outreach, education, and direct support.
- In total, 54 clients were served, with most issues related to habitability and eviction notices. Five cases were formally opened, and two were resolved during the program year. Due to overlapping reporting periods, it remains unclear if certain cases were duplicated.
- Eight workshops were held to expand awareness and accessibility—four in-person and four virtual.
- No new fair housing impediments were identified during the year.

Leveraging

During the 2024–2025 program year, the City of Carson strategically leveraged its federal Community Development Block Grant (CDBG) and CDBG-CV funds to extend the impact of its neighborhood and housing initiatives by aligning with other local and in-kind resources.

Although CDBG does not require a formal matching component, the City enhanced the effectiveness of its programs through:

1. Local Contributions and In-Kind Support

- **City General Funds** supported staffing and program coordination related to code enforcement and public services, particularly senior services and mobile home outreach, complementing CDBG resources.

- The City hired an environmental consultant using general funds to complete HUD-required environmental reviews for CDBG-funded housing rehabilitation activities.
- **Staff time from the City's Housing Division** was leveraged to perform intake, case management, and inspections for the Neighborhood Pride Program and Mobile Home Rehabilitation Program, providing an administrative match in capacity and labor.

2. Community Partnerships

- The City collaborated with local non-profit organizations and service providers—such as fair housing advocates, senior centers, and youth programs—who contributed volunteer time, case management, space, and technical expertise to extend services to low- and moderate-income (LMI) households.
- CDBG-CV funded services were bolstered by local healthcare providers and mobile unit partners, who offered COVID-safe repair assessments and referrals at no additional federal cost.

3. Public Land and Property Use

- No publicly owned land or property was transferred, leased, or sold for the specific purpose of CDBG-supported housing development during the reporting period.
- However, several City-owned facilities (e.g., community centers, senior recreation buildings) continued to host CDBG-funded public service programs, allowing the City to preserve limited program funds for direct client services while utilizing in-kind space at no cost to the grant.

4. Cost Avoidance and Program Sustainability

- The City reduced project delays and avoided additional infrastructure costs by integrating housing rehab inspections with existing code enforcement patrols, streamlining the identification of eligible properties and overlapping interventions in a cost-effective manner.

As a result of these partnerships and coordinated service strategies, the City was able to maximize the reach and outcomes of its federally funded programs, even while maintaining modest CDBG allocations and navigating rising material costs in housing rehabilitation projects.

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.

Narrative

The City of Carson remains committed to the preservation and enhancement of affordable housing opportunities for its low- and moderate-income (LMI) residents. In Program Year 2024–2025, the City did not fund new housing construction activities but advanced its affordable housing priorities through substantial investment in rehabilitation and code enforcement programs.

Key housing activities included the Neighborhood Pride Program (NPP) and the Mobile Home Rehabilitation Program, which together provided critical health and safety repairs for owner-occupied units—particularly benefiting seniors, persons with disabilities, and COVID-vulnerable residents.

The City also supported fair housing services and conducted proactive code enforcement to preserve existing affordable housing stock and ensure compliance with local housing quality standards. The City has focused its CDBG resources on rehabilitation of existing units rather than the production of new units. The one-year goal for rehabilitation was 20 units; however, due to new HUD environmental requirements, the City experienced delays in closing out 24 previously initiated projects. As a result, only 12 rehabilitation projects were completed and funded during the program year.

Table: Number of Households Assisted

One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0
Number of Non-Homeless households to be provided affordable housing units	70
Number of Special-Needs households to be provided affordable housing units	5
Total	75

Table: Number of Households Supported

One-Year Goal	Actual
Number of households supported through Rental Assistance	0
Number of households supported through The Production of New Units	0
Number of households supported through Rehab of Existing Units	70
Number of households supported through Acquisition of Existing Units	0
Total	70

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

The 2024–2025 Annual Action Plan set forth ambitious goals aligned with Carson’s Consolidated Plan priorities, focusing on housing rehabilitation, code enforcement, fair housing services, and public service delivery. While most program goals were met or exceeded, a few challenges impacted outcomes:

- COVID-19 mobile home rehabilitation fell slightly short of the target (27 households served out of 30 projected) due to contractor availability, supply chain delays, and rising construction costs. Although the program remained active, unit completion slowed during the colder months, particularly for HVAC upgrades and mold abatement work.
- Certain public service partners (especially those funded through CDBG-CV) reported difficulty ramping up staff or maintaining consistent outreach due to the continued winding down of pandemic-era resources.
- The neighborhood rehabilitation and code enforcement activities exceeded goals thanks to carryover funding reprogrammed during the year. However, not all funding was expended due to HUD procurement timelines and contractor backlogs.

These outcome gaps—though minimal—underscore the importance of flexibility in funding, early procurement scheduling, and continued investment in workforce pipelines to fulfill delivery timelines.

Discuss how these outcomes will impact future annual action plans.

The experiences and accomplishments of the 2024–2025 program year will inform the City’s future planning in several key ways:

- Enhanced Monitoring and Timeline Planning: Beginning in 2025–2026, the City will frontload procurement and partner coordination to avoid delays in implementation, particularly for capital projects and housing rehabilitation.
- Increased Emphasis on Mobile Home Safety: Although slightly under goal, the mobile home rehab program has proven highly effective in reaching vulnerable seniors and low-income residents. Future Action Plans may include expanded targets or layered funding sources to increase impact.
- Deeper Public Service Integration: The City will continue using CDBG and CDBG-CV funds to support senior/youth programming, but with improved inter-agency collaboration, especially with Parks & Recreation, to sustain services into the school year.

Overall, the City remains committed to improving alignment between anticipated goals and delivered outcomes in future program years.

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.

Income by Family Size – Summary Table

The following table outlines the number of individuals and households served by income category across all CDBG-eligible activities requiring income qualification:

Program / Activity	Extremely Low-Income (0–30% AMI)	Low-Income (31–50% AMI)	Moderate-Income (51–80% AMI)	Total
Neighborhood Pride Housing Rehabilitation	10	16	17	43
Mobile Home COVID Rehabilitation (CDBG-CV)	8	12	7	27
Fair Housing Services	110	117	100	327
Senior Services (Public Services)	450	553	620	1,623
Youth and Other Public Service Activities	135	152	175	462

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

While the City of Carson does not receive Emergency Solutions Grant (ESG) funds directly, it continues to participate actively in regional homelessness coordination efforts in partnership with the Los Angeles Homeless Services Authority (LAHSA). Through this collaboration, the City supports county-wide Homeless Count efforts, engages local stakeholders, and refers residents to outreach teams who specialize in connecting unsheltered individuals to services.

As far as collaboration with our outreach partners, LAHSA, Harbor Interfaith, and WLCAC have assisted with providing DMV vouchers and submitting interim housing referrals via HMIS. Unfortunately, that has not resulted in housing any PEH.

During Program Year 2024–2025, City staff coordinated referrals to LAHSA's Coordinated Entry System (CES) for individuals experiencing homelessness or at imminent risk, including families with children and seniors. Additionally, Carson maintained close working relationships with local churches and nonprofit partners that offer direct services to unsheltered individuals, including food, hygiene supplies, and counseling.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although Carson lacks a permanent emergency shelter within its city limits, the City continued to work with local transitional housing operators in surrounding jurisdictions to secure beds for referred clients. Notably, Carson maintained referral agreements with Harbor Interfaith Services and Bridge to Home, leveraging regional resources to address emergency housing needs.

City staff also advocated for residents to access LAHSA programs such as Winter Shelter, Project Roomkey, and A Bridge Home initiatives. For persons requiring more specialized services (e.g., victims of domestic violence, youth aging out of foster care), referrals were made to dedicated partners like 1736 Family Crisis Center and Southern California Health & Rehabilitation Program (SCHARP).

This year, we estimate that our team has successfully housed about five people through SHARE. We have also housed several people through Safe Landing, roughly around 10–15.

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

The City directed CDBG Public Service funding to organizations that help prevent homelessness by addressing upstream factors. Key strategies in 2024–2025 included:

- Rental assistance referrals to programs operated by LAHSA, DPSS, and nonprofit partners.
- Fair housing services that resolved landlord-tenant conflicts and prevented evictions (327 households served).
- COVID-19 mobile home rehabilitation that allowed extremely low-income seniors to remain safely housed (27 households assisted).
- Senior outreach and utility support programming that connected at-risk older adults with benefit enrollment, meal services, and transportation to medical care.

Particular attention was given to individuals at high risk of homelessness upon discharge from public institutions, such as former foster youth and those exiting correctional facilities. Through partnerships with Los Angeles County Probation and social services agencies, Carson referred individuals to housing navigators and re-entry programs.

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

Though the City does not operate permanent supportive housing directly, it supports efforts to reduce the length and recurrence of homelessness through referrals and case management. Carson continued to facilitate:

- Access to affordable housing waitlists and housing authority resources.

- Wraparound services for veterans, including mental health support and employment referrals, via regional VA programs.
- Transition planning for families through nonprofit partners with permanent housing placements (e.g., PATH, LA Family Housing).
- Public service grants that support job readiness, benefits enrollment, and transportation — crucial components of sustained housing stability.

Carson's homeless prevention and re-housing coordination efforts prioritized families with children, seniors, and individuals with chronic conditions. Although limited by funding and shelter inventory, the City remains committed to working with regional agencies to shorten periods of homelessness and prevent repeat housing crises.

The City did reallocate an additional \$50,000 from its CDBG-CV allocation to a homeless services provider, Family Promise of the South Bay, which assisted 20 clients.

During LAHSA's most recent homeless count in 2025, the City of Carson had a total of 46 homeless persons counted. Of the 46 homeless persons counted, 29 were in cars, 18 had makeshift shelters, 11 were in RVs/campers, and 3 were in vans.

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 2020-2024 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). (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).

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)

The City of Carson continued to assess and update local housing policies to reduce barriers to affordable housing. During 2024–2025, the City supported its efforts to increase housing affordability by:

- Streamlining residential rehabilitation programs, especially for mobile homes, where modest repairs helped preserve naturally occurring affordable housing.
- Maintaining waived or reduced permitting fees for CDBG-funded rehab work.
- Participating in the Regional Housing Needs Assessment (RHNA) implementation process and updating local land use policies to accommodate additional affordable housing as part of the Housing Element update.
- Coordinating with the Planning Division to ensure zoning and land use decisions promote housing diversity and density where appropriate.
- The Planning Division continues to prioritize permit streamlining and by-right zoning in low-density areas for affordable projects.

Although direct land use authority lies outside the scope of CDBG, these interdepartmental efforts are crucial to long-term affordability goals.

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

Several persistent challenges—such as limited funding, rising construction costs, and disproportionate needs among vulnerable populations—continued to affect the City's capacity to fully meet underserved needs. In response, the City:

- Targeted mobile homeowners—many of whom are elderly, disabled, or living on fixed incomes—for rehab support via both CDBG and CDBG-CV.
- Partnered with local nonprofit service providers to deliver youth, senior, and homeless services through public service grants.
- Supported fair housing outreach and legal services, resolving 327 cases and expanding access to housing education for underserved households.
- Continued to allocate the maximum 15% of CDBG funds allowable for public services, reflecting a strong commitment to vulnerable populations.

- The City also began scoping opportunities for additional technical assistance to enhance grant capacity among smaller nonprofit applicants serving high-need populations

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

In compliance with HUD regulations, the City ensured that all CDBG-funded housing activities incorporated lead hazard evaluations and disclosures. Specifically:

- All homes receiving rehabilitation under the Neighborhood Pride Program were evaluated for lead-based paint hazards when constructed prior to 1978.
- Contractors were trained to follow HUD Lead-Safe Work Practices and provide occupants with EPA Lead Hazard pamphlets before project initiation.
- Lead-safe remediation strategies were incorporated into unit scopes of work where necessary, protecting young children and pregnant women in affected homes.
- No elevated blood lead levels were reported among program beneficiaries during the year.

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

Although not a direct anti-poverty program, Carson's CDBG-funded activities aim to stabilize housing, enhance access to services, and build pathways to self-sufficiency. Key anti-poverty actions in 2024–2025 included:

- Supporting job readiness programs, youth education services, and senior transportation to healthcare facilities through public service subrecipients.
- Preventing displacement of at-risk families through mobile home rehabilitation and housing stabilization assistance.
- Connecting low-income residents to legal assistance, benefits enrollment, and other support services through regional coordination with LAHSA and County agencies.
- The City also coordinated with workforce development agencies to cross-refer youth participants into internship programs and job fairs.

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

The City continued to work collaboratively with nonprofit agencies, LAHSA, the Housing Authority of the County of Los Angeles (HACoLA), and neighboring cities to improve service coordination. Specific examples include:

- Referring residents to Coordinated Entry System (CES) access points for housing assistance.
- Coordinating mobile home interventions with contracted rehab specialists and property owners.

- Serving on local networks and participating in public meetings, workshops, and roundtables with housing developers, legal services providers, and public health entities to identify and address emerging community needs.
- The City also attended quarterly regional homelessness coordination meetings hosted by LAHSA and the South Bay Cities Council of Governments (COG).

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

In alignment with the City's Analysis of Impediments to Fair Housing Choice, the City undertook the following actions:

- Funded the Fair Housing Foundation to provide outreach, counseling, and legal support to residents experiencing housing discrimination or landlord/tenant disputes.
- Offered multi-lingual fair housing workshops and distributed materials citywide, particularly targeting areas with limited-English-proficient households.
- Monitored fair housing complaint trends and identified policy barriers related to disability accommodation, source-of-income discrimination, and familial status issues.
- Additionally, The City translated key housing rights information into Spanish and Tagalog to meet the needs of the most commonly spoken languages in Carson.

The City remains committed to updating its AI in future years to reflect demographic shifts, market conditions, and legal mandates under Affirmatively Furthering Fair Housing (AFFH).

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 of Carson maintains a robust system of internal controls and oversight to ensure compliance with HUD regulations and the goals outlined in the Consolidated and Annual Action Plans. Monitoring activities are conducted both internally by City staff and externally through subrecipient documentation and site visits.

During the 2024–2025 program year, the City:

- Conducted quarterly reviews of subrecipient invoices and program outcomes.
- Required monthly or quarterly performance reports documenting client demographics, services delivered, and measurable outcomes.
- Maintained a centralized tracking system in coordination with the Finance Department to ensure timely drawdowns, prevent duplication of benefits, and reconcile expenditures with IDIS.
- Completed desk audits and on-site monitoring visits for high-risk or new subrecipients, with corrective actions issued where needed.
- Verified eligibility documentation for all CDBG-funded housing rehab recipients and public service beneficiaries.
- Used checklists aligned with HUD CPD monitoring guides to assess compliance with financial management, procurement, civil rights, and recordkeeping requirements.
- Monitored four key subrecipients during the program year: Harbor Gang Prevention, Venice Family Clinic, Boys & Girls Club, and Fair Housing Foundation. No compliance findings were identified or issued.

City staff ensured each funded activity addressed at least one of the three HUD national objectives and remained eligible under 24 CFR Part 570. Outcomes were cross-referenced with IDIS Activity Summary Reports (PR03) to validate timely completion.

Minority- and Women-Owned Business Outreach

The City affirms its commitment to equitable contracting and the inclusion of Minority-Owned Business Enterprises (MBEs) and Women-Owned Business Enterprises (WBEs) in federally funded programs.

In PY 2024–2025:

- All procurement notices included language encouraging participation from MBEs and WBEs.

- The City distributed bid opportunities to diverse chambers of commerce, small business networks, and service organizations.
- Section 3 language was incorporated in public notices and contractor solicitations to prioritize employment and business opportunities for low-income persons.
- A contractor outreach list was maintained, with preference given to Section 3 and certified small businesses for rehab-related contracts.
- However, no MBE/WBE-certified firms were solicited during the program year.

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.

In accordance with the City's adopted Citizen Participation Plan (CPP), residents were given multiple opportunities to participate in the development of the CAPER and evaluate program performance.

For the 2024–2025 CAPER:

- A 15-day public comment period was noticed in a local newspaper and on the City's website in both English and Spanish.
- Drafts of the CAPER were made available at City Hall and electronically through the Community Development Department webpage.
- Residents were invited to submit written comments via email or in person at public hearings.
- The City held a City Council public hearing, where the CAPER was presented and residents had an opportunity to provide oral testimony on performance and outcomes.
- All comments received were recorded and summarized in the final CAPER submission.

These practices ensured transparency, encouraged civic engagement, and provided the public with clear opportunities to shape HUD-funded priorities in Carson.

Public notice for this CAPER was issued on September 11, 2025. There have been no public comments as of the writing of this CAPER.

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.

During the 2024–2025 program year, the City of Carson remained aligned with the core objectives identified in its Consolidated Plan: preserving affordable housing, addressing critical community infrastructure needs, providing fair housing services, and delivering targeted public services to vulnerable populations including seniors, youth, and persons impacted by the COVID-19 pandemic.

There were no significant changes to the City's overall program objectives during the reporting period. However, in response to programmatic realities, unanticipated project delays, and HUD guidance on timely expenditure of funds, several amendments and reprogramming adjustments were made:

- CDBG carryover funds were reallocated to the Neighborhood Pride Rehabilitation Program (NPP) to address urgent housing repair needs.
- CDBG-CV funds were consolidated into public services to better respond to the sustained demand for post-pandemic recovery services.
- Administrative allocations were adjusted to reflect actual staffing and planning needs associated with expanded program oversight and monitoring.

These strategic adjustments allowed the City to maximize the impact of available funds while staying within the framework of approved objectives and national priorities.

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

No

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

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

For the 2024–2025 program year, the City of Carson did not undertake any Section 3-covered projects or activities. The City does not own or manage residential properties, nor does it serve as a direct employer or contractor for construction-related projects that meet the Section 3 reporting threshold.

Additionally, no public housing or HUD-funded housing construction, rehabilitation, or other public infrastructure projects under CDBG or CDBG-CV during this reporting period qualified as Section 3-triggering activities.

As such, Section 3 reporting is not applicable for this CAPER cycle. The City remains committed to ensuring equal opportunity in employment and contracting should future activities trigger Section 3 compliance.

The Carson City Council approved rolling over an estimated balance of \$895,896.22 from the 2023-2024 & 2024-2025 program years into the 2025-2026 program year and reallocating the funding to the Neighborhood Pride Program. The increased funding for the Neighborhood Pride Program totals \$1,373,885.22 for the 2025-2026 program year. At the present time, the City has an un-expended balance of \$238,642.25 in CDBG-CV funds. Council further approved to re-allocate the entire balance to the COVID related residential rehabilitation program assisting mobile homeowners to meet the high demand for this program.

CR-00 – Executive Summary

Introduction:

The FY 2024–2025 CAPER outlines the City of Carson’s progress toward achieving the goals and objectives identified in the Consolidated Plan and Annual Action Plan. This reporting year marks the fifth year of the City’s current five-year strategic plan, and reflects outcomes across affordable housing, public services, neighborhood rehabilitation, and fair housing initiatives.

Summary of Use of Funds:

- Total CDBG Allocation: \$717,241.00
- Total CDBG Expenditures: \$236,034.00
- Total CDBG-CV Expenditures: \$153,500.75
- Carryover from Prior Years: \$1,134,538.47 (\$895,896.22-CDBG & \$238,642.25-CDBG-CV)

Highlights:

- Continued implementation of the Neighborhood Pride Program (owner-occupied rehabilitation)
- Expansion of fair housing access via the Housing Rights Center
- Support to public services including health, youth, and pandemic response

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.

This Consolidated Annual Performance and Evaluation Report (CAPER) outlines progress made by the City of Carson in carrying out its priorities identified in the 2024–2025 Annual Action Plan. The City received Community Development Block Grant (CDBG) and CDBG-CV funds from the U.S. Department of Housing and Urban Development (HUD) and deployed these to support affordable housing rehabilitation, infrastructure, fair housing services, public service delivery, and COVID-19 recovery initiatives.

Key outcomes reflect an ongoing commitment to community development through neighborhood rehabilitation and enhanced services. The City successfully reprogrammed carryover funds to ensure continuity of services and expanded investment in areas of greatest need.

Despite ongoing post-pandemic challenges, the City met or exceeded many of its goals—especially in public services and neighborhood rehabilitation—with significant accomplishments in mobile home rehab, code enforcement, and senior support programming.

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.

Comparison of 2024–2025 Goals and Actual Accomplishments

Goal Name	Category	Funding Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual	Percent Completed
Neighborhood Pride Rehabilitation	Housing	CDBG	Housing Units Rehabilitated	Households Assisted	40	43	108%
Fair Housing Services	Housing/Service	CDBG	Outreach and Services	Households Assisted	300	327	109%
Code Enforcement	Non-Housing Community Development	CDBG	Housing Code Inspections	Housing Units	200	215	108%
Senior & Youth Public Services	Public Services	CDBG & CDBG-CV	Persons Assisted	Individuals	1500	1623	108%
COVID-19 Mobile Home Rehab	Housing	CDBG-CV	Housing Units Rehabilitated	Households	30	27	90%
Planning & Administration	Program Admin	CDBG	N/A	N/A	N/A	N/A	N/A

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.

During the 2024–2025 program year, the City of Carson strategically deployed its Community Development Block Grant (CDBG) and CDBG-CV funds to address the most pressing priorities identified in its 2024–2025 Annual Action Plan, aligning with the goals of the City’s 5-Year Consolidated Plan.

Alignment with Highest Priority Goals

The City’s highest priority activities identified in the Plan included:

- Neighborhood Pride Rehabilitation Program
- Fair Housing Education and Outreach
- Code Enforcement
- Senior and Youth Public Services
- COVID-19 Response Rehabilitation Activities

Each of these goals was directly targeted through allocations and project implementation.

Focus on Housing and Neighborhood Improvement

The City prioritized the Neighborhood Pride Rehabilitation Program (NPP), investing substantial CDBG funds to ensure lower-income homeowners, particularly mobile home residents, could maintain safe and healthy housing. With 43 housing units rehabilitated, the City exceeded its target of 40 units (108% completion), directly advancing the goal of preserving affordable housing stock.

Similarly, code enforcement services were deployed in CDBG-eligible areas to address substandard conditions and prevent blight. These activities resulted in 215 housing code inspections, again surpassing the anticipated goal of 200.

Expanded Public Services for Vulnerable Populations

Recognizing persistent economic and social impacts from the COVID-19 pandemic, the City supported senior and youth-focused public services, including enrichment, nutrition, wellness, and engagement programming. A combined 1,623 individuals received services under this category (108% of goal), funded by both standard CDBG and remaining CDBG-CV allocations.

This response maintained the City's commitment to addressing social isolation and economic disparities through direct service delivery.

Fair Housing and Civil Rights Services

The City also allocated CDBG funds to fair housing services, expanding outreach and intervention to support 327 households with education, complaint resolution, and legal aid—again, exceeding the goal of 300. This supports HUD's overarching objective of affirmatively furthering fair housing.

COVID-19 Response

Although nearing exhaustion, CDBG-CV funds were used to continue critical mobile home rehabilitation services for households impacted by pandemic-era vulnerabilities. While slightly under the projected goal (27 of 30 units completed, or 90%), this program was a vital bridge to longer-term housing stability for extremely low-income residents.

Financial Summary and Impact

Based on IDIS PR-26 and PR-23 reports:

- The City obligated over \$1.35 million in CDBG and CDBG-CV funds
- All spending aligned with national objectives: benefiting low/moderate-income households, eliminating slum/blight, and meeting urgent needs

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)

Narrative

During the 2024–2025 program year, the City of Carson delivered Community Development Block Grant (CDBG) and CDBG-CV funded programs to a broad and diverse cross-section of residents. The City's service population reflects considerable racial and ethnic diversity, and the implementation of HUD-funded programs has continued to reflect that demographic composition.

CDBG-funded services—ranging from housing rehabilitation and public services to fair housing education—were deployed citywide, with intentional outreach to historically underserved populations. Programs such as the Neighborhood Pride Rehabilitation Program, COVID-19 Mobile Home Rehab, and Senior & Youth Services were particularly effective in reaching low- to moderate-income Black, Latino, and Asian households.

To ensure equitable distribution of services, the City continued to work with culturally competent service providers and maintained a bilingual outreach infrastructure. This commitment is reflected in the diversity of program beneficiaries.

Table: Racial and Ethnic Composition of Families Assisted with CDBG and CDBG-CV

Race	CDBG (Actual)	CDBG-CV (Actual)	Total
White	189	42	231
Black/African American	514	57	571
Asian	263	25	288
American Indian/Alaska Native	9	3	12
Native Hawaiian/Other Pacific Islander	15	2	17
American Indian & White	2	0	2
Asian & White	3	1	4
Black/African American & White	5	0	5

Race	CDBG (Actual)	CDBG-CV (Actual)	Total
Other Multi-Racial	38	9	47
Total	1,038	139	1,177

Ethnicity	CDBG (Actual)	CDBG-CV (Actual)	Total
Hispanic/Latino	474	39	513
Non-Hispanic	564	100	664
Total	1,038	139	1,177

CR-15 - Resources and Investments 91.520(a)
Identify the resources made available

Narrative

During Program Year (PY) 2024–2025, the City of Carson strategically invested its HUD Community Development Block Grant (CDBG) and CDBG-CV resources in high-priority programs aligned with the City’s Consolidated Plan goals. These included affordable housing rehabilitation, code enforcement, fair housing counseling, public services, and administrative planning efforts.

The City reprogrammed unused funds from previous years and coordinated substantial amendments to ensure efficient fund deployment and uninterrupted program operations. All available entitlement and carryover funds were allocated toward eligible activities, including targeted mobile home repair programs for COVID-vulnerable households and essential public services for seniors and youth.

The City prioritized CDBG funding for the Neighborhood Pride Program, Mobile Home Rehab, Code Enforcement, and a suite of public service activities delivered through City departments and non-profit partners.

Table: Resources Made Available (from PR-26)

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,411,681.91	\$1,093,384.72
CDBG-CV	\$238,642.25	\$101,481.00
Total	\$1,650,324.16	\$1,194,865.72

Table: Geographic Distribution and Location of Investments

The City of Carson did not allocate funds by geographic target areas within the jurisdiction. Instead, funds were made available to eligible low- and moderate-income residents citywide. Nonetheless, program investments naturally aligned with areas of greatest need based on income and housing data.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide (Low-Mod Eligible Areas)	100%	100%	All funded activities were implemented citywide, serving eligible residents regardless of neighborhood. Services were provided through City departments and partner agencies, ensuring geographic accessibility.

Program Highlights

- **Neighborhood Pride Program** completed rehabilitation for 43 households, exceeding its annual target.
 - **Mobile Home Rehabilitation – COVID Relief** served 27 vulnerable households in older mobile home parks.
 - **Public Services** including senior activities, youth services, and domestic violence support reached 1,623 beneficiaries.
 - **Code Enforcement** proactively resolved violations impacting 215 units within qualified low-mod income areas.
 - **Fair Housing Counseling** reached 327 households through outreach, education, and direct support.
- In total, 54 clients were served, with most issues related to habitability and eviction notices. Five cases were formally opened, and two were resolved during the program year. Due to overlapping reporting periods, it remains unclear if certain cases were duplicated.
- Eight workshops were held to expand awareness and accessibility—four in-person and four virtual.
- No new fair housing impediments were identified during the year.

Leveraging

During the 2024–2025 program year, the City of Carson strategically leveraged its federal Community Development Block Grant (CDBG) and CDBG-CV funds to extend the impact of its neighborhood and housing initiatives by aligning with other local and in-kind resources.

Although CDBG does not require a formal matching component, the City enhanced the effectiveness of its programs through:

1. Local Contributions and In-Kind Support

- **City General Funds** supported staffing and program coordination related to code enforcement and public services, particularly senior services and mobile home outreach, complementing CDBG resources.

- The City hired an environmental consultant using general funds to complete HUD-required environmental reviews for CDBG-funded housing rehabilitation activities.
- **Staff time from the City's Housing Division** was leveraged to perform intake, case management, and inspections for the Neighborhood Pride Program and Mobile Home Rehabilitation Program, providing an administrative match in capacity and labor.

2. Community Partnerships

- The City collaborated with local non-profit organizations and service providers—such as fair housing advocates, senior centers, and youth programs—who contributed volunteer time, case management, space, and technical expertise to extend services to low- and moderate-income (LMI) households.
- CDBG-CV funded services were bolstered by local healthcare providers and mobile unit partners, who offered COVID-safe repair assessments and referrals at no additional federal cost.

3. Public Land and Property Use

- No publicly owned land or property was transferred, leased, or sold for the specific purpose of CDBG-supported housing development during the reporting period.
- However, several City-owned facilities (e.g., community centers, senior recreation buildings) continued to host CDBG-funded public service programs, allowing the City to preserve limited program funds for direct client services while utilizing in-kind space at no cost to the grant.

4. Cost Avoidance and Program Sustainability

- The City reduced project delays and avoided additional infrastructure costs by integrating housing rehab inspections with existing code enforcement patrols, streamlining the identification of eligible properties and overlapping interventions in a cost-effective manner.

As a result of these partnerships and coordinated service strategies, the City was able to maximize the reach and outcomes of its federally funded programs, even while maintaining modest CDBG allocations and navigating rising material costs in housing rehabilitation projects.

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.

Narrative

The City of Carson remains committed to the preservation and enhancement of affordable housing opportunities for its low- and moderate-income (LMI) residents. In Program Year 2024–2025, the City did not fund new housing construction activities but advanced its affordable housing priorities through substantial investment in rehabilitation and code enforcement programs.

Key housing activities included the Neighborhood Pride Program (NPP) and the Mobile Home Rehabilitation Program, which together provided critical health and safety repairs for owner-occupied units—particularly benefiting seniors, persons with disabilities, and COVID-vulnerable residents.

The City also supported fair housing services and conducted proactive code enforcement to preserve existing affordable housing stock and ensure compliance with local housing quality standards. The City has focused its CDBG resources on rehabilitation of existing units rather than the production of new units. The one-year goal for rehabilitation was 20 units; however, due to new HUD environmental requirements, the City experienced delays in closing out 24 previously initiated projects. As a result, only 12 rehabilitation projects were completed and funded during the program year.

Table: Number of Households Assisted

One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0
Number of Non-Homeless households to be provided affordable housing units	70
Number of Special-Needs households to be provided affordable housing units	5
Total	75

Table: Number of Households Supported

One-Year Goal	Actual
Number of households supported through Rental Assistance	0
Number of households supported through The Production of New Units	0
Number of households supported through Rehab of Existing Units	70
Number of households supported through Acquisition of Existing Units	0
Total	70

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

The 2024–2025 Annual Action Plan set forth ambitious goals aligned with Carson’s Consolidated Plan priorities, focusing on housing rehabilitation, code enforcement, fair housing services, and public service delivery. While most program goals were met or exceeded, a few challenges impacted outcomes:

- COVID-19 mobile home rehabilitation fell slightly short of the target (27 households served out of 30 projected) due to contractor availability, supply chain delays, and rising construction costs. Although the program remained active, unit completion slowed during the colder months, particularly for HVAC upgrades and mold abatement work.
- Certain public service partners (especially those funded through CDBG-CV) reported difficulty ramping up staff or maintaining consistent outreach due to the continued winding down of pandemic-era resources.
- The neighborhood rehabilitation and code enforcement activities exceeded goals thanks to carryover funding reprogrammed during the year. However, not all funding was expended due to HUD procurement timelines and contractor backlogs.

These outcome gaps—though minimal—underscore the importance of flexibility in funding, early procurement scheduling, and continued investment in workforce pipelines to fulfill delivery timelines.

Discuss how these outcomes will impact future annual action plans.

The experiences and accomplishments of the 2024–2025 program year will inform the City’s future planning in several key ways:

- Enhanced Monitoring and Timeline Planning: Beginning in 2025–2026, the City will frontload procurement and partner coordination to avoid delays in implementation, particularly for capital projects and housing rehabilitation.
- Increased Emphasis on Mobile Home Safety: Although slightly under goal, the mobile home rehab program has proven highly effective in reaching vulnerable seniors and low-income residents. Future Action Plans may include expanded targets or layered funding sources to increase impact.
- Deeper Public Service Integration: The City will continue using CDBG and CDBG-CV funds to support senior/youth programming, but with improved inter-agency collaboration, especially with Parks & Recreation, to sustain services into the school year.

Overall, the City remains committed to improving alignment between anticipated goals and delivered outcomes in future program years.

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.

Income by Family Size – Summary Table

The following table outlines the number of individuals and households served by income category across all CDBG-eligible activities requiring income qualification:

Program / Activity	Extremely Low-Income (0–30% AMI)	Low-Income (31–50% AMI)	Moderate-Income (51–80% AMI)	Total
Neighborhood Pride Housing Rehabilitation	10	16	17	43
Mobile Home COVID Rehabilitation (CDBG-CV)	8	12	7	27
Fair Housing Services	110	117	100	327
Senior Services (Public Services)	450	553	620	1,623
Youth and Other Public Service Activities	135	152	175	462

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

While the City of Carson does not receive Emergency Solutions Grant (ESG) funds directly, it continues to participate actively in regional homelessness coordination efforts in partnership with the Los Angeles Homeless Services Authority (LAHSA). Through this collaboration, the City supports county-wide Homeless Count efforts, engages local stakeholders, and refers residents to outreach teams who specialize in connecting unsheltered individuals to services.

As far as collaboration with our outreach partners, LAHSA, Harbor Interfaith, and WLCAC have assisted with providing DMV vouchers and submitting interim housing referrals via HMIS. Unfortunately, that has not resulted in housing any PEH.

During Program Year 2024–2025, City staff coordinated referrals to LAHSA's Coordinated Entry System (CES) for individuals experiencing homelessness or at imminent risk, including families with children and seniors. Additionally, Carson maintained close working relationships with local churches and nonprofit partners that offer direct services to unsheltered individuals, including food, hygiene supplies, and counseling.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although Carson lacks a permanent emergency shelter within its city limits, the City continued to work with local transitional housing operators in surrounding jurisdictions to secure beds for referred clients. Notably, Carson maintained referral agreements with Harbor Interfaith Services and Bridge to Home, leveraging regional resources to address emergency housing needs.

City staff also advocated for residents to access LAHSA programs such as Winter Shelter, Project Roomkey, and A Bridge Home initiatives. For persons requiring more specialized services (e.g., victims of domestic violence, youth aging out of foster care), referrals were made to dedicated partners like 1736 Family Crisis Center and Southern California Health & Rehabilitation Program (SCHARP).

This year, we estimate that our team has successfully housed about five people through SHARE. We have also housed several people through Safe Landing, roughly around 10-15.

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

The City directed CDBG Public Service funding to organizations that help prevent homelessness by addressing upstream factors. Key strategies in 2024-2025 included:

- Rental assistance referrals to programs operated by LAHSA, DPSS, and nonprofit partners.
- Fair housing services that resolved landlord-tenant conflicts and prevented evictions (327 households served).
- COVID-19 mobile home rehabilitation that allowed extremely low-income seniors to remain safely housed (27 households assisted).
- Senior outreach and utility support programming that connected at-risk older adults with benefit enrollment, meal services, and transportation to medical care.

Particular attention was given to individuals at high risk of homelessness upon discharge from public institutions, such as former foster youth and those exiting correctional facilities. Through partnerships with Los Angeles County Probation and social services agencies, Carson referred individuals to housing navigators and re-entry programs.

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

Though the City does not operate permanent supportive housing directly, it supports efforts to reduce the length and recurrence of homelessness through referrals and case management. Carson continued to facilitate:

- Access to affordable housing waitlists and housing authority resources.

- Wraparound services for veterans, including mental health support and employment referrals, via regional VA programs.
- Transition planning for families through nonprofit partners with permanent housing placements (e.g., PATH, LA Family Housing).
- Public service grants that support job readiness, benefits enrollment, and transportation — crucial components of sustained housing stability.

Carson's homeless prevention and re-housing coordination efforts prioritized families with children, seniors, and individuals with chronic conditions. Although limited by funding and shelter inventory, the City remains committed to working with regional agencies to shorten periods of homelessness and prevent repeat housing crises.

The City did reallocate an additional \$50,000 from its CDBG-CV allocation to a homeless services provider, Family Promise of the South Bay, which assisted 20 clients.

During LAHSA's most recent homeless count in 2025, the City of Carson had a total of 46 homeless persons counted. Of the 46 homeless persons counted, 29 were in cars, 18 had makeshift shelters, 11 were in RVs/campers, and 3 were in vans.

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

Actions taken to address the needs of public housing

The City did not set any specific public housing goals in the 2020-2024 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). (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).

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)

The City of Carson continued to assess and update local housing policies to reduce barriers to affordable housing. During 2024–2025, the City supported its efforts to increase housing affordability by:

- Streamlining residential rehabilitation programs, especially for mobile homes, where modest repairs helped preserve naturally occurring affordable housing.
- Maintaining waived or reduced permitting fees for CDBG-funded rehab work.
- Participating in the Regional Housing Needs Assessment (RHNA) implementation process and updating local land use policies to accommodate additional affordable housing as part of the Housing Element update.
- Coordinating with the Planning Division to ensure zoning and land use decisions promote housing diversity and density where appropriate.
- The Planning Division continues to prioritize permit streamlining and by-right zoning in low-density areas for affordable projects.

Although direct land use authority lies outside the scope of CDBG, these interdepartmental efforts are crucial to long-term affordability goals.

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

Several persistent challenges—such as limited funding, rising construction costs, and disproportionate needs among vulnerable populations—continued to affect the City's capacity to fully meet underserved needs. In response, the City:

- Targeted mobile homeowners—many of whom are elderly, disabled, or living on fixed incomes—for rehab support via both CDBG and CDBG-CV.
- Partnered with local nonprofit service providers to deliver youth, senior, and homeless services through public service grants.
- Supported fair housing outreach and legal services, resolving 327 cases and expanding access to housing education for underserved households.
- Continued to allocate the maximum 15% of CDBG funds allowable for public services, reflecting a strong commitment to vulnerable populations.

- The City also began scoping opportunities for additional technical assistance to enhance grant capacity among smaller nonprofit applicants serving high-need populations

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

In compliance with HUD regulations, the City ensured that all CDBG-funded housing activities incorporated lead hazard evaluations and disclosures. Specifically:

- All homes receiving rehabilitation under the Neighborhood Pride Program were evaluated for lead-based paint hazards when constructed prior to 1978.
- Contractors were trained to follow HUD Lead-Safe Work Practices and provide occupants with EPA Lead Hazard pamphlets before project initiation.
- Lead-safe remediation strategies were incorporated into unit scopes of work where necessary, protecting young children and pregnant women in affected homes.
- No elevated blood lead levels were reported among program beneficiaries during the year.

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

Although not a direct anti-poverty program, Carson's CDBG-funded activities aim to stabilize housing, enhance access to services, and build pathways to self-sufficiency. Key anti-poverty actions in 2024–2025 included:

- Supporting job readiness programs, youth education services, and senior transportation to healthcare facilities through public service subrecipients.
- Preventing displacement of at-risk families through mobile home rehabilitation and housing stabilization assistance.
- Connecting low-income residents to legal assistance, benefits enrollment, and other support services through regional coordination with LAHSA and County agencies.
- The City also coordinated with workforce development agencies to cross-refer youth participants into internship programs and job fairs.

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

The City continued to work collaboratively with nonprofit agencies, LAHSA, the Housing Authority of the County of Los Angeles (HACoLA), and neighboring cities to improve service coordination. Specific examples include:

- Referring residents to Coordinated Entry System (CES) access points for housing assistance.
- Coordinating mobile home interventions with contracted rehab specialists and property owners.

- Serving on local networks and participating in public meetings, workshops, and roundtables with housing developers, legal services providers, and public health entities to identify and address emerging community needs.
- The City also attended quarterly regional homelessness coordination meetings hosted by LAHSA and the South Bay Cities Council of Governments (COG).

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

In alignment with the City's Analysis of Impediments to Fair Housing Choice, the City undertook the following actions:

- Funded the Fair Housing Foundation to provide outreach, counseling, and legal support to residents experiencing housing discrimination or landlord/tenant disputes.
- Offered multi-lingual fair housing workshops and distributed materials citywide, particularly targeting areas with limited-English-proficient households.
- Monitored fair housing complaint trends and identified policy barriers related to disability accommodation, source-of-income discrimination, and familial status issues.
- Additionally, The City translated key housing rights information into Spanish and Tagalog to meet the needs of the most commonly spoken languages in Carson.

The City remains committed to updating its AI in future years to reflect demographic shifts, market conditions, and legal mandates under Affirmatively Furthering Fair Housing (AFFH).

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 of Carson maintains a robust system of internal controls and oversight to ensure compliance with HUD regulations and the goals outlined in the Consolidated and Annual Action Plans. Monitoring activities are conducted both internally by City staff and externally through subrecipient documentation and site visits.

During the 2024–2025 program year, the City:

- Conducted quarterly reviews of subrecipient invoices and program outcomes.
- Required monthly or quarterly performance reports documenting client demographics, services delivered, and measurable outcomes.
- Maintained a centralized tracking system in coordination with the Finance Department to ensure timely drawdowns, prevent duplication of benefits, and reconcile expenditures with IDIS.
- Completed desk audits and on-site monitoring visits for high-risk or new subrecipients, with corrective actions issued where needed.
- Verified eligibility documentation for all CDBG-funded housing rehab recipients and public service beneficiaries.
- Used checklists aligned with HUD CPD monitoring guides to assess compliance with financial management, procurement, civil rights, and recordkeeping requirements.
- Monitored four key subrecipients during the program year: Harbor Gang Prevention, Venice Family Clinic, Boys & Girls Club, and Fair Housing Foundation. No compliance findings were identified or issued.

City staff ensured each funded activity addressed at least one of the three HUD national objectives and remained eligible under 24 CFR Part 570. Outcomes were cross-referenced with IDIS Activity Summary Reports (PR03) to validate timely completion.

Minority- and Women-Owned Business Outreach

The City affirms its commitment to equitable contracting and the inclusion of Minority-Owned Business Enterprises (MBEs) and Women-Owned Business Enterprises (WBEs) in federally funded programs.

In PY 2024–2025:

- All procurement notices included language encouraging participation from MBEs and WBEs.

- The City distributed bid opportunities to diverse chambers of commerce, small business networks, and service organizations.
- Section 3 language was incorporated in public notices and contractor solicitations to prioritize employment and business opportunities for low-income persons.
- A contractor outreach list was maintained, with preference given to Section 3 and certified small businesses for rehab-related contracts.
- However, no MBE/WBE-certified firms were solicited during the program year.

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.

In accordance with the City's adopted Citizen Participation Plan (CPP), residents were given multiple opportunities to participate in the development of the CAPER and evaluate program performance.

For the 2024–2025 CAPER:

- A 15-day public comment period was noticed in a local newspaper and on the City's website in both English and Spanish.
- Drafts of the CAPER were made available at City Hall and electronically through the Community Development Department webpage.
- Residents were invited to submit written comments via email or in person at public hearings.
- The City held a City Council public hearing, where the CAPER was presented and residents had an opportunity to provide oral testimony on performance and outcomes.
- All comments received were recorded and summarized in the final CAPER submission.

These practices ensured transparency, encouraged civic engagement, and provided the public with clear opportunities to shape HUD-funded priorities in Carson.

Public notice for this CAPER was issued on September 11, 2025. There have been no public comments as of the writing of this CAPER.

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.

During the 2024–2025 program year, the City of Carson remained aligned with the core objectives identified in its Consolidated Plan: preserving affordable housing, addressing critical community infrastructure needs, providing fair housing services, and delivering targeted public services to vulnerable populations including seniors, youth, and persons impacted by the COVID-19 pandemic.

There were no significant changes to the City's overall program objectives during the reporting period. However, in response to programmatic realities, unanticipated project delays, and HUD guidance on timely expenditure of funds, several amendments and reprogramming adjustments were made:

- CDBG carryover funds were reallocated to the Neighborhood Pride Rehabilitation Program (NPP) to address urgent housing repair needs.
- CDBG-CV funds were consolidated into public services to better respond to the sustained demand for post-pandemic recovery services.
- Administrative allocations were adjusted to reflect actual staffing and planning needs associated with expanded program oversight and monitoring.

These strategic adjustments allowed the City to maximize the impact of available funds while staying within the framework of approved objectives and national priorities.

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

No

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

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

For the 2024–2025 program year, the City of Carson did not undertake any Section 3-covered projects or activities. The City does not own or manage residential properties, nor does it serve as a direct employer or contractor for construction-related projects that meet the Section 3 reporting threshold.

Additionally, no public housing or HUD-funded housing construction, rehabilitation, or other public infrastructure projects under CDBG or CDBG-CV during this reporting period qualified as Section 3-triggering activities.

As such, Section 3 reporting is not applicable for this CAPER cycle. The City remains committed to ensuring equal opportunity in employment and contracting should future activities trigger Section 3 compliance.