City of Alhambra

FY 2020 – FY 2024 Consolidated Plan
(July 1, 2020 through June 30, 2025)

August 2020

City Manager's Office
111 South First Street
Alhambra, CA 91801
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Executive Summary

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

1. Introduction

Located in the San Gabriel Valley, Alhambra is a densely developed urban community encompassing 7.6 square miles. The City is known as the “Gateway to the San Gabriel Valley.” The San Gabriel Valley was one of the fastest growing regions in Los Angeles County during the last part of the twentieth century. According to the State Department of Finance, the City had a population of 86,931 persons as of January 2019. Minorities (predominantly Asians and Hispanics) are the majority in Alhambra, comprising almost 90 percent of the population. Approximately 54 percent of the City’s households earned 80 percent or less of the County Area Median Income (AMI).

This document constitutes the City of Alhambra's Five-Year Consolidated Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. The Consolidated Plan has the following major components:

- An assessment of housing and community development needs based on demographic and housing market information.
- Implementing strategies to address housing and community development needs.
- The Annual Action Plan outlines the City's intended uses of CDBG and HOME funds for the upcoming fiscal year.

This Consolidated Plan was prepared using the eConPlanning Suite system developed by the U.S. Department of Housing and Urban Development (HUD). The system prescribes the structure and contents of this document, following HUD's Consolidated Planning regulations.

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

The City of Alhambra has extensive housing and community development needs. CDBG and HOME funds alone are not adequate to address the myriad of needs identified in the Needs Assessment and Market Analysis of this Consolidated Plan. Recognizing the national objectives of the CDBG and HOME programs and specific program regulations, the City intends to use CDBG and HOME funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of CDBG and HOME funds will focus on some of the most critical needs in Alhambra, based on the following goals and priority needs:

Goal: Provide Decent and Affordable Housing

- High Priority: Conserve and Improve Existing Affordable Housing
- High Priority: Support Housing Code Enforcement Services
- High Priority: Support Affordable Housing Opportunities
- High Priority: Promote Equal Housing Opportunity
Goal: Provide Decent Living Environment through Neighborhood Improvements and Community Services

- High Priority: Provide for Needed Community and Supportive Services, Especially Senior Services
- Low Priority: Provide for Community Facilities/Infrastructure Improvements, especially ADA improvement

Goal: Effective and Efficient Management of CPD Grants

- High Priority: Provide for Planning and Administration Activities

3. Evaluation of past performance

Between FY 2015 and FY 2018, the City accomplished the following under the previous Consolidated Plan:

Housing Priorities

- Provided rehabilitation assistance to 35 households through the CDBG-funded Minor Rehabilitation Grant Program and HOME-funded Major Rehabilitation Loan Program.
- Assisted three first-time homebuyers achieve homeownership.
- Acquired and substantially rehabilitated one affordable unit and sold to an income-qualified first-time homebuyer using HOME funds.
- Assisted close to 1,600 persons with fair housing services.

Community Development and Community Service Priorities

- Completed street improvements in Low and Moderate Income Target Area.
- Provided code enforcement services to 2,650 properties in the Low and Moderate Income Target Area.
- Assisted over 600 seniors with case management services.

4. Summary of citizen participation process and consultation process

The City has established the HCDA Citizen Advisory Committee with the charge of making recommendations to the City Council regarding the use of HUD funds and the administration of the CDBG and HOME programs.

On December 9, 2019, the City conducted a meeting before the City Council, inviting the HCDA members to discuss priorities and potential uses for CDBG and HOME funds for the next five years. The Council further directed staff to conduct additional meetings with the HCDA to discuss priorities and explore other uses for the funds.

On January 7 and January 30, 2020, staff conducted additional meetings with the HCDA. The January 7, 2020 meeting was publicly noticed and special invitations were sent to 112 agencies and organizations that serve the low- and moderate-income persons and those with special needs in Alhambra specifically or in the San Gabriel Valley. Neighboring cities were also invited to comment on the region’s housing and community development needs. The list of invited agencies is included
in Appendix A. Public Works, Community Services, and Code Enforcement were invited to the January 30, 2020 HCDA meeting to discuss programs and services available.

The HCDA conducted a third meeting to discuss the Draft Consolidated Plan on June 16, 2020, before releasing the Draft Plan for 30-day public review on July 6, 2020. City Council adoption of the Consolidated Plan was scheduled for August 10, 2020.

5. Summary of public comments

Two members of the public attended the January 7, 2020 HCDA meeting – from Habitat for Humanity (HFH) of San Gabriel Valley and the Housing Rights Center (HRC). HFH commented on the need for affordable housing and their interest in partnering with the City to construct ownership affordable housing. HRC commented on the trends of fair housing issues and services provided by HRC.

Two written comments were received prior to the August 10 adoption hearing. Two members of the public spoke at the meeting. Comments requested a different allocation of funds and that priorities should reflect needs that have arisen due to COVID. A commenter said money should be spent on urgent needs. The Council adopted the Con Plan as is but will consider amending it should priorities and needs change in the future. A full summary of comments is provided in Appendix A.

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

All Comments were received.

7. Summary

The City made diligent and good faith efforts in soliciting public input on the Consolidated Plan and the City’s CDBG and HOME programs. All notices were published in English, Spanish, and Chinese.
The Process

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

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

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

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>Alhambra</td>
<td>City Manager’s Office</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>Alhambra</td>
<td>City Manager’s Office</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative

The Alhambra City Manager’s Office serves as the lead agency in coordinating the preparation of the Consolidated Plan. The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Deputy City Manager, under the direction of the City Manager.

Consolidated Plan Public Contact Information

For matters concerning the City of Alhambra’s CDBG and HOME programs, please contact: Lucy Garcia, Assistant City Manager, City Manager’s Office, 111 S. First Street, Alhambra, CA 91801, (626) 570-5011.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of this Consolidated Plan development, the City invited nonprofit agencies, affordable housing providers, and government agencies to provide input on housing and community development needs. The outreach process is summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan. Outreach materials are attached as part of Appendix A.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

To outreach to various agencies and organizations, the City compiled an outreach list consisting of more than 110 agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including agencies that coordinate the rapid re-housing of homeless persons and those exiting institutions;
- Affordable housing providers;
The complete outreach list is included in Appendix A. These agencies were invited to the City’s Consolidated Plan meeting before the HCDA on January 7, 2020. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities.

The outreach list includes homeless service agencies in the Los Angeles Regional Continuum of Care Council (RCCC) and the Union Station Homeless Services that operates the City’s rapid re-housing program funded with general funds. The Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

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

Not applicable. The City’s HUD allocation for entitlement grants currently does not include ESG funds.

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

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Los Angeles County Development Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Los Angeles County Development Authority was contacted to obtain information on current voucher use in Alhambra.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>Housing Rights Center</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Service-Fair Housing</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The Housing Rights Center provided records of fair housing services for Alhambra residents.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>City of San Marino</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government - City</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Homelessness Strategy, Economic Development, Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City of Alhambra coordinated with San Marino to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>City of San Gabriel</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government - City</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Homelessness Strategy, Economic Development, Other: Traffic/Infrastructure Improvements</td>
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<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City of Alhambra coordinated with San Marino to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>City of Monterey Park</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government - City</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Homelessness Strategy, Economic Development, Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City of Alhambra coordinated with Monterey Park to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>City of Rosemead</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government - City</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Homelessness Strategy, Economic Development, Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City of Alhambra coordinated with Rosemead to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>County Department of Mental Health Services</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency, Other Government – County</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City collaborated with the County Department of Mental Health to assess the needs of the homeless and to coordinate assistance.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>Alhambra Chamber of Commerce</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Business Leaders</td>
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<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>Alhambra Hospital Medical Center</td>
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<tr>
<td>Agency/Group/Organization Type</td>
<td>Healthy Agency</td>
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<td>What section of the Plan was addressed by</td>
<td>Homeless Needs – Chronically</td>
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<td>Consultation?</td>
<td>Homeless Needs</td>
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<tr>
<td>Briefly describe how the</td>
<td>The City consulted the Alhambra</td>
</tr>
<tr>
<td>Agency/Group/Organization was consulted.</td>
<td>Hospital Medical Center. The</td>
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<tr>
<td>What are the anticipated outcomes of the</td>
<td>Center provided information on</td>
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<td>consultation or areas for improved</td>
<td>service needs due to increased</td>
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<td>coordination?</td>
<td>senior population and persons</td>
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<td></td>
<td>with mental health issues.</td>
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<td></td>
<td>When homeless persons are</td>
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<td>served, they are later released</td>
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<td>to shelters in the region.</td>
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<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>YMCA of San Gabriel Valley</th>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services - Children</td>
</tr>
<tr>
<td>What section of the Plan was addressed by</td>
<td>Housing Needs Assessment</td>
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<tr>
<td>Consultation?</td>
<td>Non-Homeless Special Needs</td>
</tr>
<tr>
<td>Briefly describe how the</td>
<td>The City consulted the YMCA for</td>
</tr>
<tr>
<td>Agency/Group/Organization was consulted.</td>
<td>needs for youth services. Safety</td>
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<tr>
<td>What are the anticipated outcomes of the</td>
<td>at recreation facilities and safe</td>
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<td>consultation or areas for improved</td>
<td>routes to school with improved</td>
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<td>coordination?</td>
<td>crosswalks and traffic controls</td>
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<td>were identified as key concerns.</td>
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<td>Also needed are health services</td>
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<td>and health initiatives for the</td>
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<td>youth, along with housing</td>
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<td>that accommodates both young</td>
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<td>families and seniors.</td>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Alhambra Unified School District</th>
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<tbody>
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<td>Agency/Group/Organization Type</td>
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<tr>
<td>What section of the Plan was addressed by</td>
<td>Non-Homeless Special Needs</td>
</tr>
<tr>
<td>Consultation?</td>
<td>The City consulted the school</td>
</tr>
<tr>
<td>Briefly describe how the</td>
<td>district. Pedestrian safety is</td>
</tr>
<tr>
<td>Agency/Group/Organization was consulted.</td>
<td>a concern for students, and there</td>
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<td>What are the anticipated outcomes of the</td>
<td>is a need for after school</td>
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<tr>
<td>consultation or areas for improved</td>
<td>programs, as well as training</td>
</tr>
<tr>
<td>coordination?</td>
<td>for job skills for youth 18-21</td>
</tr>
<tr>
<td></td>
<td>years of age.</td>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>State Department of Housing and Community Development</th>
</tr>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government – State</td>
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<tr>
<td>What section of the Plan was addressed by</td>
<td>Housing Needs Assessment</td>
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<tr>
<td>Consultation?</td>
<td>Economic Development</td>
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<tr>
<td>Briefly describe how the</td>
<td>The City periodically consulted State for available</td>
</tr>
<tr>
<td>Agency/Group/Organization was consulted.</td>
<td>grants for housing and community development activities</td>
</tr>
<tr>
<td>What are the anticipated outcomes of the</td>
<td>that can be used to augment the City's CDBG and HOME</td>
</tr>
<tr>
<td>consultation or areas for improved</td>
<td>funds to achieve its Consolidated Plan goals. The City</td>
</tr>
<tr>
<td>coordination?</td>
<td>applied for SB 2 Planning Grants for increasing</td>
</tr>
<tr>
<td></td>
<td>housing production.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Union Station Homeless Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Continuum of Care</td>
</tr>
<tr>
<td>What section of the Plan was addressed by</td>
<td>Homeless Needs – Chronically</td>
</tr>
<tr>
<td>Consultation?</td>
<td>Homeless Needs</td>
</tr>
<tr>
<td>Briefly describe how the</td>
<td>– Families with Children</td>
</tr>
<tr>
<td>Agency/Group/Organization was consulted.</td>
<td>– Veterans</td>
</tr>
<tr>
<td>What are the anticipated outcomes of the</td>
<td>– Unaccompanied Youth</td>
</tr>
<tr>
<td>consultation or areas for improved</td>
<td>Homelessness Strategy</td>
</tr>
<tr>
<td>coordination?</td>
<td>The Union Station Homeless</td>
</tr>
<tr>
<td></td>
<td>Services (USHS) is the service</td>
</tr>
<tr>
<td></td>
<td>provider for the City’s Homeless</td>
</tr>
<tr>
<td></td>
<td>Outreach Services Program. The</td>
</tr>
<tr>
<td></td>
<td>City coordinates with USHS</td>
</tr>
<tr>
<td></td>
<td>monthly to assess homeless</td>
</tr>
<tr>
<td></td>
<td>needs and program</td>
</tr>
<tr>
<td></td>
<td>performance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Los Angeles Housing Services Authority (LAHSA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Continuum of Care</td>
</tr>
</tbody>
</table>
What section of the Plan was addressed by Consultation?

- Homeless Needs – Chronically Homeless
- Homeless Needs – Families with Children
- Homeless Needs – Veterans
- Homeless Needs – Unaccompanied Youth
- Homelessness Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

The City consulted with LAHSA periodically for homeless needs in the City and in the region.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City made diligent and good faith efforts to conduct an inclusive outreach program. No specific types of relevant agencies were excluded from the process.

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

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Los Angeles Homeless Services Authority</td>
<td>Alhambra has a very small homeless population. The City recognizes that many agencies in the County provide services to homeless persons in the San Gabriel Valley. The City’s strategy is to focus resources on the at-risk homeless, specifically the elderly and frail elderly with limited resources.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

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

City of Alhambra departments that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process. Adjacent units of government were also included on the outreach list and received notification of the HCDA meeting. Specifically, Public Works, Community Services, Community Development, and Code Enforcement were invited to the January 30, 2020 meeting with HCDA to present their services and programs available, and needs for the upcoming years.

Narrative (optional):

Refer to Appendix A for a complete outreach list, proof of publication, and summary of public comments received.
PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

As described earlier, the City of Alhambra made diligent efforts in soliciting public input to help develop the Consolidated Plan. The process involved the following components:

- Study session with the City Council;
- Public hearing and meetings before the HCDA;
- Public Review of Draft Documents; and
- Public Hearing before the City Council.

Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Study Session</td>
<td>Non-targeted/broad community</td>
<td>December 9, 2019 - Three HCDA members and residents attended.</td>
<td>HCDA members and residents emphasized the need for affordable housing.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Minorities Non-English Speaking: Spanish and Chinese Non-targeted/broad community</td>
<td>January 7, 2020 - Two members of public attended.</td>
<td>The need for affordable housing and fair housing services was discussed.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Public Meeting</td>
<td>Minorities Non-English Speaking: Spanish and Chinese Non-targeted/broad community</td>
<td>January 30, 2020 - No members of the public attended; HCDA members present.</td>
<td>HCDA members provided recommendation on funding priorities for CDBG and HOME funds.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
<td>------------------</td>
<td>--------------------</td>
<td>--------------------------------</td>
<td>-------------------------------</td>
<td>-----------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>4</td>
<td>Public Meeting</td>
<td>Minorities</td>
<td>June 16, 2020, HCDA considered the Draft CP.</td>
<td>HCDA members reviewed and provided recommendations to Draft Consolidated Plan before 30-day public review period.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-English Speaking: Spanish and Chinese</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>August 10, 2020 - City Council hearing to review Consolidated Plan.</td>
<td>Two members of the public provided comment at the hearing and two written comments were submitted prior to the hearing. See Appendix A for detailed comments.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-English Speaking: Spanish and Chinese</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment was developed with a number of data sources and input from community stakeholders. Key data sources include:

- 2010 Census
- American Community Surveys (ACS)
- State Department of Developmental Services
- State Department of Social Services
- Regional Continuum of Care
- City of Alhambra General Plan

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

Summary of Housing Needs

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

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

There is a need for affordable housing in Alhambra. Housing problems in the City impact renter-households slightly more significantly, with 48 percent of all renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent), compared to 38 percent of owner-households (Table 8). Of the housing problems described above, the most common was housing cost burden (Table 7).

The extent of overcrowding in the City varies by tenure, income level, and household type. About nine percent of the City households were overcrowded and approximately 16 percent of the overcrowded were comprised of multiple, unrelated families living together in the same home (Table 11). This may indicate that multiple families need to pool their resources in order to afford housing. However, the majority of overcrowding occurred when large families are not able to afford adequately sized housing.

The quality of the housing stock in the City, which includes age and the condition of the structure, could also present potential challenges for low and moderate income households. Approximately 77 percent of housing stock, regardless of tenure, is at least 30 years old (built before 1980) and potentially in need of rehabilitation (see Table 33 later). Many low and moderate income
households, particularly seniors and the disabled, may be unable to afford the needed repairs for their homes.

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

- Table 7 presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.
- Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.
- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Error! Reference source not found. is intended to show overcrowding for households with children. However, the American Community Survey (ACS) provides no data for the City.

As presented in these tables, 15,900 households in Alhambra were considered low and moderate income households (up to 80 percent AMI). Most of these households were experiencing at least one housing problem and would require housing assistance. These include 9,805 renter-households and 3,365 owner-households. Specifically, 6,955 renter-households and 2,815 owner-households were lower income and experienced housing cost burden and may require affordable housing assistance. The need for housing assistance is more prevalent among small family renter-households (2,130) and elderly renter-households (1,195) than other household types.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2009</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>83,089</td>
<td>84,780</td>
<td>2%</td>
</tr>
<tr>
<td>Households</td>
<td>29,086</td>
<td>29,175</td>
<td>0%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$52,296.00</td>
<td>$53,582.00</td>
<td>2%</td>
</tr>
</tbody>
</table>

Table 5 - Housing Needs Assessment Demographics

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

<table>
<thead>
<tr>
<th>Number of Households Table</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Total Households *</td>
</tr>
<tr>
<td>Small Family Households *</td>
</tr>
<tr>
<td>Large Family Households *</td>
</tr>
<tr>
<td>Household contains at least one person 62-74 years of age</td>
</tr>
<tr>
<td>Household contains at least one person age 75 or older</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger *</td>
</tr>
</tbody>
</table>

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table
## Housing Needs Summary Tables

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

<table>
<thead>
<tr>
<th></th>
<th>Renter AMI</th>
<th>Renter AMI</th>
<th>Renter AMI</th>
<th>Total</th>
<th>Owner AMI</th>
<th>Owner AMI</th>
<th>Owner AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30%</td>
<td>&gt;30-50%</td>
<td>&gt;50-80%</td>
<td>&gt;80-100%</td>
<td>Total AMI</td>
<td>0-30%</td>
<td>&gt;30-50%</td>
<td>&gt;50-80%</td>
</tr>
<tr>
<td>Substandard Housing - Lacking complete plumbing or kitchen facilities</td>
<td>120</td>
<td>70</td>
<td>75</td>
<td>20</td>
<td>285</td>
<td>0</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</td>
<td>210</td>
<td>250</td>
<td>170</td>
<td>30</td>
<td>660</td>
<td>10</td>
<td>60</td>
<td>55</td>
</tr>
<tr>
<td>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</td>
<td>450</td>
<td>415</td>
<td>420</td>
<td>165</td>
<td>1,450</td>
<td>30</td>
<td>15</td>
<td>105</td>
</tr>
<tr>
<td>Housing cost burden greater than 50% of income (and none of the above problems)</td>
<td>2,565</td>
<td>1,245</td>
<td>80</td>
<td>0</td>
<td>3,890</td>
<td>740</td>
<td>465</td>
<td>410</td>
</tr>
<tr>
<td>Housing cost burden greater than 30% of income (and none of the above problems)</td>
<td>335</td>
<td>1,070</td>
<td>1,400</td>
<td>260</td>
<td>3,065</td>
<td>295</td>
<td>165</td>
<td>325</td>
</tr>
<tr>
<td>Zero/negative Income (and none of the above problems)</td>
<td>455</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>455</td>
<td>110</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS
2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>NUMBER OF HOUSEHOLDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Having 1 or more of four housing problems</td>
<td>3,345</td>
<td>1,980</td>
</tr>
<tr>
<td>Having none of four housing problems</td>
<td>870</td>
<td>1,280</td>
</tr>
<tr>
<td>Household has negative income, but none of the other housing problems</td>
<td>455</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 8 – Housing Problems 2
Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>NUMBER OF HOUSEHOLDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Related</td>
<td>1,625</td>
<td>1,375</td>
</tr>
<tr>
<td>Large Related</td>
<td>235</td>
<td>330</td>
</tr>
<tr>
<td>Elderly</td>
<td>1,070</td>
<td>585</td>
</tr>
<tr>
<td>Other</td>
<td>645</td>
<td>660</td>
</tr>
<tr>
<td>Total need by income</td>
<td>3,575</td>
<td>2,950</td>
</tr>
</tbody>
</table>

Table 9 – Cost Burden > 30%
Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>NUMBER OF HOUSEHOLDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Related</td>
<td>1,540</td>
<td>550</td>
</tr>
<tr>
<td>Large Related</td>
<td>180</td>
<td>110</td>
</tr>
<tr>
<td>Elderly</td>
<td>840</td>
<td>345</td>
</tr>
<tr>
<td>Other</td>
<td>620</td>
<td>460</td>
</tr>
<tr>
<td>Total need by income</td>
<td>3,180</td>
<td>1,465</td>
</tr>
</tbody>
</table>

Table 10 – Cost Burden > 50%
Data Source: 2011-2015 CHAS
5. Crowding (More than one person per room)

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
</tr>
<tr>
<td>Single family households</td>
<td>545</td>
<td>510</td>
<td>525</td>
<td>145</td>
<td>1,725</td>
<td>25</td>
</tr>
<tr>
<td>Multiple, unrelated family households</td>
<td>50</td>
<td>130</td>
<td>55</td>
<td>30</td>
<td>265</td>
<td>15</td>
</tr>
<tr>
<td>Other, non-family households</td>
<td>80</td>
<td>45</td>
<td>35</td>
<td>24</td>
<td>184</td>
<td>0</td>
</tr>
<tr>
<td>Total need by income</td>
<td>675</td>
<td>685</td>
<td>615</td>
<td>199</td>
<td>2,174</td>
<td>40</td>
</tr>
</tbody>
</table>

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
</tr>
<tr>
<td>Households with Children Present</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Table 12 – Crowding Information – 2/2

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

According to the 2013-2017 ACS, approximately 23 percent of households in the City were single person households. The majority of single person households were renters (65 percent), while 35 percent were homeowners. A large proportion of single-person homeowner-households were seniors (48 percent). ACS data indicates that approximately 15 percent of the population living alone in the City had incomes below the poverty level.

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

**Persons with Disabilities:** According to the 2013-2017 ACS, about nine percent of the City’s population was affected by one or more disabilities. Among persons living with disabilities in the City, ambulatory disabilities were the most prevalent (54 percent), followed by independent living disabilities and cognitive disabilities (49 and 33 percent each).

As reported by the State Department of Developmental Services, as of September 2019, at least 544 Alhambra residents with developmental disabilities were being assisted by the Eastern Los Angeles Regional Center. Most of these individuals were residing in a private home with their parent or guardian and about 300 of these persons with developmental disabilities were under the age of 18.

**Domestic Violence:** Between 2015 and 2019, the Alhambra Police Department received relatively consistent numbers of domestic violence reports annually, averaging about 155 reports. The Los
Angeles Homeless Service Authority (LAHSA) 2019 Homeless Point-in-Time Count indicated that among the homeless families in the County, about 32 percent of the adults over 18 years of age were fleeing from domestic violence situations.

### What are the most common housing problems?

As mentioned previously, the most common housing problem in the City is housing cost burden. Among the City’s renter-households, about 71 percent of all housing problems were related to housing cost burden. Furthermore, approximately 84 percent of housing problems documented among the City’s owner-households were related to cost burden. In comparison, units with physical defects, or substandard units, were the least common housing problem for both City renters and homeowners.

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

Overall, renter-households are more impacted by housing cost burdens issues than owner-households. Approximately 71 percent of households affected by housing cost burden were renter-households while only 29 percent were owner-households. Small households (with four or fewer members) and elderly households in the City were also more likely than other household types to experience a housing cost burden. Small and elderly households comprised 44 percent and 28 percent of the total low and moderate income households overpaying for housing, respectively.

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

Lower income families, especially those earning extremely low incomes (30 percent of Area Median Income, or AMI), can be considered to be “at risk” of becoming homeless. These families are living below the poverty line and are often experiencing a housing cost burden (i.e. paying more than 30 percent of their income for housing). Upon loss of employment or public assistance, these households would likely lose their housing and end up residing in shelters or becoming homeless.

In Alhambra, approximately 21 percent (5,995 households) of households earned extremely low incomes. Of these, 78 percent are renters and 22 percent are owners. The majority of these households were experiencing a housing cost burden in 2015; 77 percent of extremely low income renters and 79 percent of extremely low-income owners were paying more than 30 percent of their income on housing.

Other persons considered at-risk for becoming homeless include victims of domestic violence, persons with HIV/AIDS, youth recently released from foster care, and parolees. This is primarily due to the lack of access to permanent housing and the absence of an adequate support network. Those being released from penal, mental, or substance abuse facilities often require social services in addition to housing assistance to help them make the transition back into society and remain off the streets. The City contracts with the Union Station Homeless Services to provide a homeless outreach and rapid re-housing program.

In addition, there may also be “precariously housed” persons in the City. LAHSA defines precariously housed as a person who is staying with the household because he or she has no other
regular or adequate place to stay due to a lack of money or other means of support and who is
sleeping inside the house and will be allowed to stay for eight to 90 days. Estimates for this group
are not available.

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

Households at risk of becoming homeless include those extremely low income households with a
severe housing cost burden (spending 50 percent or more of their income on housing). According to
CHAS data, 3,180 extremely low income renter-households and 750 extremely low income owner-
households in Alhambra had a severe cost burden (Table 10).

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

Extremely low income households with a severe housing cost burden are more likely to lose their
homes in the event of loss of employment or other unexpected expenses.

Discussion

See discussions above.

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

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

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10
percentage points higher than the total population. The following tables identify the extent of
housing problems by income and race. The four housing problems are: 1) Lacks complete kitchen
facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room; and 4) Cost
Burden greater than 30 percent.
### 0%-30% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>4,755</td>
<td>675</td>
<td>565</td>
</tr>
<tr>
<td>White</td>
<td>425</td>
<td>85</td>
<td>95</td>
</tr>
<tr>
<td>Black / African American</td>
<td>80</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>2,820</td>
<td>475</td>
<td>375</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>30</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,375</td>
<td>115</td>
<td>90</td>
</tr>
</tbody>
</table>

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

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>3,765</td>
<td>920</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>450</td>
<td>345</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>140</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>1,855</td>
<td>360</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,305</td>
<td>200</td>
<td>0</td>
</tr>
</tbody>
</table>

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

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%
50%-80% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>3,065</td>
<td>2,150</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>230</td>
<td>235</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>39</td>
<td>35</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>1,490</td>
<td>1,115</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,240</td>
<td>750</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,010</td>
<td>1,600</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>95</td>
<td>190</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>0</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>565</td>
<td>890</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>345</td>
<td>445</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

About 73 percent of all Black/African American and Hispanic households experienced a housing problem, compared to 68 percent of all households. However, the number of Black households in Alhambra is limited. More importantly, higher proportions of Hispanic households in the low and moderate income levels had experience with housing problems compared to all other groups. For example, 87 percent of Hispanic households in the extremely low income level had housing problems, compared to 79 percent of all households in the City. However, the discrepancies do not qualify as “disproportionate” as all households in this income level were generally impacted by housing problems.
**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

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

**Introduction**

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

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

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>4,125</td>
<td>1,310</td>
<td>565</td>
</tr>
<tr>
<td>White</td>
<td>370</td>
<td>145</td>
<td>95</td>
</tr>
<tr>
<td>Black / African American</td>
<td>80</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>2,370</td>
<td>925</td>
<td>375</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>30</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,250</td>
<td>240</td>
<td>90</td>
</tr>
</tbody>
</table>

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

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%
### 30%-50% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,530</td>
<td>2,155</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>370</td>
<td>430</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>110</td>
<td>25</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>1,235</td>
<td>975</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>805</td>
<td>700</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 18 – Severe Housing Problems 30 - 50% AMI**  
*Data Source: 2011-2015 CHAS*

*The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

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

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,335</td>
<td>3,880</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>85</td>
<td>385</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>24</td>
<td>50</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>640</td>
<td>1,960</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>575</td>
<td>1,425</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 19 – Severe Housing Problems 50 - 80% AMI**  
*Data Source: 2011-2015 CHAS*

*The four severe housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%
80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>410</td>
<td>2,205</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>14</td>
<td>275</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>0</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>250</td>
<td>1,200</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>140</td>
<td>650</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Hispanic and Black/African American households in the extremely low income level were disproportionately impacted by severe housing problems. All of Black/African American households and 79 percent of Hispanic households earning less than 30 percent AMI experienced a severe housing problem, compared to 69 percent of all households at this income level. Among the low-income level (31-50 percent AMI) however, Hispanic households no longer exhibited a disproportionate need compared to all households citywide. About 81 percent of Black households in this income level continued to experience severe housing problems, compared to 54 percent citywide and 53 percent of Hispanic households.
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

<table>
<thead>
<tr>
<th>Housing Cost Burden</th>
<th>&lt;=30%</th>
<th>30-50%</th>
<th>&gt;50%</th>
<th>No / negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>15,900</td>
<td>6,045</td>
<td>6,585</td>
<td>640</td>
</tr>
<tr>
<td>White</td>
<td>2,515</td>
<td>640</td>
<td>715</td>
<td>95</td>
</tr>
<tr>
<td>Black / African American</td>
<td>215</td>
<td>40</td>
<td>225</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>7,575</td>
<td>3,220</td>
<td>3,600</td>
<td>450</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>29</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>20</td>
<td>4</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>5,370</td>
<td>2,090</td>
<td>1,980</td>
<td>90</td>
</tr>
</tbody>
</table>

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Overall, 43 percent of the households in Alhambra had a housing cost burden (spent more than 30 percent of gross household income on housing). About 23 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). Black/African American and Pacific Islander households were the most likely to experience a housing cost burden (55 percent and 63 percent, respectively). However, these groups represented only small percentages of the City’s total households.
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

<table>
<thead>
<tr>
<th>Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?</th>
</tr>
</thead>
</table>

Please see discussions provided under specific needs by income group presented earlier.

<table>
<thead>
<tr>
<th>If they have needs not identified above, what are those needs?</th>
</tr>
</thead>
</table>

**Linguistic Isolation**

Reflective of the demographics in the City, 73 percent of all Alhambra residents speak languages other than English at home. Approximately 72 percent of these residents speak English “less than very well.” Among Asian and Pacific Islander speaking households, approximately 60 percent speak English “less than very well” compared to 24 percent of Spanish or Spanish Creole speaking households. Linguistic isolation is more severe among Asian and Pacific Islander households than when compared to Hispanic and other households, with approximately 61 percent of Alhambra residents speaking Asian and Pacific Islander languages at home compared to 36 percent of Hispanic households and 3.1 percent of all other households.

The City of Alhambra recognizes the need to provide equal access to services for its residents regardless of language ability. Most housing and community program information and public notices are provided in three languages: English, Spanish, and Chinese.

<table>
<thead>
<tr>
<th>Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?</th>
</tr>
</thead>
</table>

A minority “concentration area” is defined as a Census block group whose proportion of minority households is greater than the overall Los Angeles County average of 72.2 percent. Asian is the majority group in Alhambra. Figure 2 in Section MA-50 (Needs and Market Analysis Discussions) illustrate the distribution of the City’s minority populations.
NA-35 Public Housing – 91.205(b)

Introduction

The Los Angeles County Development Authority (LACDA, formerly known as Housing Authority of the County of Los Angeles) administers the Housing Choice Voucher (HCV) Program for most County residents, including Alhambra residents. LACDA does not own or operate any public housing units in Alhambra. As of August 21, 2019, 564 Alhambra households were receiving HCVs from LACDA. Approximately 59 percent of voucher recipients indicated their race as Asian or Pacific Islander, compared to approximately 50 percent of the City’s population who indicated the same race/ethnicity as reported by the 2013-2017 ACS. Elderly and female-headed households represent the majority of the voucher holders in Alhambra. LACDA’s HCV waiting list was closed as of November 2019. With limited funding and a long waiting list, LACDA is not able to estimate the length of wait, according to information posted on its website. The tables in this section present overall statistics for the entire LACDA system, not specific to the City of Alhambra.

Totals in Use

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Veterans Affairs Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled *</td>
</tr>
<tr>
<td># of units vouchers in use</td>
<td></td>
<td></td>
<td></td>
<td>564</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Table 22 - Public Housing by Program Type*

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

Data Source: HCV Use in Alhambra, LACDA
### Characteristics of Residents

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
<th>Family Unification Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate</td>
<td>Mod-Rehab</td>
<td>Public Housing</td>
<td>Total</td>
</tr>
<tr>
<td>Average Annual Income</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average length of stay</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Household size</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td># Homeless at admission</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of Elderly Program Participants (&gt;62)</td>
<td>321</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of Disabled Families</td>
<td>260</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of Families requesting accessibility features</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of HIV/AIDS program participants</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of DV victims</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: HCV Use in Alhambra, LACDA
### Race of Residents

<table>
<thead>
<tr>
<th>Race</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Veterans Affairs Supportive Housing</th>
<th>Family Unification Program</th>
<th>Disabled *</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td></td>
<td></td>
<td></td>
<td>193</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black/African American</td>
<td></td>
<td></td>
<td></td>
<td>36</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td></td>
<td></td>
<td></td>
<td>332</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>American Indian/Alaska Native</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pacific Islander</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: HCV Use in Alhambra, LACDA
# Ethnicity of Residents

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Veterans Affairs Supportive Housing</td>
</tr>
<tr>
<td>Certificate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mod-Rehab</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project-based</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant-based</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Veterans Affairs Supportive Housing</th>
<th>Family Unification Program</th>
<th>Disabled *</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td></td>
<td></td>
<td></td>
<td>182</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Not Hispanic</td>
<td></td>
<td></td>
<td></td>
<td>382</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: HCV Use in Alhambra, LACDA
Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

LACDA does not own or operate any public housing units within the City of Alhambra.

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

As of August 2019, 564 households in Alhambra are receiving Housing Choice Vouchers (HCV). With limited funding and a long waiting list, LACDA has already closed its waiting list for accepting new applicants.

Overall, the need for affordable housing in the City is high based on the extent of housing problems illustrated by the CHAS data presented earlier. According to the 2013-2017 ACS, 17 percent of the City’s seniors and 14 percent of those with a disability were living at or below poverty level. While the disabled population is diverse, persons with mobility impairment face many of the same challenges faced by the elderly in their search for affordable rental housing. Because of their physical limitations, this population needs affordable housing that is located near public transportation, shopping, and medical facilities.

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

Housing needs of low and moderate income households in the City generally reflect the housing needs in the region (refer to discussions above).

Discussion

See discussions above.
Introduction:

Throughout the country and Los Angeles region, homelessness has remained a problem for decades. Factors contributing to homelessness include the lack of affordable housing for low and moderate income persons, high levels of unemployment and poverty, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

According to LAHSA’s Point-in-Time Homeless Count in 2019, Alhambra had a very small homeless population, estimated at 68 persons (53 unsheltered and 15 sheltered). However, no specific information on the characteristics of the homeless in Alhambra is available. The following table is populated based on countywide characteristics of the homeless.

<table>
<thead>
<tr>
<th>Population</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Estimate the # of persons experiencing homelessness on a given night</th>
<th>Estimate the # experiencing homelessness each year</th>
<th>Estimate the # becoming homeless each year</th>
<th>Estimate the # exiting homelessness each year</th>
<th>Estimate the # of days persons experience homelessness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons in Households with Adult(s) and Child(ren)</td>
<td>15</td>
<td>53</td>
<td>85</td>
<td>16</td>
<td>13</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Persons in Households with Only Children</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Persons in Households with Only Adults</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Chronically Homeless Individuals</td>
<td>2</td>
<td>17</td>
<td>24</td>
<td>4</td>
<td>7</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Chronically Homeless Families</td>
<td>7</td>
<td>2</td>
<td>11</td>
<td>2</td>
<td>3</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Veterans</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>1</td>
<td>1</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Unaccompanied Child</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>1</td>
<td>2</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Persons with HIV</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>300</td>
<td></td>
</tr>
</tbody>
</table>

Source: LAHSA 2019 Homeless Point-in-Time Count
If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Annually the Los Angeles Homeless Services Authority (LAHSA) oversees a group of volunteers to perform a homeless count in the Greater Los Angeles area. During the 2019 count, volunteers found 21 homeless on the street, 11 in makeshift shelters, 21 in cars/vans/RVs/campers, and 15 persons in transitional housing. The table above provides estimates of the various homeless subpopulations based on countywide characteristics.

Nature and Extent of Homelessness: (Optional)

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Sheltered:</th>
<th>Unsheltered (optional):</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>13</td>
<td>4</td>
</tr>
<tr>
<td>Black</td>
<td>18</td>
<td>5</td>
</tr>
<tr>
<td>Ethnicity: Hispanic</td>
<td>19</td>
<td>5</td>
</tr>
<tr>
<td>Ethnicity: Non-Hispanic</td>
<td>33</td>
<td>9</td>
</tr>
</tbody>
</table>

Source: LAHSA 2019 Homeless Point-in-Time Count
Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Alhambra has a relatively small homeless population, estimated at 68 persons by LAHSA. Most were homeless persons in families, most likely residing in cars and camper may be homeless families. Homeless veterans represented less than ten percent of the homeless.


Specific racial/ethnic information of the homeless in Alhambra is not available. The estimates provided above are based on countywide characteristics.

While the City has large Asian and Hispanic populations, culturally these groups are more likely to live with extended family members or unrelated persons to lower housing costs. As previously shown in Table 11, 15 percent of the City’s overcrowded households were comprised of multiple families or unrelated persons living together. As such the City may be less likely to be impacted by homelessness but overcrowding conditions could be an issue.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to LAHSA, 15 of the 68 homeless persons identified were sheltered in transitional housing.

Discussion:
See discussions above.

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

Introduction:
Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to their special needs. Special needs groups include the elderly, persons with disabilities, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

Describe the characteristics of special needs populations in your community:

Elderly: According to the 2013-2017 ACS, nearly 17 percent of the population in the City were 65 years and over. About 24 percent of all City households were headed by householders 65 years and over, the majority of which were owner-occupied (53 percent). Based on 2013-2017 ACS, 17 percent of persons 65 years and over had incomes below the poverty level. Furthermore, 2013-2017 ACS indicates that 30 percent of persons 65 years and over had one of more disabilities.

Persons with Disabilities: According to the 2013-2017 ACS, almost nine percent of the population in the City was affected by one or more disabilities. Among persons living with disabilities, ambulatory difficulties were the most prevalent (54 percent).
As reported by the State Department of Developmental Services, as of September 2019, at least 544 Alhambra residents with developmental disabilities were being assisted by the Eastern Los Angeles Regional Center. Most of these individuals were residing in a private home with their parent or guardian and about 300 of these persons with developmental disabilities were under the age of 18.

According to the 2017 Annual HIV Surveillance Report by the Los Angeles County Public Health Department, 168 Alhambra residents were living with HIV as of 2017. More recent data is no longer available to the public.

**Large Households:** Large households are those with five or more members. According to the 2013-2017 ACS, approximately 10 percent of the households in Alhambra were large households. The majority of large households in the City were renter-occupied households (53 percent).

**Single-Parent Households:** As of 2017, an estimated seven percent of households in Alhambra were headed by single parents; the large majority of which were headed by females (66 percent). Data from the 2013-2017 ACS indicates that approximately 25 percent of female-headed households with children in the City had incomes below the poverty level.

**Persons with Alcohol or Other Drug Addiction (AODA):** AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates that 14 to 16 percent of adult males and 6 percent of adult women have drinking problems (moderate or severe abuse). In Alhambra, these estimates equate to over 7,000 people that may have drinking problems.

Primary services needed by persons with AODA include health care and detoxification programs. The County's Substance Abuse Prevention and Control Division (a section of the Public Health Department) offers and coordinates a range of outpatient and residential treatment programs to reduce AODA within the County.

**Veterans:** According to the 2013-2017 ACS, approximately 2.8 percent of the residents are veterans. About 52 percent of them were seniors over 65 years of age, and about 20 percent had a disability and nine percent were living below the poverty level. According to the 2019 Homeless Point-in-Time Count, about seven percent of the homeless population was veterans, translating to five veteran homeless in Alhambra.

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

Overall, the City has extensive needs for supportive services, including housing, senior services, youth and childcare services, recreational activities, immigrant support services, health/medical care, counseling, employment, case management, transportation, and coordination and information/referral. These needs are determined based on review of demographic housing data, input from the HCDA, and discussions with staff.

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

According to the 2017 Annual HIV Surveillance Report by the Los Angeles County Public Health Department, 168 Alhambra residents were living with HIV as of 2017. More recent data is no longer available to the public.
Discussion:
See discussions above.

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

Describe the jurisdiction’s need for Public Facilities:
Over the past ten years, the City had been diligently making improvements to community facilities throughout the City. However, for FY 2020-2024, these improvements would be primarily implemented with other funding sources. CDBG funds may be used for public facility improvements, particularly for ADA improvements, if funding is available.

How were these needs determined?
The City conducted a special study session with the City Council and two meetings with the HCDA to discuss priorities for expending CDBG funds for the next five years.

Describe the jurisdiction’s need for Public Improvements:
The City of Alhambra identified a range of public improvements needed. These include, but are not limited to, streets, curbs, gutters, sidewalks, ADA improvements, streetlights, sewers, storm drains, traffic signals, electrical distribution systems, off-street parking, landscaped areas, and undergrounding of existing utilities. However, for FY 2020-2024, these improvements would be primarily implemented with other funding sources. CDBG funds may be used if funding is available.

How were these needs determined?
The City conducted a special study session with the City Council and two meetings with the HCDA to discuss priorities for expending CDBG funds for the next five years.

Describe the jurisdiction’s need for Public Services:
The City has identified senior case management services as a high priority need.

How were these needs determined?
Nearly 17 percent of the residents in the City were 65 years and over and 24 percent of all City households were headed by householders 65 years and over. Many of these seniors live alone, with limited incomes, and are impacted by disabilities and language barriers.
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Alhambra and Los Angeles County as a whole are recovering from the recent economic downturn. According to the California Employment Development Department (EDD), the unemployment rate in the City as of December 2019, at 3.4 percent, below the countywide rate of four percent. However, businesses have been seriously impacted by the current crisis with the COVID-19 and Shelter in Place Order, resulting in business closures and layoffs. As of May 2020, the unemployment rate in Alhambra jumped to 23.3 percent, above the countywide 20.6 percent, as reported by the State EDD.

According to DQNews, the median home price in the City as of January 2020 was $584,500. Between January 2020 and January 2019, the median home price in the City rose five percent from $575,000 to $584,500.

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

Introduction

The City of Alhambra had approximately 31,030 housing units in 2015. Overall, the housing stock was comprised of about 55 percent single-family units (detached and attached), 45 percent multi-family units, and less than one percent mobile homes, boat, RV, van, etc. Approximately 60 percent of the housing units were renter-occupied and 40 percent were owner-occupied as of 2015. The majority of the housing in the City was built more than 30 years ago, with approximately 77 percent of units built prior to 1979. Given their age, a significant portion of the City’s housing stock may require rehabilitation and improvements.

All residential properties by number of units

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached structure</td>
<td>13,145</td>
<td>42%</td>
</tr>
<tr>
<td>1-unit, attached structure</td>
<td>3,940</td>
<td>13%</td>
</tr>
<tr>
<td>2-4 units</td>
<td>3,425</td>
<td>11%</td>
</tr>
<tr>
<td>5-19 units</td>
<td>7,085</td>
<td>23%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>3,350</td>
<td>11%</td>
</tr>
<tr>
<td>Mobile Home, boat, RV, van, etc</td>
<td>85</td>
<td>0%</td>
</tr>
<tr>
<td>Total</td>
<td>31,030</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS
## Unit Size by Tenure

<table>
<thead>
<tr>
<th></th>
<th>Owners</th>
<th></th>
<th></th>
<th>Renters</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>No bedroom</td>
<td>15</td>
<td>0%</td>
<td>595</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>310</td>
<td>3%</td>
<td>5,505</td>
<td>32%</td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>3,495</td>
<td>30%</td>
<td>7,890</td>
<td>45%</td>
<td></td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>7,950</td>
<td>67%</td>
<td>3,405</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>11,770</td>
<td>100%</td>
<td>17,395</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Six affordable rental housing projects are located in the City, providing 367 affordable units to lower income households. All six projects are targeted for low income seniors. In addition, the City developed the eight-unit Howard Street townhome project for affordable homeownership. The City also created affordable ownership units for low and moderate income households through acquisition/rehabilitation.

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

Over the next five years (2020-2025), two federally assisted developments that provide 135 affordable units have expiring Section 8 contracts. The two developments with expiring Section 8 contracts are Burke Manor and TELACU Las Palmas Manor. Both projects are owned and operated by nonprofit organizations and, as such, are considered to be at low risk of conversion to market rate. In addition, the three projects were financed in part by HUD Section 202 funding, which requires that the units remain affordable to very low income seniors for the duration of the financing loan. Further, long-term affordability is fairly secure for these projects as this is consistent with the nonprofits’ mission to provide affordable housing for low income elderly.

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

The City has a significant need for affordable housing. Currently, the waiting list for Housing Choice Vouchers maintained by Los Angeles County Development Authority (LACDA) is closed. All of the affordable senior housing developments are fully occupied with long waiting lists.

In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 77 percent of the housing units at least 30 years of age, a large portion of the City's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.
Describe the need for specific types of housing:

Affordable rental housing for low income families and seniors is needed in the City.

Discussion

See discussions above.

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

Introduction

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

The cost of homeownership in the City of the Alhambra exhibited a generally upward trend similar to most communities in California. The median value for a home in the City was $492,900 in 2009, and increased slightly to $494,500 in 2015, according to the ACS. Current median sales price was reported by Zillow at $584,500 as of January 2020. In comparison, median rents increased more dramatically (11 percent between 2009 and 2015).

Cost of Housing

<table>
<thead>
<tr>
<th></th>
<th>Base Year: 2009</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>$492,900</td>
<td>$494,500</td>
<td>0%</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>$1,023</td>
<td>$1,137</td>
<td>11%</td>
</tr>
</tbody>
</table>

Table 28 – Cost of Housing

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

<table>
<thead>
<tr>
<th>Rent Paid</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $500</td>
<td>1,260</td>
<td>7.2%</td>
</tr>
<tr>
<td>$500-999</td>
<td>4,975</td>
<td>28.6%</td>
</tr>
<tr>
<td>$1,000-1,499</td>
<td>8,295</td>
<td>47.7%</td>
</tr>
<tr>
<td>$1,500-1,999</td>
<td>2,400</td>
<td>13.8%</td>
</tr>
<tr>
<td>$2,000 or more</td>
<td>475</td>
<td>2.7%</td>
</tr>
<tr>
<td>Total</td>
<td>17,405</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Table 29 - Rent Paid

Data Source: 2011-2015 ACS
Housing Affordability

<table>
<thead>
<tr>
<th>% Units affordable to Households earning</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% HAMFI</td>
<td>885</td>
<td>No Data</td>
</tr>
<tr>
<td>50% HAMFI</td>
<td>2,155</td>
<td>150</td>
</tr>
<tr>
<td>80% HAMFI</td>
<td>10,350</td>
<td>295</td>
</tr>
<tr>
<td>100% HAMFI</td>
<td>No Data</td>
<td>704</td>
</tr>
<tr>
<td>Total</td>
<td>13,390</td>
<td>1,149</td>
</tr>
</tbody>
</table>

Table 30 – Housing Affordability
Data Source: 2011-2015 CHAS

Monthly Rent

<table>
<thead>
<tr>
<th>Monthly Rent ($)</th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent</td>
<td>1,158</td>
<td>1,384</td>
<td>1,791</td>
<td>2,401</td>
<td>2,641</td>
</tr>
<tr>
<td>High HOME Rent</td>
<td>1,158</td>
<td>1,253</td>
<td>1,506</td>
<td>1,730</td>
<td>1,911</td>
</tr>
<tr>
<td>Low HOME Rent</td>
<td>913</td>
<td>979</td>
<td>1,175</td>
<td>1,357</td>
<td>1,515</td>
</tr>
</tbody>
</table>

Table 31 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in Alhambra. Approximately 5,995 households earning less than 30 percent of AMI reside in the City; however, there are only 885 dwelling units affordable to those at this income level. Similarly, there are 4,690 households earning between 31 and 50 percent of AMI and only 2,305 housing units affordable to those at this income level. With approximately 10,645 housing units in the City that are affordable to households earning between 51 and 80 percent AMI, there are enough units to accommodate the 5,215 households at this income level. It should be noted, however, that a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than as presented by the CHAS data.

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

As the market continues to improve, home prices and rents in Alhambra will continue to rise, making housing less affordable to low and moderate income households.

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

Table 31 shows the Fair Market Rents (FMRs) in Los Angeles County as of 2019. A survey of rental listings during October 2019 indicated median rents as follows: studio - $1,350; one-bedroom -
$1,600; two-bedroom - $1,950; three-bedroom - $2,800; and four-bedroom - $3,150. Market rents in Alhambra are higher than the FMR for the region.

**Discussion**

See discussions above.

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

**Introduction**

Assessing housing conditions in Alhambra can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The ACS defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, over half (49 percent) of all renter-occupied households in the City had at least one selected condition between 2011 and 2015 (Table 32). A slightly lower proportion of owner-occupied households (37 percent) had at least one selected condition.

**Definitions**

In the City of Alhambra, substandard housing conditions may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation or facilities for living. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 95 percent of the after-rehabilitation value.

**Condition of Units**

<table>
<thead>
<tr>
<th>Condition of Units</th>
<th>Owner-Occupied</th>
<th></th>
<th>Renter-Occupied</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>With one selected Condition</td>
<td>4,325</td>
<td>37%</td>
<td>8,480</td>
<td>49%</td>
</tr>
<tr>
<td>With two selected Conditions</td>
<td>285</td>
<td>2%</td>
<td>1,530</td>
<td>9%</td>
</tr>
<tr>
<td>With three selected Conditions</td>
<td>0</td>
<td>0%</td>
<td>40</td>
<td>0%</td>
</tr>
<tr>
<td>With four selected Conditions</td>
<td>0</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>No selected Conditions</td>
<td>7,170</td>
<td>61%</td>
<td>7,345</td>
<td>42%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>11,780</td>
<td>100%</td>
<td>17,395</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Table 32 - Condition of Units*

Data Source: 2011-2015 ACS
**Year Unit Built**

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-----------------|-----------------|
|                  | Number | %  | Number | %  |
| 2000 or later    | 525    | 4% | 675    | 4% |
| 1980-1999        | 2,010  | 17%| 3,525  | 20%|
| 1950-1979        | 2,810  | 24%| 8,575  | 49%|
| Before 1950      | 6,440  | 55%| 4,620  | 27%|
| Total            | 11,785 | 100%| 17,395 | 100%|

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

**Risk of Lead-Based Paint Hazard**

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---------------------------------|----------------|-----------------|-----------------|
|                                 | Number | %  | Number | %  |
| Total Number of Units Built Before 1980 | 9,250 | 78% | 13,195 | 76% |
| Housing Units build before 1980 with children present | 925 | 8% | 315 | 2% |

Table 34 – Risk of Lead-Based Paint

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

**Vacant Units**

<table>
<thead>
<tr>
<th>Vacant Units</th>
<th>Suitable for Rehabilitation</th>
<th>Not Suitable for Rehabilitation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Units</td>
<td>1,850</td>
<td>NA</td>
<td>1,850</td>
</tr>
<tr>
<td>Abandoned Vacant Units</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>REO Properties</td>
<td>5</td>
<td>NA</td>
<td>5</td>
</tr>
<tr>
<td>Abandoned REO Properties</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Table 35 - Vacant Units

Data Sources: 2011-2015 ACS (Vacant Units); realtytrac.com (REO properties)

**Need for Owner and Rental Rehabilitation**

Given the age of the housing stock in the City, the number of substandard housing units is moderate. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to the 2011-2015 ACS data, 77 percent of the housing stock in Alhambra was constructed prior to 1980. Approximately 78 percent of owner-occupied housing and 76 percent of renter-occupied housing in the City is over 30 years old (built before 1980). Approximately 38 percent of housing units are 60 years of age or older (built before 1950), indicating that a portion of the housing stock may need significant improvements and rehabilitation.
Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2011-2015 ACS, approximately 78 percent of owner-occupied housing and 76 percent of renter-occupied housing in the City were built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 16,834 units (6,938 owner-occupied units and 9,896 renter-occupied units) may contain LBP. Furthermore, approximately 55 percent of households in the City are low and moderate income (earn less than 80 percent of AMI). This translates to approximately 9,175 housing units with potential LBP that may be occupied by low and moderate income households.

Lead poisoning also impacts children more severely, inflecting potentially permanent damage to young children, such as developmental disabilities. According to the 2011-2015 ACS, older housing units with the presence of children constituted about four percent of the City’s occupied housing units (Table 34).

Discussion

See discussions above.
MA-25 Public and Assisted Housing – 91.210(b)

Introduction

No public housing units are located in Alhambra. Table 36 presents public housing units and vouchers owned and operated by HACoLA system-wide. Information is not specific to the City of Alhambra.

Totals Number of Units

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Veterans Affairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Family Unification</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Disabled *</td>
</tr>
<tr>
<td>Certificate</td>
<td></td>
<td>564</td>
</tr>
<tr>
<td>Mod-Rehab</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project-based</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant-based</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of units vouchers available</td>
<td></td>
<td></td>
</tr>
<tr>
<td># of accessible units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Table 36 – Total Number of Units by Program Type

Data Source: HCV Use in Alhambra, LACDA

Describe the supply of public housing developments:

No public housing developments are located in the City of Alhambra.

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

No public housing developments are located in the City of Alhambra.
Public Housing Condition

<table>
<thead>
<tr>
<th>Public Housing Development</th>
<th>Average Inspection Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Table 37 - Public Housing Condition

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

No public housing developments are located in the City of Alhambra.

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

No public housing developments are located in the City of Alhambra.

Discussion:

See discussions above.
MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City has cooperative relationships with non-profit organizations, such as the Union Station Homeless Services (USHS), Housing Rights Center (HRC), the Los Angeles Homeless Services Authority (LAHSA), and the Greater Pasadena Housing and Homeless Network to provide services and housing for homeless persons. Emergency shelters often provide accommodation for up to three months. Transitional housing provides shelter for an extended period of time (as long as 18 months to two years) and generally includes integration with other social services and counseling programs that assist people in attaining a permanent income and housing. Permanent supportive housing is rental housing for low income or formerly homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency.

Since 2017, the City has been funding a Homeless Outreach Services program. The program connects homeless agencies that provide emergency shelter, provide supportive services, and/or help transition them to permanent housing. The USHS in Pasadena administers the program and provides outreach, shelter, rapid-rehousing, case management, and supportive services for homeless persons from Alhambra. The City’s efforts include an emergency hotel/motel voucher program, which is facilitated by USHS. The City is currently requesting proposals for a new contract to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

In addition, nearby emergency shelters and service organizations include:

- New Image Project Fresh Start (8720 S. Figueroa Street, Los Angeles) – 24-unit (48 persons) shelter facility for clients with mental health issues; target population is single women or women with children
- Midnight Mission (601 S. San Pedro Street, Los Angeles) – shelter facility for up to 500 men a night
- Covenant House (1325 N. Western Avenue, Hollywood) – 30-bed shelter facility for homeless youth
- Emmanuel Baptist Rescue Mission (530 E. 5th Street, Los Angeles) – shelter facility for up to 33 men a night
- Los Angeles Mission Ann Douglas Center (303 E. 5th Street, Los Angeles) – drug and alcohol rehabilitation services
- Salvation Army Safe Harbor (721 E. 5th Street, Los Angeles) – drug and alcohol rehabilitation services
- Higher Goals (10510 S. Vermont Avenue, Los Angeles) – drug and alcohol rehabilitation services

Table 38 provides only a summary of capacity for the homeless shelters listed above and by no means represents the only resources available to Alhambra residents.
Facilities and Housing Targeted to Homeless Households

<table>
<thead>
<tr>
<th></th>
<th>Emergency Shelter Beds</th>
<th>Transitional Housing Beds</th>
<th>Permanent Supportive Housing Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Round Beds (Current &amp; New)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households with Adult(s) and Child(ren)</td>
<td>48</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households with Only Adults</td>
<td>533</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chronically Homeless Households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterans</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unaccompanied Youth</td>
<td>30</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 38 - Facilities and Housing Targeted to Homeless Households
Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Los Angeles County Department of Health Services provides a range of health and mental health services for all County residents, including Alhambra residents. The Los Angeles County Regional Occupational Program provides job training and counseling on career advancement. The Workforce Investment Act (WIA) program is a federally funded program for low income youth and adults. Residents of Los Angeles County can access WIA, Los Angeles to obtain relevant work readiness skills training. WIA provides training through a range of activities, including workshops, leadership development, mentorship and hands-on work experience.

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

The supportive housing needs of those with special needs were discussed in detail in the Housing Needs Assessment section of this document.

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

Introduction

A variety of services and facilities targeting persons with special needs are available in Alhambra and neighboring jurisdictions.

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

Elderly/Frail Elderly

The Community Services Senior Division also offers a variety of programs and activities for adults age 60 and over, including recreation, social services, nutrition and transportation. As a designated Focal Point by the Los Angeles County Area Agency on Aging for the Southwest San Gabriel Valley Community Services Area, the Joslyn Center (located at 210 N. Chapel Avenue) serves as a central access point for information and services to assist Alhambra seniors and their family members.

Among the services offered by the City at the Joslyn Center, the Case Management Project offers comprehensive services to help senior residents live independently and safely in their homes for as long as possible. Services include referrals (medical, counseling and mental health; free legal consultations with an elder law attorney related to wills, trusts, probate and other estate planning matters; in-home services; transportation; caregiver resources, nutritional referrals, etc.). Residents can also benefit from various food related programs at the Center, including group grocery runs, a home-delivered meals program, and a weekday senior nutrition lunch program.
Persons with Disabilities

Several supportive housing facilities for persons with disabilities are located in Alhambra (see discussions in the next section). In addition, the City refers special needs individuals to Mentally and Educationally Retarded Citizens, Inc. (MERCI) located in Monterey Park. MERCI accommodates 50 persons ages 1 to 18, and adults in age-specific programs.

Alcohol and Other Drug Addiction

Primary services needed by persons with AODA include health care and detoxification programs. The County’s Substance Abuse Prevention and Control Division (a section of the Public Health Department) offers and coordinates a range of outpatient and residential treatment programs to reduce AODA within the community.

Persons with HIV/AIDS

AIDS Project Los Angeles provides a range of programs and services that are designed to promote self-sufficiency for people living with HIV/AIDS, to support positive medical outcomes, and to keep people living with HIV/AIDS in care and treatment programs.

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

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in Alhambra include:

- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

According to the State of California Community Care Licensing Division of the State’s Department of Social Services, as of October 2019, there were 16 State-licensed community care facilities with a total capacity of 484 beds/persons in Alhambra.

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

With limited funding, the City of Alhambra plans to utilize its CDBG public service dollars to provide case management services for seniors, due to the magnitude of needs and vulnerability associated with this group. The City relies on other regional organizations to provide supportive housing and services for other special needs groups.
For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See discussions above.

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

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

**Lack of Affordable Housing Funds:** The redevelopment housing set-aside fund was a significant resource to the City of Alhambra, providing funding for homebuyer assistance, as well as new construction and acquisition/rehabilitation of affordable housing. With the dissolution of redevelopment agencies in California, the City’s ability to provide affordable housing in the community is seriously compromised.

**Environmental Protection:** State law (California Environmental Quality Act and California Endangered Species Act) and federal law (National Environmental Policy Act and Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs and time delay resulting from the environmental review process are also added to the cost of housing.

**Planning and Development Fees:** Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development.

**Permit and Processing Procedures:** Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Processing times vary with the complexity of the project.

**State and Federal Davis-Bacon Prevailing Wages:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project over eight units. Based on discussions with developers, various prevailing wage requirements typically inflate the development costs by 35 percent.
MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Labor and employment characteristics have a direct impact upon current and future housing needs within Alhambra. Different industries and occupations within a particular industry often translate into different wage levels. These differences in wages directly impact a household’s ability to afford certain types of housing, the ability to rent or own housing, and the ability to adequately maintain housing. According to the ACS, average unemployment rate for the City was 6.73 percent between 2011 and 2015 (Table 40). However, unemployment among youth was high, at 16.6 percent. The current COVID-19 crisis is expected to have immediate and long-term impacts on the local economy and housing market. The City must be able to flexibly respond to these challenges during this five-year Consolidated Plan period, potentially with reprioritization of funding decisions.

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>250</td>
<td>6</td>
<td>1</td>
<td>0</td>
<td>-1</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>4,713</td>
<td>4,467</td>
<td>14</td>
<td>18</td>
<td>4</td>
</tr>
<tr>
<td>Construction</td>
<td>721</td>
<td>766</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>7,383</td>
<td>6,729</td>
<td>23</td>
<td>27</td>
<td>5</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>2,176</td>
<td>1,539</td>
<td>7</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Information</td>
<td>1,289</td>
<td>226</td>
<td>4</td>
<td>1</td>
<td>-3</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,704</td>
<td>1,084</td>
<td>8</td>
<td>4</td>
<td>-4</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,282</td>
<td>548</td>
<td>4</td>
<td>2</td>
<td>-2</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>3,115</td>
<td>1,223</td>
<td>10</td>
<td>5</td>
<td>-5</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,459</td>
<td>4,956</td>
<td>11</td>
<td>20</td>
<td>10</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>957</td>
<td>343</td>
<td>3</td>
<td>1</td>
<td>-2</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>2,364</td>
<td>1,285</td>
<td>7</td>
<td>5</td>
<td>-2</td>
</tr>
<tr>
<td>Total</td>
<td>30,413</td>
<td>23,172</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Table 39 - Business Activity

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

<table>
<thead>
<tr>
<th>Population</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian</td>
<td>44,260</td>
</tr>
<tr>
<td>Labor Force</td>
<td></td>
</tr>
<tr>
<td>Civilian Employed Population 16</td>
<td>41,285</td>
</tr>
<tr>
<td>years and over</td>
<td></td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>6.73</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
<td>16.64</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
<td>4.69</td>
</tr>
</tbody>
</table>

Table 40 - Labor Force
Data Source: 2011-2015 ACS

<table>
<thead>
<tr>
<th>Occupations by Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>10,700</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>3,030</td>
</tr>
<tr>
<td>Service</td>
<td>4,430</td>
</tr>
<tr>
<td>Sales and office</td>
<td>11,105</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>2,225</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>2,105</td>
</tr>
</tbody>
</table>

Table 41 – Occupations by Sector
Data Source: 2011-2015 ACS

Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>18,365</td>
<td>47%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>16,395</td>
<td>42%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>4,325</td>
<td>11%</td>
</tr>
<tr>
<td>Total</td>
<td>39,085</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 42 - Travel Time
Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th>Not in Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>4,475</td>
<td>355</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>8,060</td>
<td>590</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>9,615</td>
<td>815</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>13,995</td>
<td>555</td>
</tr>
</tbody>
</table>

Table 43 - Educational Attainment by Employment Status
Data Source: 2011-2015 ACS
Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>35</td>
<td>255</td>
<td>535</td>
<td>3,205</td>
<td>3,020</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>520</td>
<td>615</td>
<td>705</td>
<td>2,325</td>
<td>1,255</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>1,950</td>
<td>2,370</td>
<td>2,475</td>
<td>6,615</td>
<td>2,685</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>3,295</td>
<td>3,285</td>
<td>2,155</td>
<td>3,755</td>
<td>1,465</td>
</tr>
<tr>
<td>Associate's degree</td>
<td>710</td>
<td>1,115</td>
<td>890</td>
<td>2,015</td>
<td>700</td>
</tr>
<tr>
<td>Bachelor's degree</td>
<td>1,160</td>
<td>3,975</td>
<td>2,990</td>
<td>4,715</td>
<td>1,975</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>54</td>
<td>1,820</td>
<td>1,665</td>
<td>1,955</td>
<td>1,165</td>
</tr>
</tbody>
</table>

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>17,536</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>25,050</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>35,078</td>
</tr>
<tr>
<td>Bachelor's degree</td>
<td>50,184</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>62,291</td>
</tr>
</tbody>
</table>

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

As shown in Table 39, Alhambra offers the most number of jobs in the Education/Health Care Services, Arts/Entertainment/Accommodations sectors, and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

Based on the high unemployment rate among youth, job training services targeting youth in the community are needed.

Infrastructure improvements, including street improvements that can improve circulation within the community and connectivity with the region, are needed to accommodate new businesses and business expansion plans. Many older and obsolete commercial and industrial properties are prime for redevelopment but require significant investments in infrastructure such as water and sewer facilities, and undergrounding of utilities.
Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Alhambra Development Services Department, Economic Development division is charged with the following responsibilities:

- Assist business owners/developers through the review and approval process.
- Encourages business growth/development that creates employment opportunities and increases the City's tax base to support and enhance municipal services.

To that end, the City of Alhambra strives to remain as a business-friendly community. City staff provides assistance in matching potential tenants to the best possible location, streamlined procedures for enabling new businesses to open more expeditiously, modest business/utility user fees, and a host of marketing programs to attract and maintain businesses, residents and customers.

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

More residents in Alhambra are employed in the Education/Health Care Services and Arts/Entertainment/Accommodations sectors than there are jobs available in the City. On the other hand, the City offers a large number of Retail Trade jobs than residents in this field. In general, Retail Trade offers lower-paying jobs. Mismatches between jobs available and job skills of residents would result in a bigger need for commuting to other job centers outside of the City.

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

Residents of Alhambra have access to programs and services offered by Foothill Workforce Development Board (FWDB). FWDB is comprised of business owners, corporate executives, local educational organizations, labor unions, economic development agencies, government entities and community based organizations. FWDB oversees the implementation of the Workforce Innovation and Opportunity Act (WIOA) program and other workforce development programs. FWDB serves employers and job seekers in the San Gabriel Valley, by making investments in workplace skills development and job-specific training to help workers gain skills or obtain education and credentials that employers value.

The City has a large number of retail trade jobs which generally provide low wages and impact a household’s ability to afford housing in the community. The City’s economic development goal is to diversify its employment base by attracting businesses that offer higher-paying jobs for the residents. In addition, the City has a large immigrant population. Retraining may be necessary to help new immigrants to prepare for the American job market.

FWDB offers a range of programs and services, including job search services, workshops and seminars, recruiting activities, layoff recovery, special programs for youth and veterans, and career opportunities in health care.
Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The Los Angeles County Economic Development Corporation (LAEDC) engaged and solicited input from leaders from business, government, labor, education, environmental, and community-based organizations to develop the 2016-2020 Strategic Plan for Economic Development in Los Angeles County. The City of Alhambra, along with 87 other cities in the County, has adopted this plan. The Strategic Plan has seven core goals:

1. Invest in our people to provide greater opportunity
2. Strengthen our leading export-oriented industry cluster
3. Accelerate innovation and entrepreneurship
4. Be more business-friendly
5. Remove barriers to critical infrastructure development, financing and delivery
6. Increase global connectedness
7. Build more livable communities

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

The City updated its General Plan in 2019. The new General Plan contains economic development policies and implementation actions to promote economic health in the City. The Quality of Life Element outlines the City’s economic development themes:

- Creating quality jobs for local residents
- Increasing key fiscal revenues, including sales tax, transient occupancy tax, and property tax
- Expanding the local availability of retail goods and professional services
- Raising Alhambra’s profile (and market shares) in the San Gabriel Valley, both as an employment center and a shopping/entertainment destination
- Encouraging creative use of land to maximize development/employment opportunities that capitalize on Alhambra’s proximity to regional activity generators (e.g., downtown Los Angeles, Pasadena, Cal State LA, Los Angeles County + USC Medical Center, and the entertainment/media industry)
- Crafting land use policies that allow for financially feasible development of infill sites
- Promoting continued revitalization of important target areas such as the Main Street and Garfield Avenue corridors

Discussion

See discussions above.
MA-50 Needs and Market Analysis Discussion

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

Housing problems impact lower and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

A low and moderate income concentration is defined as a block group where at least 51 percent of the population is low and moderate income. The City of Alhambra’s overall low and moderate income percentage is 55 percent. Figure 1 presented in this section illustrates the geographic concentration of low and moderate income population by block group.

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

According to the 2010 Census, the racial/ethnic composition of Alhambra’s population was: 53 percent Asian and Pacific Islander; 34 percent Hispanic; ten percent White (non-Hispanic); one percent Black; and two percent indicating other ethnic group. Among the White population, approximately five percent was of Arabic ancestry. Since the 2010 Census, the proportion of Asian population decreased slightly to 50 percent, according to the 2013-2017 ACS. Hispanics increased to 38 percent.

A minority “concentration area” is defined as a Census block group whose proportion of minority households is greater than the overall Los Angeles County average of 72.2 percent. As shown in Figure 2, all but two Census block groups are minority concentration areas.

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

Minority concentrations and low and moderate block groups cover the majority of the City and are not localized characteristics in specific neighborhoods.

Are there any community assets in these areas/neighborhoods?

Minority concentrations and low and moderate block groups cover the majority of the City and are not localized characteristics in specific neighborhoods.

Are there other strategic opportunities in any of these areas?

Minority concentrations and low and moderate block groups cover the majority of the City and are not localized characteristics in specific neighborhoods.
Figure 1: Low and Moderate Income Areas

City of Alhambra
Low/Moderate Income 2019

*Estimates of the low and moderate income individuals by block group based on the 2011-2015 American Community Survey and includes the margin of error.
Figure 2: Asian Concentrations
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

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

Alhambra has a total of 20 internet providers, including one cable provider, four copper providers, four DSL providers, two fiber providers, two fixed wireless providers, five mobile providers, and two satellite providers. Broadband service (high-speed internet access) is available generally from the fixed-line telephone service provider (AT&T, which provides DSL) and by the cable operator (Charter Communications). There are mobile and satellite internet services in Alhambra. Providers include AT&T mobile, Metro PCS mobile, Sprint mobile, and Verizon mobile. As an urbanized community, the City is well served with broadband/internet services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City is well served by 20 providers. There is no need for increased competition.

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

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City of Alhambra is already subject to high temperatures and low precipitation levels, and the intensity of these conditions will only increase with ongoing climate change. The two major climate factors that will impact Alhambra in the future are temperature and precipitation:

- Extreme Heat Days: The most serious climate-driven threats to the public health of Californians will stem primarily from the higher frequency of extreme conditions, principally more frequent, more intense, and longer heat waves. As the number of heat days per year steadily increases over time, Alhambra must be prepared to protect the health and safety.
- Change in Precipitation Pattern: Changes in precipitation patterns will affect public health primarily through extreme events such as floods, droughts, and wildfires. In addition, higher temperatures combine with changes in precipitation patterns to create conditions that are more conducive to the occurrence and spread of infectious diseases.

The General Plan includes the Climate Adaptation Plan the sets goals, policies, and implementation actions to address risks associated with climate change:

Goal HS-10 Protection of residents, businesses, and visitors from the adverse effects of climate change.

- Policy HS-10A Identify and periodically reassess local climate change vulnerabilities.
- Policy HS-10B Develop adaptation measures that address the impacts of climate change on Alhambra’s residents, businesses, and visitors.
- Policy HS-10C Support initiatives, legislation, and actions to respond to climate change and consider potential climate change impacts in planning and decision-making processes.
- Policy HS-10D Work with local organizations to raise awareness about climate change impacts.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Alhambra is an urbanized community. Low and moderate income households are distributed throughout the City. These risks are not isolated and would not impact low and moderate income households disproportionately.
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

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

Geographic Area

Not applicable. The City’s geographic target areas are the low and moderate income areas.

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

The City has not established specific target areas to focus the investment of CDBG or HOME funds. Figure 1 contains a map illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). It should also be noted that the City of Alhambra's overall low and moderate income percentage is 55 percent. More than half of the City's block groups qualify as low and moderate income areas. Senior case management services will be provided to seniors aged 62+ citywide. Housing assistance will be available to income-qualified households citywide.
## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

#### Table 47 – Priority Needs Summary

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conserve and Improve existing Affordable Housing</td>
<td>The City offers rehabilitation assistance through its Housing Rehabilitation Program, with two types of loans: Minor Rehabilitation Deferred Loan, which will utilize CDBG funds, where the total costs of improvements and &quot;soft costs&quot; associated with the rehabilitation to the property is less than $50,000. Staff charges for program delivery will be directly charged by itemized timecard. Major Rehabilitation Deferred Loan, which will utilize HOME funds, where the total development costs for the improvements to the property exceed $50,000. Staff charges for program delivery will be directly charged by itemized timecard.</td>
</tr>
</tbody>
</table>

| Basis for Relative Priority | The City of Alhambra faces a number of important housing challenges. In particular, the conservation and improvement of the existing housing stock is critical in the City, where many dwellings are relatively old and require some form of rehabilitation or improvement. City-sponsored residential rehabilitation assistance is necessary to: 1) enable low and moderate income homeowners to carry out repairs they otherwise cannot afford; and 2) facilitate neighborhood upgrading in general. |

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Support Affordable Housing Opportunities</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support Affordable Housing Opportunities</td>
<td>The City will expand affordable housing opportunities through acquisition, rehabilitation, and/or construct new construction of affordable housing units. HOME funds are available to assist in affordable housing production through Community Housing Development Organizations (CHDOs).</td>
<td></td>
</tr>
</tbody>
</table>
There is a need for affordable housing in Alhambra. Overall, 43 percent of the households in Alhambra had a housing cost burden (spent more than 30 percent of gross household income on housing). About 23 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing).

Due to the current market conditions, the City has suspended the First-Time Homebuyer program for new funding. However, the same program guidelines could be used in conjunction with the City’s efforts in expanding affordable housing through new construction and/or acquisition/rehabilitation. If market conditions change in the future or funding is available, homebuyer assistance may become feasible again.

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Support Code Enforcement Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Income</td>
</tr>
<tr>
<td>Income</td>
<td>Extremely Low</td>
</tr>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Description</td>
<td>The Code Enforcement Division is responsible for providing uniform enforcement regarding a variety of municipal, state, and county codes that regulate property maintenance and health and safety concerns. The City is dedicated to the removal and prevention of blight and unsightly conditions for the purpose of creating a better environment in which to live and work through the efforts of its Code Enforcement Division. Code Enforcement in Alhambra is both reactive and proactive. The former is enforcement action in response to a complaint, and the latter is enforcement based on observation by the Code Enforcement staff. CDBG-funded code enforcement activities focus on the correction of building code violations.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Approximately 80 percent of the City’s housing stock is old and may not meet current code standards. Deferred maintenance also impacts many households in the City, especially renter-households.</td>
</tr>
</tbody>
</table>

As part of the City’s participation in the CDBG and HOME programs, the City must certify that it actively furthers fair housing.

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Promote Equal Housing Opportunity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Income</td>
</tr>
<tr>
<td>Income</td>
<td>Extremely Low</td>
</tr>
<tr>
<td></td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Moderate</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Description</td>
<td>In compliance with HUD Consolidated Plan regulations, the City promotes equal access to housing by providing fair housing services to residents, property owners, and housing professionals. The City contracts with a professional fair housing service provider to provide fair housing services and landlord tenant counseling services. A variety of issues are addressed, including evictions, security deposits, rent increases, repairs, and lease/contract issues. As needed, referrals to other agencies and/or appropriate pieces of literature are also distributed regarding fair housing information.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>As part of the City’s participation in the CDBG and HOME programs, the City must certify that it actively furthers fair housing.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Provide Community and Supportive Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>Description</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>6</td>
<td>The City may use CDBG funding to provide a variety of needed services to low and moderate income and special needs persons (including the homeless) in the community, up to a total of 15 percent of the allocation. Senior services are identified as priority needs in the Consolidated Plan.</td>
</tr>
<tr>
<td>7</td>
<td>Through Capital Improvement Planning, the City will provide for new and improve existing community facilities and infrastructure. These may include, but are not limited to: parks and recreation facilities; ADA improvements at public facilities; streets and sidewalks; curbs and gutters; streetlights; sewers and storm drains; traffic signals; electrical distribution systems; off-street parking; landscaped areas; and undergrounding of existing utilities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Population</th>
<th>Income</th>
<th>Extremely Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Non-Homeless Special Needs</th>
<th>Elderly</th>
<th>Frail Elderly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Type</td>
<td>Extremely Low</td>
<td>Elderly</td>
<td>Frail Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Homeless Special Needs</td>
<td>Extremely Low</td>
<td>Elderly</td>
<td>Frail Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Up to 20 percent of CDBG funds and up to 10 percent of HOME funds can be used to support the general administration of the CDBG and HOME programs. Funds are used to cover costs for salaries, services, supplies, and general overhead.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>To ensure the effective use of limited CDBG and HOME funds, the City must allocate money towards planning and monitoring. Preparation of annual updates allows the City to address the community’s changing needs. Continued outreach to low and moderate income households should be conducted as part of the CDBG program’s required public participation process.</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Level</th>
<th>High</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>Income</td>
<td>Extremely Low</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
<td></td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Provide Decent Living Environment</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>The City may use CDBG funding to provide a variety of needed services to low and moderate income and special needs persons (including the homeless) in the community, up to a total of 15 percent of the allocation. Senior services are identified as priority needs in the Consolidated Plan.</td>
<td>According to the 2013-2017 ACS, nearly 17 percent of the population in the City were 65 years and over. About 24 percent of all City households were headed by householders 65 years and over, the majority of which were owner-occupied (53 percent). Based on 2013-2017 ACS, 17 percent of persons 65 years and over had incomes below the poverty level. Furthermore, 2013-2017 ACS indicates that 30 percent of persons 65 years and over had one of more disabilities.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
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</tr>
<tr>
<td>Associated Goals</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td></td>
</tr>
<tr>
<td>Description</td>
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<td>Basis for Relative Priority</td>
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<td>Associated Goals</td>
<td>Provide Decent Living Environment</td>
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<td>To ensure the effective use of limited CDBG and HOME funds, the City must allocate money towards planning and monitoring. Preparation of annual updates allows the City to address the community’s changing needs. Continued outreach to low and moderate income households should be conducted as part of the CDBG program’s required public participation process.</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Up to 20 percent of CDBG funds and up to 10 percent of HOME funds can be used to support the general administration of the CDBG and HOME programs. Funds are used to cover costs for salaries, services, supplies, and general overhead.</td>
<td></td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
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</tr>
</tbody>
</table>
Annually, the Public Works Department assesses the need for community facilities and infrastructure improvements as part of its Capital Improvement Planning. Issues and concerns brought up by community members throughout the program year are also noted as potential future projects.

Narrative (Optional)

The City conducted a study session with the City Council and two meetings with the HCDA to prioritize the CDBG and HOME funds for the next five years. After careful consideration, the HCDA recommended focusing much of the funding on providing decent and affordable housing for Alhambra residents.

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

Influence of Market Conditions

<table>
<thead>
<tr>
<th>Affordable Housing Type</th>
<th>Market Characteristics that will influence the use of funds available for housing type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>The City does not intend to utilize HOME funds for Tenant Based Rental Assistance (TBRA).</td>
</tr>
<tr>
<td>TBRA for Non-Homeless Special Needs</td>
<td>The City does not intend to utilize HOME funds for Tenant Based Rental Assistance (TBRA).</td>
</tr>
<tr>
<td>New Unit Production</td>
<td>The majority of the City's low and moderate income households experienced housing cost burden. The supply of affordable housing is limited compared to the need. Based on funding availability and allocations, the City may allocate a portion of the HOME funds to increase the supply of safe, decent, affordable housing.</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>Over 80 percent of the City's housing stock is at least 30 years of age, indicating significant need for rehabilitation. The City will provide assistance to rehabilitate qualified single-family and multi-family units.</td>
</tr>
<tr>
<td>Acquisition, including preservation</td>
<td>As funding permits, the City will pursue acquisition/rehabilitation of existing housing and make available as affordable housing for low and moderate income households.</td>
</tr>
</tbody>
</table>

Table 48 – Influence of Market Conditions
# SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

## Introduction

The City of Alhambra is a CDBG and HOME entitlement jurisdiction and anticipates receiving $1,014,111 in CDBG funds and $663,925 in HOME funds for FY 2020. Alhambra does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

## Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Annual Allocation: $</th>
<th>Program Income: $</th>
<th>Prior Year Resources: $</th>
<th>Total: $</th>
<th>Expected Amount Available Reminder of ConPlan $</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>$1,014,111</td>
<td>$0</td>
<td>$1,014,111</td>
<td>$4,000,000</td>
<td>CDBG allocations fluctuate annually. This Consolidated Plan conservatively assumes an average of $1,000,000 per year.</td>
<td></td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>$663,925</td>
<td>$0</td>
<td>$663,925</td>
<td>$2,400,000</td>
<td>CDBG allocations fluctuate annually. This Consolidated Plan conservatively assumes an average of $600,000 per year.</td>
<td></td>
</tr>
</tbody>
</table>

Table 49 - Anticipated Resources
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Alhambra has access to Federal and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Alhambra based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's housing and community development goals are complemented by several existing State and Federal programs including:

- **Section 8**: The Los Angeles County Development Authority (LACDA) administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Alhambra residents, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants.
- **Continuum of Care (CoC)**: Grants for development of a continuum of housing options and support services to assist homeless persons in the transition from homelessness are available from HUD. These grants are awarded to the Los Angeles Continuum of Care to be distributed to nonprofit homeless agencies (such as the Greater Pasadena Housing and Homeless Network and LAHSA), in order to implement a broad range of activities which benefit homeless persons.
- **Housing Opportunity for Persons with AIDS (HOPWA)**: The HOPWA program provides funding for the housing and related support-service needs of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The City of Los Angeles receives HOPWA funding on behalf of Los Angeles County, as the largest jurisdiction in the County.
- **Low Income Housing Tax Credits**: Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

In addition, the City periodically pursues other state and federal grants for public improvement projects.

**HOME Match Requirements**: The City is required to provide a 25 percent match on all HOME Fund expenditures except for planning and administration, CHDO operating, CHDO capacity building, and CHDO project-specific expenses when repayment is waived. The City has an excess HOME match of over $5 million from previous years. This excess will be adequate to satisfy the City’s HOME match requirements for an extended period of time.
If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City may utilize HOME funds to acquire and rehabilitate housing units and resell to income-eligible households as affordable housing. Most recently, the City acquired and rehabilitated a unit located at 910 Benito Avenue. The two-bedroom/one-bathroom single-family home was substantially rehabilitated and expanded to a three-bedroom/two-bathroom home. The unit was resold through the now-suspended First-Time Homebuyer Program. Currently, the City does not own any land or property that was purchased with CDBG or HOME funds. If appropriate properties are identified, the City will utilize HOME funds to acquire and/or rehabilitate the units. For-sale units developed through the City’s affordable housing program will continue to be offered to income-qualified homebuyers utilizing the established First-Time Homebuyer Program guidelines.

Discussion

See discussions above.
**SP-40 Institutional Delivery Structure – 91.215(k)**

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

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALHAMBRA</td>
<td>Government</td>
<td></td>
<td>Jurisdiction</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Homeless Special</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Needs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ownership</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Services</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 50 - Institutional Delivery Structure**

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

CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Assistant City Manager and Director of Development Services, under the direction of the City Manager. The City works with the Housing Rights Center to provide fair housing services. In addition, the City works with a number of City departments and outside agencies to ensure special needs groups are served. The City will continue to identify qualified CHDOs to help rehabilitate and/or construct affordable housing.

The strength of the delivery system structure rests primarily in the diversity of its participants and the depth and breadth of their experience and the expertise they provide. By including City of Alhambra departments, other government agencies, and nonprofit organizations such as the Housing Rights Center, the institutional structure actively encourages a diversity of funding sources and expertise. A major gap in this delivery system is the diminishing funding, which makes it increasingly difficult to attract participation of nonprofits in the CDBG and HOME programs.

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

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness Prevention Services</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The City's homeless population is estimated at 68 persons. As previously discussed in the Needs Assessment and Housing Market Analysis sections, a variety of supportive services, including health services and employment training services, are available to Alhambra residents, including the homeless. In addition, the City uses other funding sources to contract the Union Station Homeless Services (USHS) to operate the Homeless Outreach Services Program. The City is currently requesting proposals for a new contract to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

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

There are a variety of services for special needs population and persons experiencing homelessness in Alhambra. However, gaps in the service delivery system exist, including inadequate funding to provide the level of services needed and the lack of coordination among different agencies. Due to federal and state budget cuts, changing policy directions for various funding programs, the competitive nature of nonprofit fund raising, many nonprofits have difficulty in maintaining a stable budget to provide consistent services.
Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City continues to participate in regional planning groups and forums to foster collaboration with other agencies and organizations. To help bridge the funding gap, the City allocates the maximum allowable 15 percent of the CDBG funds to support much needed senior case management services. Public/private partnership also represents an important strategy for bridging the funding gap and also foster collaboration.
## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provide Decent and Affordable Housing</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td>Conserve and Improve existing Affordable Housing</td>
<td>Support New Affordable Housing Opportunities</td>
<td>CDBG: $3,250,000 HOME: $2,400,000</td>
<td>Homeowner Housing Added: 5 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Promote Equal Housing Opportunity</td>
<td>Support Code Enforcement Services</td>
<td></td>
<td>Homeowner Housing Rehabilitated: 85 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>CDBG: $750,000</td>
<td></td>
<td>Housing Code Enforcement/Foreclosed Property Care: 2,500 Household Housing Unit</td>
</tr>
<tr>
<td>2</td>
<td>Provide Decent Living Environment</td>
<td>2020</td>
<td>2024</td>
<td>Non-Homeless Special Needs</td>
<td>Provide Community and Supportive Services</td>
<td>CDBG: $750,000</td>
<td></td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Housing Community Development</td>
<td>Support Commercial Facilities and Infrastructure</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td>Promote Equal Housing Opportunity</td>
<td>CDBG: $1,000,000 HOME: $300,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Homeless Special Needs</td>
<td>Provide for Planning and Administration Activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Housing Community Development</td>
<td></td>
<td>CDBG: $750,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 52 – Goals Summary**
## Goal Descriptions

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Provide Decent and Affordable Housing</th>
</tr>
</thead>
</table>
| **Goal Description** | This goal is achieved through a variety of programs and activities, including, but not limited to:  
- Rehabilitation assistance to property owners to improve single-family and multi-family housing;  
- Lead-based paint hazard reduction efforts;  
- Housing code enforcement;  
- Creation of affordable housing through new construction or acquisition/rehabilitation; and  
- Promotion of equal housing opportunity. |

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Provide Decent Living Environment</th>
</tr>
</thead>
</table>
| **Goal Description** | This goal is implemented through various community development activities, including:  
- Supporting needed community and supportive services, especially for seniors; and  
- Providing new and improving existing community facilities and infrastructure improvements.  
Through the Police Department’s partnership with the County Department of Mental Health Services, the City’s priority for homeless services is to reduce the number of homeless persons on the street and help them transition to more permanent housing arrangements. |

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Effective and Efficient Management of CPD Grants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Goal Description</strong></td>
<td>A core staff from the City Manager’s Office and Development Services Department implements the CDBG and HOME programs. City staff works to comply with all planning and monitoring requirements of these programs, ensuring the effective use of these funds to address the housing and community development needs in the City.</td>
</tr>
</tbody>
</table>

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

The City anticipates using HOME funds with the following estimated goals:

- Residential Rehabilitation – 35 lower and moderate income households  
- CHDO New Construction/Acquisition/Rehabilitation - 5 units for lower and moderate income households

In addition, CDBG funds will be used to provide minor rehabilitation to 50 lower and moderate income households.
SP-50 Public Housing Accessibility and Involvement – 91.215(c)

<table>
<thead>
<tr>
<th>Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)</th>
</tr>
</thead>
</table>

No public housing units are located in Alhambra.

<table>
<thead>
<tr>
<th>Activities to Increase Resident Involvements</th>
</tr>
</thead>
</table>

No public housing units are located in Alhambra.

<table>
<thead>
<tr>
<th>Is the public housing agency designated as troubled under 24 CFR part 902?</th>
</tr>
</thead>
</table>

N/A

<table>
<thead>
<tr>
<th>Plan to remove the ‘troubled’ designation</th>
</tr>
</thead>
</table>

N/A

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

**Barriers to Affordable Housing**

**Lack of Affordable Housing Funds:** The redevelopment housing set-aside fund was a significant resource to the City of Alhambra, providing funding for homebuyer assistance, as well as new construction and acquisition/rehabilitation of affordable housing. With the dissolution of redevelopment agencies in California, the City’s ability to provide affordable housing in the community is seriously compromised.

**Environmental Protection:** State law (California Environmental Quality Act and California Endangered Species Act) and federal law (National Environmental Policy Act and Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs and time delay resulting from the environmental review process are also added to the cost of housing.

**Planning and Development Fees:** Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development.

**Permit and Processing Procedures:** Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Processing times vary with the complexity of the project.

**State and Federal Davis-Bacon Prevailing Wages:** The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project.
over eight units. Based on discussions with developers, various prevailing wage requirements typically inflate the development costs by 35 percent.

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

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate income households due to their limited resources for absorbing the costs. Alhambra works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high-quality, affordable housing.

**Housing Element Compliance:** Alhambra maintains a Housing Element as part of its state-required General Plan. The Housing Element provides estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low and moderate income households. A key component of the Housing Element is a review of the extent to which government policies act as barriers to housing development (and especially affordable housing development) and the jurisdiction’s commitment to eliminating or mitigating the barriers. Pursuant to the 2013-2021 Housing Element, the City amended its Zoning Ordinance to address the provision of emergency shelters, transitional housing, and supportive housing. The City will be updating its Housing Element in 2020 for the 2021-2029 planning period. The new Housing Element will focus on expanding housing opportunities.

**“One-Stop” Streamline Permit Process:** The Planning and Building Departments have streamlined the permit process to provide contractors and homeowners with an easy step-by-step guide to the permit process. On large-scale projects, City staff conducts pre-construction coordination meetings with project proponents and all City staff who will play a role in the construction process to help ensure a smooth running project.

**Density Bonuses:** Pursuant to California law, the City offers density bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type of housing provided. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing. New State law also requires increased density up to 80 percent 100 percent affordable projects.

**SP-60 Homelessness Strategy – 91.215(d)**

<table>
<thead>
<tr>
<th>Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs</th>
</tr>
</thead>
</table>

According to LAHSA’s Point-in-Time Homeless Count in 2019, Alhambra had a very small homeless population, estimated at 68 persons (53 unsheltered and 15 sheltered). However, no specific information on the characteristics of the homeless in Alhambra is available. The following table is populated based on countywide characteristics of the homeless.

The City participates in the efforts coordinated by LAHSA to assess the homeless population and their needs in the City. In addition, the Alhambra Police Department maintains a resource list and provides referrals to the homeless. Specifically, the Alhambra Police Department has a full-time 40-hour a week mental health clinician (from the County Mental Health Services Department) who
rides along in the field with a corporal. The clinician works with the homeless to place them in psychiatric facilities, help locate their families, reunite them with family, reserve them space at shelters, and connect them with service providers, etc. The clinician assists with any other mental health issues in the schools, domestic calls, etc. The City will continue to partner with the County Mental Health Services Department to assist the homeless in obtaining more permanent housing arrangements and other supportive services.

The City funds the Homeless Outreach Services program with other City funds. The program connects the homeless agencies that would provide emergency shelter, provide supportive services, and/or help transition them to permanent housing. The Union Station Homeless Services (USHS) in Pasadena administers the program and provides outreach, shelter, rapid-rehousing, case management, and supportive services for homeless persons from Alhambra. The City is currently requesting proposals for a new contract to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

<table>
<thead>
<tr>
<th>Addressing the emergency and transitional housing needs of homeless persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra continues to participate in the Los Angeles Continuum of Care Strategy as the primary delivery system of comprehensive and coordinated housing and services for the homeless. The County’s regional Continuum of Care system includes over 100 agencies that provide emergency, transitional, and permanent supportive housing, plus services to address the needs of homeless persons and enable transition to independent living. In 2014, the City amended the Zoning Ordinance to include provisions for emergency shelters, transitional housing, and supportive housing. The City will continue to monitor the effectiveness of these zoning provisions.</td>
</tr>
</tbody>
</table>

| 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. |
| Agnecies such as Catholic Charities-San Gabriel Region provide services to help people attain self-sufficiency through case management, job placement, skills assessment, and psychological counseling. Often a variety of services are offered, including low-cost child care, emergency utility and other assistance, individual and family counseling, immigration/refugee services, homeless services, welfare to work program, medical and social services, and more. The City will continue to refer residents in need to the appropriate agencies. |

| Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs |
| Homeless prevention services are also available citywide through the Fair Housing program provided by the Housing Rights Center. Fair housing services assist those who are at risk of becoming homeless by improving the tenant/landlord relationship, reducing evictions, and assisting |
households in finding adequate housing. Other homeless services and facilities are provided by agencies located throughout the San Gabriel Valley that help prevent homelessness.

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

<table>
<thead>
<tr>
<th>Actions to address LBP hazards and increase access to housing without LBP hazards</th>
</tr>
</thead>
</table>

Lead-based paint abatement is fully integrated into the City's Housing Rehabilitation programs. Based on program records, the majority of the units assisted under the City’s Housing Rehabilitation programs do not have young children (under age of six) that would be considered high risk of lead-poisoning. Nevertheless, the City adheres to the requirements regarding lead-based paint regulations, including notification, risk assessments, interim controls or abatement, as needed, and clearances.

The City's Code Enforcement and housing staff will continue to provide information of lead-based paint hazards and resources for abatement to residents. City staff periodically contacts the County Health Department for updated information, lead hazards, and resources on addressing lead-based paint and lead-poisoning. Such information is also available at public counters.

<table>
<thead>
<tr>
<th>How are the actions listed above related to the extent of lead poisoning and hazards?</th>
</tr>
</thead>
</table>

As shown previously in Table 34, 78 percent of the owner-occupied units and 76 percent of the renter-occupied units were constructed prior to 1980, potentially containing lead-based paint. Specifically, about eight percent of the owner-occupied units and two percent of the renter-occupied units built before 1980 have children present. These units are at higher risk of lead-poisoning and hazards.

<table>
<thead>
<tr>
<th>How are the actions listed above integrated into housing policies and procedures?</th>
</tr>
</thead>
</table>

Lead-based paint abatement policies are fully integrated into the City's Housing Rehabilitation Program.

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

<table>
<thead>
<tr>
<th>Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families</th>
</tr>
</thead>
</table>

The challenges associated with poverty, including stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, and transportation difficulties, make it difficult for low and moderate income families to obtain and maintain employment, and therefore housing and basic needs. The City has developed a comprehensive plan to remain a business-friendly community, encouraging business growth/development that creates employment opportunities. Specifically, City staff provides:

- Assistance in matching potential tenants to the best possible locations for their businesses;
- Streamlined procedures for enabling new businesses to open more expeditiously;
- Modest business/utility user fees;
- A host of marketing programs to attract and maintain businesses, residents, and customers; and
Inexpensive public transit (Alhambra Community Transit) within Alhambra.

How are the Jurisdiction’s poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City provides case management services for seniors, allowing these seniors with limited incomes to continue to live at home and age in place, reducing the need to enter congregate living arrangements that many seniors cannot afford. The City also provides housing rehabilitation loans to low and moderate income homeowners as a means of providing decent housing for those in need. Loan repayments are deferred upon sale of the property, therefore, avoiding a financial burden on these households.

SP-80 Monitoring – 91.230

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

The City conducts monitoring of selected activities to ensure that programs are carried out in accordance with the Consolidated Plan and Action Plan and in a timely manner. All programs and projects are reviewed in February with respect to their expenditures to determine if they are moving forward in a manner that will allow for the timely expenditure of the funds allocated. On-site monitoring takes place following the February review, and is conducted by the Deputy City Manager or their designee.

Monitoring Standards and Procedures: Internally, monitoring of the affordable housing program is performed by City staff using current operating internal controls and management systems. The controls are designed to ensure maintenance of complete and accurate program and financial records, continuous tracking of program progress on a case-by-case basis, separation of job duties, provision of periodic reports, and public access to program documents. The City's internal monitoring system is organized to maintain adequate records to ensure compliance with State and Federal regulations regarding Nondiscrimination/Equal Opportunity, Minimum Wage, Davis Bacon, Section 504/ Handicapped Accessibility, Federal Housing Quality Standards, and other mandated Federal Rules. The City will monitor its one sub-recipient, the Housing Rights Center, on an annual basis.

Intake Procedure for Housing Programs: All housing programs require that applicants complete a pre-qualification form to determine that the applicant meets income requirements, is a legal citizen or resident of the United States, and record household size and relationships. If the pre-qualification form is approved, the applicant must provide proof of household income, and proof of household size of family to number of bedrooms. For rehabilitation assistance, if the applicant receives preliminary approval that they meet the program guidelines, City staff inspects the property to determine that the proposed rehabilitation work is required, that the property meets City and State building codes, and tests for lead-based paint on homes built prior to 1978.

Tracking System: The Development Services staff use a rehabilitation board to track work progress.
**Monitoring/Evaluation:** Each rehabilitation staff person is responsible for monitoring his/her projects. However, the Director of Development Services, or their designee, reviews the projects during different phases to ensure rehabilitation works are eligible activities. For the First-Time Homebuyer Program, it often takes a household approved for assistance at least a few months to find a home that they can afford and that meets program home value limits. To ensure that approved households continue to qualify for assistance and are committed to participating in the program, households approved for First-Time Homebuyer assistance must re-certify their income and commitment every six months while they are looking for a home.

**Internal Quality Control Plan:** Staff ensures that applicants are eligible for housing assistance programs by reviewing source of income documents and verifying that applicants total gross income of all household members is less than or equal to 80 percent of the Area Median Income adjusted to family size as determined by HUD. Staff conducts value estimates of comparable sales for the area to assure the value of the residence does not exceed the maximum 95 percent of the median purchase price as determined by HUD. Staff ensures that the rehabilitation services by contractors is of quality workmanship by inspecting the work on a regular basis, checking references and licenses before authorizing work, and by checking all the work before payment.
Expected Resources

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

Introduction

The City of Alhambra is a CDBG and HOME entitlement jurisdiction and anticipates receiving $1,014,111 in CDBG funds and $663,925 in HOME funds for FY 2020. Alhambra does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>public-federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>$1,014,111</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>
The City of Alhambra has access to Federal and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. The City utilizes two major funding sources for housing and community development activities: CDBG and HOME funds. HUD awards CDBG and HOME funds to Alhambra based on a formula allocation that takes into account the tightness of the local housing market, inadequate housing, poverty, and housing production costs. CDBG funds can be used for housing and community development activities, and HOME funds are used to expand affordable housing opportunities.

The City's housing and community development goals are complemented by several existing State and Federal programs including:

- **Section 8**: The Section 8 Rental Choice Voucher Program is authorized by the U.S. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Housing Authority of the County of Los Angeles administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Alhambra residents, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants.

- **Continuum of Care (CoC)**: Grants for development of a continuum of housing options and support services to assist homeless
persons in the transition from homelessness are available from HUD. These grants are awarded to the Los Angeles Continuum of Care to be distributed to nonprofit homeless agencies (such as the Greater Pasadena Housing and Homeless Network and LAHSA), in order to implement a broad range of activities which benefit homeless persons.

- **Housing Opportunity for Persons with AIDS (HOPWA):** The HOPWA program provides funding for the housing and related support-service needs of low-income persons living with human immunodeficiency virus (HIV) and acquired immunodeficiency syndrome (AIDS). The City of Los Angeles receives HOPWA funding on behalf of Los Angeles County, as the largest jurisdiction in the County.

- **Low Income Housing Tax Credits:** Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.

In addition, the City periodically pursues other state and federal grants for public improvement projects.

**HOME Match Requirements:** The City is required to provide a 25 percent match on all HOME Fund expenditures except for planning and administration, CHDO operating, CHDO capacity building, and CHDO project-specific expenses when repayment is waived. The City has an excess HOME match of over $5 million from previous years. This excess will be adequate to satisfy the City’s HOME match requirements for an extended period of time.
The City may utilize HOME funds to acquire and rehabilitate housing units and resell to income-eligible households as affordable housing. Most recently, the City acquired and rehabilitated a unit located at 910 Benito Avenue. The two-bedroom/one-bathroom single-family home was substantially rehabilitated and expanded to a three-bedroom/two-bathroom home. The unit was resold through the now-suspended First-Time Homebuyer program. Currently, the City does not own any land or property that was purchased with CDBG or HOME funds. If appropriate properties are identified, the City will utilize HOME funds to acquire and/or rehabilitate the units. For-sale units will continue to be offered to income-qualified homebuyers utilizing the established First-Time Homebuyer Program guidelines.

Discussion

See discussions above.
# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provide Decent and Affordable Housing</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td></td>
<td>Conserve and Improve existing Affordable Housing Support New Affordable Housing Opportunities Promote Equal Housing Opportunity Support Code Enforcement Services</td>
<td>CDBG: $659,172 HOME: $597,533</td>
<td>Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit</td>
</tr>
<tr>
<td>2</td>
<td>Provide Decent Living Environment</td>
<td>2020</td>
<td>2024</td>
<td>Non-Homeless Special Needs</td>
<td></td>
<td>Provide Community and Supportive Services Provide Community Facilities and Infrastructure</td>
<td>CDBG: $152,117</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted</td>
</tr>
<tr>
<td>3</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td></td>
<td>Promote Equal Housing Opportunity Provide for Planning and Administration Activities</td>
<td>CDBG: $202,822 HOME: $66,393</td>
<td></td>
</tr>
</tbody>
</table>

Table 54 – Goals Summary
### Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
</table>
| 1 | Provide Decent and Affordable Housing | This goal is achieved through a variety of programs and activities, including, but not limited to:  
  - Rehabilitation assistance to property owners to improve single-family and multi-family housing;  
  - Lead-based paint hazard reduction efforts;  
  - Housing code enforcement;  
  - Creation of affordable housing through new construction or acquisition/rehabilitation; and  
  - Promotion of equal housing opportunity.                                                                                                                                 |
| 2 | Provide Decent Living Environment  | This goal is implemented through various community development activities, including:  
  - Supporting needed community and supportive services, especially for seniors; and  
  - Providing new and improving existing community facilities and infrastructure improvements.  
  Through the Police Department’s partnership with the County Department of Mental Health Services, the City’s priority for homeless services is to reduce the number of homeless persons on the street and help them transition to more permanent housing arrangements. |
| 3 | Effective and Efficient Management of CPD Grants | A core staff from the City Manager’s Office and Development Services Department implements the CDBG and HOME programs. City staff works to comply with all planning and monitoring requirements of these programs, ensuring the effective use of these funds to address the housing and community development needs in the City. |
Projects

AP-35 Projects – 91.220(d)

Introduction

With limited funding, the City is targeting its FY 2020-2021 CDBG and HOME funds on a few programs:

- Housing Rehabilitation Program (Minor and Major Housing Rehabilitation)
- CHDO Reserves
- Code Enforcement
- Senior Case Management Services
- Fair Housing Services
- Program Administration

Projects

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing Rehabilitation Program (CDBG and HOME)</td>
</tr>
<tr>
<td>2</td>
<td>CHDO Reserve (HOME)</td>
</tr>
<tr>
<td>3</td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td>4</td>
<td>Senior Case Management (CDBG)</td>
</tr>
<tr>
<td>5</td>
<td>Fair Housing Services (CDBG)</td>
</tr>
<tr>
<td>6</td>
<td>Program Administration (CDBG and HOME)</td>
</tr>
</tbody>
</table>

Table 55 – Project Information

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

Given the limited funding level, the City focuses the CDBG and HOME funds on a few projects in order to achieve more sustainable impacts on the community. Over 80 percent of the housing stock in the City is at least 30 years old and requires rehabilitation. Therefore, the City has allocated a significant portion of the CDBG and HOME budgets for housing rehabilitation assistance. Working hand-in-hand with the Housing Rehabilitation Program is Code Enforcement. Together, these programs are intended to make noticeable impacts on the housing and neighborhood conditions for low and moderate income households.

As previously stated, the key obstacle to addressing the underserved needs is the lack of funding. Close to 60 percent of the households in Alhambra are renter-households, a proportion much higher than most communities in the San Gabriel Valley. While many Alhambra renters aspire to become homeowners, the City does not have adequate funds to operate a robust Homebuyer Assistance program. Beginning 2020, the City has suspended its First-Time Homebuyer Program.
No capital improvement projects are identified for funding with the City's FY 2020-2021 CDBG allocation. However, if program income or other unspent funding becomes available, the City may use CDBG funds for capital projects in low and moderate income areas.
### AP-38 Project Summary

#### Project Summary Information

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Target Area</th>
<th>Goals Supported</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Description</th>
<th>Target Date</th>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
<th>Location Description</th>
<th>Planned Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing Rehabilitation Program (CDBG and HOME)</td>
<td>Citywide</td>
<td>Provide Decent and Affordable Housing</td>
<td>Conserve and Improve existing Affordable Housing</td>
<td>CDBG: $314,374 HOME: $451,469</td>
<td>The Housing Rehabilitation program budget for FY 2020-2021 consists of $765,843 ($314,374 in CDBG funds and $451,469 in HOME funds). This program is separated into two components: 1) Minor Rehabilitation Deferred Loan, which will utilize CDBG funds, where the total costs of improvements and &quot;soft costs&quot; associated with the rehabilitation to the property is less than $50,000. Program delivery costs are included in these funding levels. Staff charges for program delivery will be directly charged by itemized timecard. Major Rehabilitation Deferred Loan, which will utilize HOME funds, where the total development costs for the improvements to the property exceed $50,000. Eligible properties must have an after-rehabilitation home value that does not exceed 95 percent of the area median purchase price.</td>
<td>6/30/2021</td>
<td>At this funding level, the City anticipates assisting six households under the Minor Housing Rehabilitation component and one household under the Major Housing Rehabilitation component.</td>
<td>Assistance is to be provided citywide to income-qualified households on a first-come-first-serve basis.</td>
<td>Rehabilitation of seven owner-occupied housing units.</td>
</tr>
<tr>
<td>2</td>
<td>CHDO Reserve (HOME)</td>
<td>Citywide</td>
<td>Provide Decent and Affordable Housing</td>
<td>Support New Affordable Housing Opportunities</td>
<td>HOME: $146,064</td>
<td>The City will set aside 22 percent of its FY 2020-2021 HOME allocation as CHDO Reserve for future affordable housing development. Project is to be determined.</td>
<td>6/30/2021</td>
<td>The City anticipates benefiting one low and moderate income households.</td>
<td>This program is available citywide.</td>
<td>The City will use accumulated CHDO Reserve funds to create affordable housing opportunities through new construction, acquisition, and/or rehabilitation.</td>
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<tr>
<td>3</td>
<td>Code Enforcement (CDBG)</td>
<td>Citywide</td>
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<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
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<tr>
<td>Needs Addressed</td>
<td>Support Code Enforcement Services</td>
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<tr>
<td>Funding</td>
<td>CDBG: $344,798</td>
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<tr>
<td>Description</td>
<td>During the program year, the Code Enforcement Division will continue to receive and investigate complaints. Some of these complaints will be in areas identified as low and moderate income areas. Once a complaint is received, it will be confirmed and the violators notified. In addition, the Code Enforcement staff will observe code violations. The program is eligible under Low/Mod Area Benefit. The Low/Mod Target Area meets the required definition for code enforcement in Section 570.202(c) of the Code of Federal Regulations (CFR). CDBG-funded code enforcement activities will focus on the correction of building code violations. Officers' time spent in the Target Area will be charged by itemized timecard. CDBG supplements approximately 20 percent of the overall Code Enforcement budget.</td>
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<tr>
<td>Target Date</td>
<td>6/30/2021</td>
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<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The City anticipates assisting 500 residential properties with code enforcement services.</td>
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<tr>
<td>Location Description</td>
<td>This program is offered citywide. However, the CDBG-funded component is funded based on itemized timecard on time spent within the Target Areas (low and moderate income areas) and their involvement with qualified projects that are referred to the housing programs.</td>
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<tr>
<td>Planned Activities</td>
<td>Planned goals of the program are:</td>
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<td></td>
<td>• Mail property maintenance tips flyers out with all ten-day notices to abate.</td>
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<td></td>
<td>• Ensure that all residential and commercial properties are properly addressed (street numbers).</td>
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<td></td>
<td>• Remove all abandoned shopping carts from public streets and right-of-ways.</td>
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<td>• Refer 500 potentially eligible housing projects to the Housing Division for possible assistance using newly created flyers written in English, Spanish, and Chinese.</td>
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</tbody>
</table>

4 Project Name | Senior Case Management (CDBG)                                                                                                                                 |
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>Citywide</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide Community and Supportive Services</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $152,117</td>
</tr>
<tr>
<td>Description</td>
<td>Senior Case Management program will receive 100 percent of the City's CDBG Public Service dollars for FY 2020-2021. Three full-time (2.4 FTE) and three part-time (1.7 FTE) staff persons, as well as services, supplies, and overhead for the Case Management program will be provided to assist seniors. Case management clients come directly from City referrals such as Joslyn Center staff and volunteers, Police Department, Code Enforcement, and service providers such as Senior Ride staff. Services include: case management of individual clients, targeting low income ethnic minorities (Chinese and Hispanic), and in-home services such as telephone reassurance calls and meals-on-wheels, targeting low income frail elderly.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2021</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The City anticipates assisting 100 new (unduplicated) seniors with case management services.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available to seniors citywide.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Goals for the Program:</td>
</tr>
<tr>
<td></td>
<td>• Provide Case Management services to an average of five new clients per month.</td>
</tr>
<tr>
<td></td>
<td>• Close four cases per month and distribute a client satisfaction survey to each Case Management client upon completion of their case and evaluate all returned surveys quarterly and report results to Director of Community Services.</td>
</tr>
<tr>
<td></td>
<td>• Distribute client satisfaction survey to each Case Management client, prepare analysis to determine program effectiveness and how to better serve the client and report the findings to the Director of Community Services.</td>
</tr>
<tr>
<td></td>
<td>• Provide 300 freshly prepared Home Delivered Meals (meals on wheels) per month to homebound older adults in Alhambra.</td>
</tr>
<tr>
<td></td>
<td>• Recruit one additional volunteer to administer the Telephone Reassurance Program and provide telephone calls to 25 clients per week.</td>
</tr>
<tr>
<td></td>
<td>• Provide a voluntary donation envelope to each Case Management client as a confidential avenue for the client to make a donation and to increase revenue.</td>
</tr>
<tr>
<td></td>
<td>• Outreach to at least two local service agencies or providers per month to establish and maintain collaborative relationships for services and resources which will assist clients to live independently in their homes.</td>
</tr>
<tr>
<td></td>
<td>• Maintain a registry of at least forty home care workers and provide referrals to at least three clients per month.</td>
</tr>
<tr>
<td></td>
<td>• Administer a satisfaction survey for home care registry clients to determine their level of satisfaction.</td>
</tr>
<tr>
<td></td>
<td>• Provide four outreach presentations per year to local agencies or groups to inform the community of existing services and outreach to potential case management clients.</td>
</tr>
</tbody>
</table>

<p>| Project Name | Fair Housing (CDBG) |
| Target Area | Citywide |
| Goals Supported | Effective and Efficient Management of CPD Grants |
| Needs Addressed | Promote Equal Housing Opportunity |
| Funding | CDBG: $25,000 |
| Description | The City will continue to contract with the Housing Rights Center to provide fair housing services and landlord tenant counseling services to Alhambra residents. A variety of issues are covered under fair housing and counseling services, including evictions, security deposits, rent increases, repairs, and lease/contract issues. As needed, referrals to other agencies are provided and appropriate pieces of literature regarding fair housing are distributed. The Housing Rights Center staff is available for office visits on Fridays from 2:00 p.m. to 5:00 p.m. at the Alhambra Public Library. Consultation is available throughout the week at the office in Pasadena or in Los Angeles or by phone, Monday through Friday, 8:30 a.m. to 5:00 p.m. |
| Target Date | 6/30/2021 |</p>
<table>
<thead>
<tr>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
<th>The City anticipates assisting 400 persons with fair housing services throughout the year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Description</td>
<td>The program is available citywide.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The Housing Rights Center will continue to operate the fair housing clinic at the Alhambra Public Library on Fridays. Outreach and education activities will be conducted throughout the year.</td>
</tr>
</tbody>
</table>

### Project Name
Program Administration (CDBG and HOME)

**Target Area**
Citywide

**Goals Supported**
Effective and Efficient Management of CPD Grants

**Needs Addressed**
Provide for Planning and Administration Activities

**Funding**
- CDBG: $177,822
- HOME: $66,393

**Description**
A total of $177,822 in CDBG funds and $66,393 in HOME funds from the FY 2020-2021 allocations will be used for the implementation of the CDBG and HOME programs, respectively. Funds will be used to cover costs for salaries, services, supplies, and general overhead.

**Target Date**
6/30/2021

**AP-50 Geographic Distribution – 91.220(f)**

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

The geographic distribution of funding for Alhambra’s CDBG and HOME programs is as follows:

- Housing assistance programs funded with CDBG and HOME funds are generally available on a citywide basis (subject to program guidelines) to low and moderate income residents and persons with special needs. These programs include rehabilitation of housing and affordable housing development.

- Code Enforcement, although a citywide program, is funded based on itemized timecard on time spent within the Target Areas and their involvement with qualified projects that are referred to the housing programs.

- Case management services are available to Alhambra senior residents on a citywide basis.
**Geographic Distribution**

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Low and moderate income areas are spread throughout the City and cover more than half of the block groups in the City.

**Discussion**

See discussions above.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City anticipates assisting seven households through its Housing Rehabilitation Program FY 2020-2021. In addition, the CHDO Reserve may be used to create one affordable housing unit.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 57 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's housing programs are not targeted for special needs groups. However, some senior households are assisted under the Housing Rehabilitation Program.
AP-60 Public Housing – 91.220(h)

Introduction

No public housing projects are located in Alhambra.

| Actions planned during the next year to address the needs to public housing |
| Not applicable. |

| Actions to encourage public housing residents to become more involved in management and participate in homeownership |
| Not applicable. |

| If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance |
| Not applicable. |

Discussion

See discussions above.
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction
The City takes a regional approach to homelessness. The relatively small need in the City does not justify designing a program specifically for the homeless. Rather, through cooperative relationships with nonprofit organizations, such as the Housing Rights Center (HRC), the Los Angeles Homeless Service Authority (LAHSA), and the Greater Pasadena Housing and Homeless Network, the City provides referrals and assistance to homeless individuals. The City is currently requesting proposals for a new contract to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Alhambra is part of the Los Angeles County Continuum of Care system, participating in regional efforts to address the need for homeless services and facilities. Homeless needs and priorities continue to be identified through the County’s Continuum of Care System. The most immediate needs of the homeless are emergency food, clothing, and shelter. The more long-term needs are transitional housing, permanent housing, and supportive services in mental health, health, employment, and transportation. The housing related needs of homeless families, while smaller in number than the individual homeless population, are more complex than those for homeless individuals. Larger shelter units, child care, pediatric care, and education are needed to provide a complete system of care for homeless families.

According to LAHSA’s Point-in-Time Homeless Count in 2019, Alhambra had a very small homeless population, estimated at 68 persons (53 unsheltered and 15 sheltered). The Alhambra Police Department is familiar with the homeless population in the City and maintains a resource directory for referring homeless persons in need of assistance. Specifically, the Alhambra Police Department has a full-time 40-hour a week mental health clinician (from the County Mental Health Services Department) who rides along in the field with a corporal. The clinician works with the homeless to place them in psychiatric facilities, help locate their families, reunite them with family, reserve them space at shelters, and connect them with service providers, etc. The clinician assists with any other mental health issues in the schools, domestic calls, etc. The City will continue to partner with the County Mental Health Services Department to assist the homeless in obtaining more permanent housing arrangements and other supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless prevention services are also available citywide through the Fair Housing program provided by the Housing Rights Center. Fair housing services assist those who are at risk of becoming homeless by improving the tenant/landlord relationship, reducing evictions, and assisting households in finding adequate housing. The City's senior case management program also assists many seniors with extremely low incomes and allowing them to continue to age in place. Other homeless services and facilities are provided by agencies located throughout the San Gabriel Valley that help prevent homelessness.
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.

Agencies such as Catholic Charities-San Gabriel Region provide services to help people attain self-sufficiency through case management, job placement, skills assessment, and psychological counseling. Often a variety of services are offered, including low-cost child care, emergency utility and other assistance, individual and family counseling, immigration/refugee services, homeless services, welfare to work program, medical and social services, and more. The City will continue to refer residents in need to the appropriate agencies.

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

Homeless prevention services are also available citywide through the Fair Housing program provided by the Housing Rights Center. Fair housing services assist those who are at risk of becoming homeless by improving the tenant/landlord relationship, reducing evictions, and assisting households in finding adequate housing. The City's senior case management program also assists many seniors with extremely low incomes and allowing them to continue to age in place. Other homeless services and facilities are provided by agencies located throughout the San Gabriel Valley that help prevent homelessness.

Discussion

See discussions above.
AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower and moderate income households due to their limited resources for absorbing the costs. Alhambra works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, and offers a “one-stop” streamlined permitting process to facilitate efficient entitlement and building permit processing.

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

Housing Element Compliance: Alhambra maintains a Housing Element as part of its state-required General Plan. The Housing Element provides estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low and moderate income households. A key component of the Housing Element is a review of the extent to which government policies act as barriers to housing development (and especially affordable housing development) and the jurisdiction’s commitment to eliminating or mitigating the barriers. Pursuant to the 2013-2021 Housing Element, the City amended its Zoning Ordinance to address the provision of emergency shelters, transitional housing, and supportive housing. The City will be updating its Housing Element in 2020 for the 2021-2029 planning period. The new Housing Element will focus on expanding housing production.

“One-Stop” Streamline Permit Process: The Planning and Building Departments have streamlined the permit process to provide contractors and homeowners with an easy step-by-step guide to the permit process. On large-scale projects, City staff conducts pre-construction coordination meetings with project proponents and all City staff who will play a role in the construction process to help ensure a smooth running project.

Density Bonuses: Pursuant to California law, the City offers density bonuses of between 20 and 35 percent for the provision of affordable housing, depending on the amount and type of housing provided. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing. New State law also requires a density bonus of up to 80 percent for 100 percent affordable projects

Discussion:

See discussions above.
AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City's underserved populations include the elderly, disabled, and low and moderate income households. The City will rely on its existing network of public and nonprofit service agencies, along with the City's Joslyn Senior Center, to provide an array of supportive services for the City's underserved groups. In addition, the City will use CDBG funds to support the fair housing program that targets many of the City's underserved residents. Fair housing is a homeless prevention strategy, allowing many equal access to housing and assisting those facing unfair treatment in the housing market. As funding permits, CDBG funds may also be used to fund ADA improvements at public facilities, benefitting persons with disabilities that are often underserved.

Actions planned to foster and maintain affordable housing

The City will continue to foster affordable housing development in the community through incentives such as density bonuses for affordable housing, mixed use development, and lot consolidation. In addition, fair housing as a homeless prevention strategy can assist those facing unfair evictions and foreclosure frauds, and therefore be able to remain at their homes.

Actions planned to reduce lead-based paint hazards

Lead-based paint abatement is fully integrated into the City's Housing Rehabilitation Program

The City's Code Enforcement staff will continue to provide information of lead-based paint hazards and resources for abatement to residents. Such information is also available at public counters.

Actions planned to reduce the number of poverty-level families

The City seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by continuing to implement a number of programs, including housing assistance, case management services for seniors, and economic development activities. As a means of reducing the number of persons with incomes below the poverty line, the City will coordinate its efforts with those of other public and private organizations providing economic development and job training programs.

Actions planned to develop institutional structure

City staff will continue to consult with HUD staff and attend HUD trainings in order to better craft the CDBG and HOME programs that can be delivered in a cost-effective manner.
### Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the community. Various agencies will continue to be invited to attend public meetings related to the CDBG and HOME programs. The City will also continue to participate in regional planning efforts coordinated by such agencies/organizations as the Southern California Association of Governments (SCAG), San Gabriel Valley Council of Governments (San Gabriel Valley COG), and LAHSA, among others.

**Discussion:**

See discussions above.
Program Specific Requirements

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

Introduction

The following presents program-specific information for the CDBG and HOME programs.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities: 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit: A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 100.00%
HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are intended.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City enforces the following recapture provisions.

1. **Forgiveness.** If Borrower has fully complied with the terms and provisions of this Agreement, the Note, the Deed of Trust, the Notice of Deed Restrictions, and is not in default on the expiration of the Affordability Period, then the entire unpaid principal amount of the City Loan, together with all interest accrued and other amounts due under this Agreement and the Note, will be forgiven.

2. **Recapture Provision.** If there is a sale, voluntary or involuntary (e.g., foreclosure), or transfer of title, the Recapture Provision requires that the entire direct HOME assistance provided to the Borrower be repaid to the City, minus net proceeds. Net proceeds are defined as the amount available to repay the recapture amount after the first mortgage is satisfied, minus any seller closing costs. If the net proceeds are insufficient to repay the HOME funds to the City, the City will waive repayment of the rest of the recapture amount.

3. **Repayment Upon Refinancing.** Except as otherwise provided in this Agreement, the principal amount of the City Loan, and any accrued interest and other amounts due under this Agreement and the Note, shall be due and payable, in full, at the option of the City and without notice or demand, upon the occurrence of any modification or refinancing of the first trust deed encumbering the Residence made without the City's prior written consent (which consent the City is under no obligation to give).

4. **Prepayment.** Borrower may prepay the outstanding principal of the Note, together with interest accrued thereon, at any time provided that such prepayment shall not absolve Borrower of any other obligations contained in this Agreement, the Deed of Trust, or the Notice of Deed Restriction.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not anticipate using HOME funds to acquire units during FY 2015-2016. If such activities are pursued using CHDO Reserve, the above recapture procedures would apply.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Alhambra does not anticipate using HOME funds to refinance existing debt.

**Discussion:**

See discussions above.
## Alternate/Local Data Sources

<table>
<thead>
<tr>
<th></th>
<th>Data Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>HCV Use in Alhambra</td>
</tr>
</tbody>
</table>

List the name of the organization or individual who originated the data set.
Housing Authority of the County of Los Angeles

Provide a brief summary of the data set.
HACoLA generated specific voucher use data for the City of Alhambra.

What was the purpose for developing this data set?
HCV program

How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
Comprehensive

What time period (provide the year, and optionally month, or month and day) is covered by this data set?
Ongoing

What is the status of the data set (complete, in progress, or planned)?
Ongoing
Appendix A: Community Outreach

City Council/HCDA Meeting – December 9, 2019

On December 9, 2019, the City conducted a meeting before the City Council, inviting the HCDA members to discuss priorities and potential uses for CDBG and HOME funds for the next five years. The Council further directed staff to conduct additional meetings with the HCDA to discuss priorities and explore other uses for the funds.

HCDA Meetings

On January 7 and January 30, 2020, staff conducted additional meetings with the HCDA. The January 7, 2020 meeting was publicly noticed and special invitations were sent to 112 agencies and organizations that serve the low- and moderate-income persons and those with special needs in Alhambra specifically or in the San Gabriel Valley. Neighboring cities were also invited to comment on the region’s housing and community development needs. Public Works, Community Services, and Code Enforcement were invited to the January 30, 2020 HCDA meeting to discuss programs and services available.

The HCDA conducted a third meeting to discuss the Draft Consolidated Plan on June 16, 2020, before releasing the Draft Plan for 30-day public review on July 6, 2020. City Council adoption of the Consolidated Plan was scheduled for August 10, 2020.

Public Review of Draft Consolidated Plan and Action Plan

The Draft Consolidated Plan and Action Plan were available for 30-day public review commencing on July 6, 2020.

Public Hearing – August 10, 2020

The City Council conducted a public hearing on August 10, 2020 to review the Draft Consolidated Plan and Action Plan. Two people provided comment at the meeting.

Summary of Public Comments

HCDA meeting, January 7, 2020

Habitat for Humanity (HFH) commented on the need for affordable housing and their interest in partnering with the City to construct ownership affordable housing. Housing Rights Center (HRC) commented on the trends of fair housing issues and services provided by HRC.

Public Hearing, August 10, 2020

Eric Sunada – The rules on how CDBG funds can be used are very clear. They are primarily for helping most vulnerable in our communities which are lower income groups. Rules specifically state it must meet one of the following objectives: benefit low- and moderate-income persons, prevention
or eliminations of slums or blight, or address community development needs having a particular urgency. HUD gives CDBG priorities as providing decent affordable housing, to provide services to the most vulnerable in our communities, and to create livable wage jobs. The other category of funding being allocated tonight are HOME funds, which are exclusively dedicated to fund affordable housing or direct rental assistance to households in need. It is the largest federal block grant provided to local government designed exclusively to create affordable housing for low income households.

Starting with the CDBG allocation, it’s questionable in normal times to dedicate so much of the funding to enforcement and home improvements when so much of our population are renters that are struggling. To do this in a pandemic while the economic toll is unprecedented, it is completely out of touch. Code Enforcement is the largest line item, the Code Enforcement implemented is ultimately to protect property and its value. The city is on record that it believes in a broken window enforcement policy, that it helps keep property values up is deliberately addressed to a real estate organization. When given the opportunity to disown this belief city management did not deny it. The question is not whether Code Enforcement should be funded, but whether it should be funded by the CDBG funds. Clearly CDBG budget has been used in the past to subsidize general fund activities, whether its business façade improvements, road repairs, or in this case Code Enforcement. What becomes ever more apparent is the injustice of using such funds that actually belong to those who are hurt most by the housing crisis epidemic, which is the very issue these funds are supposed to help address. By using the people’s money for discretionary needs that the general fund should supply, it is effectively to charge the working poor for living here, and to use it for enforcement, is to encourage displacement during these horrible times. At the same time, the city clearly underfunds the fair housing measures which is the smallest line item in the budget. During this time of new housing laws, the city struggles to understand the catch all, imagine what renters are up against if our own city attorney has trouble keeping up. How many have been evicted or left without due process. It’s a health issue, it’s a safety issue during these times. I don’t think I’ve ever seen a line item, for the fair housing so underfunded year after year, that has so many referrals by the city as proof they are somehow providing some eviction defense. The Housing Rights Center, who is the contractor for the city, they’re like a catch all without the resources to adequately address all the needs and cases. Same with food banking infrastructure, which can be funded under grant funding through community-based organizations but isn’t. The infrastructure is just not there to capture these cases and rely on mutual aid with inadequate penetration to various communities especially the majority with language barriers for it to be effective. Its time we invested resources to make this right. There are also ways to fund services beyond the 15 percent cap under CDBG roles, when paired with other allowed categories that are uncapped. Moving on to HOME funds which are largest line item under the proposed budget is for housing rehab. Its targeted to the home owner and is ineffective in creating significant numbers of affordable units in itself. Yet 62 percent of our households are renters and they account for an even further disproportionate share of households who are struggling. A tenants based rental assistance program is part of HOME funding is clearly needed at this time. Especially since it can be implemented without onerous conditions of showing proof that it is COVID related because ultimately it is all COVID related at this time sometimes it’s difficult to show. There is clearly a disaster brewing where both tenants and struggling landlords are about to see unprecedented hardships if they haven’t already. To not recognize this fact and to maintain the misguided status quo for grant funding is pure madness. We ask you for your leadership in making the right choice, which is to take this offline and reassess with qualified experts who truly know the latest regulations for use of these funds. You mentioned businesses, of all the factors affecting household economic stability housing is front and center, as it is made or broken at the local level
where it is physically implemented. For Alhambra, this is a downward spiral because the city is disproportionately reliance on retail for solvency is not compatible with the local consumer base with a weak buying power who’s all its money is going to rents. To help our residents is to help those businesses that rely on those consumers. I yield my time, thanks.

Yvette Cardenas – UCLA Luskin Institute has published a report that urges public officials at all levels of government to prepare for a humanitarian crisis that includes a surge in homelessness at a scale not seen in decades. Eventually, the COVID-19 emergency housing protections will expire as we know landlords are suing California over the eviction ban. It is reasonable to soon expect a large spike in evictions as well as foreclosures in our community. The safer at home orders brought its own set of problems, including unprecedented levels of job loss, a loss of childcare for many families, and public schools going online which reduces job opportunities for those hunting for work. I believe all these challenges we are now facing as a community are very relevant to item number 6 of this agenda. I suggest we really need to assess our community’s current and future housing needs, and allocate the funds thoughtfully and proactively. Although my aunt passed away yesterday, and I’m feeling ill today, I felt strongly to speak today to bring to the Council’s attention that the priorities and potential uses for CDBG and HOME funds for the next five years and 2020-21 funding allocations were discussed and decided between December 9 and January 30, all before the COVID-19 crisis and before the HCDA’s June 16 meeting. Those discussions and decisions are outdated because so much has happened since March 2020. On August 4, Code Enforcement gave a presentation to the HCDA Committee. Officer Rafael Perez stated that because of the current ongoing public health crisis, he said it has been very difficult for Code Enforcement to arrange onsite inspections. However, on January 30, staff and the HCDA Committee decided to increase funding to Code Enforcement by $159,137. Then on June 16, Assistant City Manager Garcia informed the HCDA Committee that Alhambra received an increase of $100,000 from HUD. They decided to allocate an additional $8,661 to Code Enforcement. Seeing that Code Enforcement is having a difficult time doing their jobs right now, not being able to do these onsite inspections, it kinda doesn’t make sense for them to be receiving this amount of money this year. I also wanted to mention in the Consolidated Plan on page 97, it says the amount of urgent need activities, believe this is where you’re supposed to state what you’re going to allocate for urgent need activities and it says zero. I would like for City Council to delay the vote today, and to really consider reevaluating those funding allocations. I think one thing that can be considered also is rapid rehousing assistance. I yield my time.
CAUTION: This email originated from outside your organization.

Hello Mayor Maza and City Council Members,

This is Shirley Tatsuno.

Please, for the 2020-2021 CDBG budget, change the purpose of the $314,374 set aside for minor housing rehab to be replaced with more rental assistance and city employees’ hours dedicated to implementing this program. With the two CDBG Cares Act money, Alhambra will be able to help 400 residents with rental assistance. However, there were 2,000 applicants. There must be many qualified residents who still need rental assistance.

Per Alhambra’s 12/9/19 Housing and Urban Development (HUD) report, Page 16, states in the section of Ineligible Activities, non-emergency income payments for example rent subsidies. However, our situation is still an emergency per our nation’s Congress and President Trump.

To repeat this: Per April 20, 2020 Memo to members, "HUD Clarifies that Four Cares Act CDBG Provisions are Immediately Available," it states, the general rule is that CDBG funds may not be used for income payments. For purposes of the CDBG program, "income payments" means a series of subsistence-type grant payments made to an individual or family for items such as food, clothing, housing (rent or mortgage), or utilities, but excludes emergency grant payments made over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family.

Hopefully, for the 2021-2022 CDBG budget, the pandemic will be over. There will be no need for this emergency rental assistance and it can be used for minor housing rehab.

As a mom and pop apartment co-owner, I am very grateful so far, all our renters are paying their rent on time. My heart goes out to the renters who cannot pay their rent and their apartment owners also. Owners have bills to pay and if you own an older apartment like my husband and I, we have to save for expensive maintenance projects also. Renters should receive assistance so the owners can receive their rental income. I know one apartment owner who rarely raises rent, but does not want the possibility of having a renter who cannot pay rent for 12 months. She is selling her very nice apartment. The new owners will not be as kind as her.

However, every month, like many owners, my husband and I are wondering if everyone will pay their rent. We were especially worried about our single mom renter, Junie Zhou, who was not working but studying so hard to get her teaching credential. She was almost finished with all her classes when Covid-19 hit. Junie was depressed she could not get a teaching job. Unbelievably, before calling people who I thought would have good job suggestions for her, Junie told me she had accepted a job at Alhambra High School as their Chinese Language teacher. The former teacher retired. Junie speaks Mandarin and Cantonese. She is not only a hard worker she cares about her students. My husband and I are thrilled for her.

Thank you
Mr. Mayor and Council Members,

At the City Council meeting of September 23, 2019, there was much public comment and considerable discussion by this Council regarding CDBG and HOME funded priorities and actions by the city for the just completed year. The public comments centered around how the monies were allocated and the lack of public input in setting priorities for spending. There were also concerns about how often the HCDA Citizen Advisory Committee was allowed to meet for preparation of the updated plan, and the rushed timeline for when the Plan had to be submitted. Council Members also seemed concerned about the process and timeline.

Ms. Binquist provided some explanation of the process and went on to state that the City has heard the community input and that staff was preparing reports to train Council to address the new 5 Year Consolidated Plan which could include new goals and objectives on behalf of the Council.

Fast forward a year. It’s now time for you to approve a new 5 year Consolidated Plan and the 2020-2021 Annual Action Plan. Did you receive the training you were promised to help guide you through the preparation of this new plan? Were you then able to convey your wishes regarding goals and objectives to the Commissioners, as described last year? Did the Commissioners include those desired goals and funding amounts in the new Plan? Did you listen to and consider community input in setting these goals and objectives? (Refer to the minutes of the September 23, 2019 City Council meeting.)

If this is the process that was actually used to develop the new Plan, then I think the City has made good progress in listening to the voice of the community. Unfortunately, I can’t see much evidence of this. From where I sit, this year’s Plan and spending priorities look just about the same as last year. In my opinion, the City is still using monies intended to assist with housing to supplant what should be General Fund activities, such as public works and code enforcement.

HUD states that the CDBG program is intended to ensure decent affordable housing and to provide services to the most vulnerable in our communities. The intent of the HOME Program is to increase the supply of decent affordable housing to low and very low income household families, to expand the capacity of nonprofit housing providers, to strengthen the ability of state and local governments to provide housing, and leverage private sector participation.

The planned use of these funds may be technically legal, but is it really how HUD intended the monies to be used? Why don’t you ask some of our residents who are currently struggling or not able to pay their rent, or worse, facing eviction when the moratorium expires. See what they think.

Cliff Bender
Midwich希尔 Drive
CAUTION: This email originated from outside your organization.

Hello,

I would like to submit the attached letter to be read out loud during public comment.

Thank you,
Teresa

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TERESA EILERS Field Organizer
Everyone In Campaign / United Way of Greater Los Angeles
(828) 375-1190 / teresa@everyoneinla.org
www.everyoneinla.org / Facebook / Twitter / Instagram
August 10, 2020

Everyone In
United Way of Greater Los Angeles
1150 S Olive Street, Suite 500
Los Angeles, CA 90015

Agenda Item #6 - CDBG and HOME Funds

Dear Members of the Alhambra City Council,

Now is the time to create policies to address our homelessness and housing crisis. I ask the Council to reconsider how you are planning on using the City’s CDBG and HOME funds.

CDBG and HOME funds are supposed to be used to support society’s most vulnerable economically. Specifically, CDBG funds must meet at least one of the following objectives: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community. And, HOME funds are exclusively dedicated to fund affordable housing or direct rental assistance to low-income people.

However, in this agenda item, I do not see these funds to further these ends.

Currently there are 66,000 individuals who are experiencing homelessness in LA County. Due to COVID, we anticipate this number to soar to 100,000. Now is the time to invest in more renter protections to help keep tenants in their homes. You can use this money to provide additional funding to the Housing Rights Center.

Alhambra already faces a homelessness crisis. Now is the time to invest these funds towards creating solutions to homelessness. This can look like creating a homeless shelter, providing bathrooms and showers, or creating affordable or supportive housing.

I have heard of incidents that cause me to question the existing use of funds in Alhambra.

There was a recent incident where a tenant’s home caught fire on Lemon St. Fire fighters arrived and let the tenants know that their electrical wiring was outdated. The tenants reached out to code enforcement to ask that the owner be cited and repair the unit. Code enforcement however said that there was nothing that they could do about the situation even though the firefighters had let the tenants know that the faulty wiring could lead to additional fires. The tenants then reached out to LA County, and only then was Alhambra Code Enforcement sufficiently encouraged to cite the landlord.
Please reconsider how Alhambra uses these funds. Please consider the purpose of these funds and keep in mind the existing housing and homelessness crisis we live in, which will only get worse if we do not act now.

Sincerely,

Teresa Eilers

teresa@everyoneinla.org
HCDA Meeting Postcard

City of Alhambra
HCDA Citizen Advisory Committee Meeting

Please join the City of Alhambra at a public meeting in front of the HCDA Citizen Advisory Committee to discuss community development needs and fair housing issues in the city.

Date: Tuesday, January 7, 2020
Time: 7:00 PM
Location: City Hall, Conference Room A
111 S. 1st Street
Alhambra, CA 91801

For questions or additional information, please contact:
Matthew Cuevas, Management Analyst
(626) 570-5011 | mcuevas@cityofalhambra.org

The City of Alhambra will provide reasonable accommodations toward the inclusion of all participants. Ample time is required to determine the needs of each request.
Mailing List

Rebecca Ronquillo, Interim President
IDEPSA
1565 W. 14th Street
Los Angeles, Ca 90015

Craig E. Thompson, Executive Director
AIDS Project - Los Angeles
611 South Kingsley Drive
Los Angeles, CA 90005

Rhonda Gee, MSW Outreach Assistant
Asian American Christian Counseling
2550 W. Main Street, Suite 202
Alhambra, CA 91801

Jackie Lilavois, Interim, CPO
Boys & Girls Club of West San Gabriel Valley
328 S Ramona Ave
Monterey Park, CA 91754

Mary Romero, Regional Director
Catholic Charities San Gabriel Valley Region
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Los Angeles, CA 90033

Margaret B. Martinez, CEO
ChapCare
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Pasadena, CA 91103

John McCall, CEO
D'Veal Family Youth Service
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Pasadena, CA 91103

Sandy Cabral, Program Director
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Alhambra, CA 91803

Dr. Patricia Hughes, CEO
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Homes For Life Foundation
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Los Angeles, CA 90045

Dora Leong Gallo
Chief Executive Officer
A Community of Friends
3701 Wilshire Boulevard, Suite 700
Los Angeles, CA 90010

Terry Gock, Divisional Director
Arthritis Club of San Gabriel Valley
P.O. Box 1175
Tempel City, CA 91780

Beverly J. Rouse, Executive Director
Asian Pacific Family Center (APFC)
800 S. Santa Anita Ave
Arcadia, CA 91006

Vatche Kelartian, CEO
Cancer Support Community Pasadena
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Pasadena, CA 91105

Yvette Baptiste, Executive Director
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Pasadena, CA 91101

Dolan & Knight Property Management
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Pasadena, CA 91101

Steve Allen Chief, Executive Officer
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George Searey, Executive Director
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June Sano, MFT
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Alhambra, CA 91801

Ritchie L. Geisel, President and CEO
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Los Angeles, CA 90012

Kenneth Martinet, President/CEO
Catholic Big Brothers Big Sisters
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Pasadena, CA 91104

Center For Community & Family Services
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Pasadena, CA 91107

Tim Peters, Executive Director
Door of Hope
669 N Los Robles Ave
Pasadena, CA 91101

Emeritus Senior Living
1 E. Commonwealth Ave.
Alhambra, CA 91801

George R. Chovan
Great American Realty Services
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Gabrielle Wood
Development Manager
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Pasadena, CA 91104

Patricia Giggoans, Executive Director
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Denis Kerechuk, President
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Vita Gwinn
Silverado Senior Living
1118 N. Stoneman Avenue
Alhambra, CA 91024

Randy Shulman, Chair
Union Station Homeless Services
825 E. Orange Grove Boulevard
Pasadena, CA 91104

Judge Judith C. Chirlin
Executive Director
Western Justice Center
55 South Grand Ave.
Pasadena, CA 91105

Inter-Cultural Social and Education Services, Inc. (ICES)
2168 S. Atlantic Blvd., #363
Monterey Park, CA 91754

Marta Escañuelas, Executive Director
Merci: Mentally & Educationally Retarded Citizens Incorporated
525 N. Chandler Ave.
Monterey Park, CA 91754

Susan Mandel, President & CEO
Pacific Clinics
800 South Santa Anita Avenue
Arcadia, CA 91006

Marc Jones, Executive Director
Pasadena Neighborhood Housing Services Inc.
1190 North Fair Oaks Avenue Suite 102
Pasadena, CA 91103

Holly Knapp, Director
People for People
860 E. Mission Drive
San Gabriel, CA 91776

Christopher J. Doyle
Executive Director of Development
Salvation Army
P.O. Box 93002
Long Beach, CA 90802

Dr. Jennifer Foote, Clinical Director
Santa Anita Family Service
206 E. Las Tunas, #12
San Gabriel, CA 91776

Step by Step
2611 Woodlyn Road
Pasadena, CA 91107

Zachary Scott, Director of Development
Violence Intervention Program
1721 Griffith Ave.
Los Angeles, CA 90031

WINGS: YWCA of San Gabriel Valley
943 N. Grand Ave.
Covina, CA 91724

Fred Wong, President
Journey House
1232 N Los Robles Ave
Pasadena, CA 91104

Hector Lafarga, Jr.
Executive Director
Mothers’ Club Family Learning Center
980 North Fair Oaks Avenue
Pasadena, CA 91103

Juanita Madrid
Partnership in Early Intervention
Family Resource Center
1000 S. Fremont Ave., Unit 35, Suite 6050
Alhambra, CA 91803

Passageway Homeless Intake Center
1020 S. Arroyo Parkway
Pasadena, CA 91105

Greg Wessele, CEO
Rosemary Children’s Services
36 S. Kinneloa Ave., Suite 200
Pasadena, CA 91107

San Gabriel Community Rehabilitation Services
844 East Mission Drive
San Gabriel, CA 91776

Ruth Schwartz, Executive Director
Shelter Partnership, Inc.
523 W. 6th Street, Suite 616
Los Angeles, CA 90014

Anna & George Hasbun
Stepping Stones to Learning
2233 Huntington Drive, Suite #1
San Marino, CA 91108

West San Gabriel Valley YMCA
401 E. Corto Street
Alhambra, CA 91801

Anthony P. Tartaglia, Chair
Foothill Workforce Investment Board
919 S. Central Ave., Unit B
Glendale, CA 91204
Albert Tran, Executive Director
West San Gabriel Valley Association of Realtors
1039 East Valley Blvd. #205B
San Gabriel, CA 91776

Laura Olhasso
Association Executive and Government Affairs Director
Pasadena Association of Realtors
1070 E. Green Street
Pasadena, CA 91106

Atherton Baptist Homes
214 S. Atlantic Ave.
Alhambra, CA 91801

Michael Arnold, Executive Director
Los Angeles Homeless Services Authority (LAHSA)
811 Wilshire Blvd., 6th Floor
Los Angeles, CA 90017

Tom Johnson
Housing Program & Grant Administration Coordinator
City of Monterey Park Dept. of Economic Development
320 W. Newmark Ave.
Monterey Park, CA 91754

Robin Sherr
Housing and Economic Development Specialist
City of San Gabriel Economic Development Division
425 S. Mission Drive
San Gabriel, CA 91776

East Los Angeles Chamber of Commerce
4716 E. Cesar Chavez Ave.
Los Angeles, CA 90022

Linda Jenkins-Swift
County of Los Angeles Division of CDBG
2 Coral Cir.
Monterey Park, CA 91755

Wayne Supta, Acting Director
LAC DSH - Public Health ADPA
1000 S. Fremont Ave., Building A-9
East, 3rd Floor
Alhambra, CA 91803

Karl Bird, Chair
Pasadena Chamber of Commerce
844 East Green Street, Suite 208
Pasadena, CA 91101

Arcadia Association of Realtors
601 South First Ave
Arcadia, CA 91006

Owen Guenthard, Executive Director
Alhambra Chamber of Commerce
104 South First Street
Alhambra, CA 91801

Andrew J. Chan
K & L Properties
1117 Westminster Ave.
Alhambra, CA 91803

Cynthia Jarvis
Deputy Director of Community Services
City of Alhambra/Joslyn Center
Alhambra City Hall: 111 South First Street
Alhambra, CA 91801

Valerie Babinski-Manlic
City of Pasadena Division of Housing
P.O. Box 7115
Pasadena, CA 91109

David Saldaña, Planning & Building Director
City of San Marino Planning & Building Department
2200 Huntington Drive, 1st Floor
San Marino, CA 91108

Greg Kavcynski
HOME Program Coordinator
County of Los Angeles Community Development Commission
2 Coral Cir.
Monterey Park, CA 91755

Housing Authority of the County of Los Angeles
700 W. Main Street
Alhambra, CA 91801

Los Angeles County Department of Public Health - HIV Epidemiology Program
600 S. Commonwealth Avenue, Suite 1920
Los Angeles, CA 90005

David De Anda
Las Casas Realty, Inc.
5713 York Blvd.
Los Angeles, CA 90042

Foothill Apartment Association
2500 Foothill Blvd. Ste.206
Pasadena, CA 91107

Robin Hughes, President & CEO
Abode Communities
701 East 3rd Street, Suite 400
Los Angeles, CA 90013

Telacu- Las Palmas Manor
89 S. Chapel Avenue
Alhambra, CA 91801

David Esparza
City of Los Angeles Community Development Department
1200 W. 7th St., 6th Floor
Los Angeles, CA 90017

Michelle Ramirez
Economic Development Manager
City of Rosemead
Department of Community Development
8938 E. Valley Blvd.
Rosemead, CA 91770

Marlon Ramirez
City of South Pasadena Planning & Building Department
1414 Mission Street
South Pasadena, CA 91030

County of Los Angeles Dept. of Public Health
Office of AIDS Programs and Policy
600 S. Commonwealth Avenue, 20th Floor
Los Angeles, CA 90005

John Vierne, Jr.
Executive Director
LAC DSH – SAPC
1000 S. Fremont Ave., Building A-9 East, 3rd Floor
Alhambra, CA 91803

Olga Miranda, District Director
Los Angeles County Public Social Services San Gabriel District
3352 Aerojet Ave.
El Monte, CA 91731

Lee Lieberg and Ziad Abughazaleh
Landz Real Estate
401 N. Garfield Ave., Suite #2
Alhambra, CA 91801
Ross J. Maza  
H.M.E. Realtors  
248 E. Main St., Suite #100  
Alhambra, CA 91801  

John Lodge, AIA  
Coldwell Banker George Realty  
1611 S. Garfield Ave.  
Alhambra, CA 91801  

West DeYoung, Manager  
Dilbeck Real Estate  
1499 Huntington Drive  
South Pasadena, CA 91030  

Steve Chiang, President  
Rosemead Chamber of Commerce  
3953 N. Muscatel Ave.  
Rosemead, CA 91770  

Alexis Salamanca, President  
San Gabriel Chamber of Commerce  
620 W. Santa Anita St  
San Gabriel, CA 91776  

Small Business Development Center  
3035 Foothill Blvd., Room 122  
Pasadena, CA 91107  

Michele Downing, Chair  
South Pasadena Chamber of Commerce  
1121 Mission Street  
South Pasadena 91030  

Carl Feldstein  
Tri Omega Realty  
955 S. Meridian Ave.  
Alhambra, CA 91801  

Chris Westlake, Deputy Director  
CA HCD Division of Financial Assistance  
1800 Third Street  
Sacramento, CA 95811  

Tim Wang  
Chinatrust Bank (U.S.A.)  
2956 Huntington Drive  
San Marino, CA 91108  

Anna Avazian  
Citizens Business Bank  
980 Huntington Drive  
San Marino, CA 91108  

East West Bank  
1881 West Main Street  
Alhambra, CA 91801  

Steve Kenilvort  
First Capital Mortgage Corporation  
2065 Huntington Drive  
San Marino, CA 91108  

Arlene Romero  
One West Bank  
900 E. Huntington Drive  
San Marino, CA 91108  

PNC Mortgage  
301 N. Lake Ave., Suite 110  
Pasadena, CA 91101  

Rate One Financial, Inc.  
150 E. Colorado Blvd #215  
Pasadena, CA 91105  

Wells Fargo Home Mortgage  
748 E Valley Blvd 1st Floor  
Alhambra, CA 91801  

Anthony Venti, Jr.  
Venti, Anthony Realtors, Inc.  
1129 E. Main Street  
Alhambra, CA 91801  

Erny Henry  
Century 21 - Earnest Realty  
233 S. Fremont Ave.  
Alhambra, CA 91801  

Los Angeles County Sheriff  
8838 E Las Tunas Drive  
Temple City, CA 91780  

Union Station Homeless Services  
825 E. Orange Grove Blvd  
Pasadena, CA 91104  

Los Angeles Homeless Services Authority  
811 Wilshire Blvd, 6th Floor  
Los Angeles, CA 90017
Notice of Public Hearing and 30 Day Review

City of Alhambra Public Notice
Notice of Public Hearing and 30 Day Public Review for the
2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan, and Analysis of
Impediments to Fair Housing Choice
Notice No. N2M20-83

NOTICE IS HEREBY GIVEN that on August 10, 2020 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chamber at City Hall located at 111 S. First St. Alhambra, CA, the City Council will hold a public hearing regarding Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra’s proposed 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) presubmission requirements as outlined in Section 24 Part 91 of the Code of Federal Regulations.

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111 S. First St., Alhambra CA 91801 (City Hall)

The primary objective of the CDBG program is the development of viable communities, decent housing and expanding economic opportunity for persons of low and moderate income. The objective of the HOME program is the development of decent, affordable housing. The City Council will consider adoption of the above-mentioned plans at a public hearing at its meeting of August 10, 2020. It is important to note that the following funding levels may change when the City receives its official allocation from HUD.

**Proposed Work Program (CDBG)**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$177,822</td>
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<tr>
<td>Fair Housing Services</td>
<td>$25,000</td>
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<tr>
<td>Housing Rehabilitation</td>
<td>$314,374</td>
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<tr>
<td>Code Enforcement</td>
<td>$344,798</td>
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<tr>
<td>Public Services</td>
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<td><strong>Total</strong></td>
<td><strong>$1,014,111</strong></td>
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**Proposed Work Program (HOME)**

<table>
<thead>
<tr>
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<td>Housing Rehabilitation</td>
<td>$451,469</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$663,926</strong></td>
</tr>
</tbody>
</table>

Public opinions must be submitted in writing to Lucy Garcia, Assistant City Manager, 111 S. First Street, Alhambra, CA 91801.

LAUREN MYLES, CITY CLERK
City of Alhambra
111 S. First Street
Alhambra, CA 91801
Notice No. N2M20-83
July 6, 2020

**Publish: July 6 & August 3, 2020**
Pasadena Star News, La Opinion, World News
NOTICE IS HEREBY GIVEN that the regular meeting of the Alhambra City Council will be held on Monday, August 10, 2020, commencing at 6:00 p.m. in the Ruth Reese Hall of the Alhambra Civic Center Library, 101 South First Street, Alhambra, California pursuant to the order of the Mayor of the City of Alhambra, the Alhambra City Charter, the Alhambra Municipal Code, and Sections 54955 and 54956 of the Government Code of the State of California.

Consistent with Executive Orders No. N-29-20 and No. N-35-20 from the Executive Department of the State of California and the County of Los Angeles Department of Public Health Safer At Home Order, the Alhambra City Council meeting will not be physically open to the public, although the public may participate by video conference or teleconference and some of the Council Members may choose to participate via video conference or teleconference rather than attend in person.

An agenda of such regular is attached hereto incorporated herein by reference and made a part hereof as though fully set forth herein.

LAUREN MYLES, CMC
CITY CLERK

Dated: August 6, 2020
Notice No. N2M20-102
PROOF OF PUBLICATION

(2015.5C.C.P)

La Opinion

915 Wilshire Blvd Ste 800, Los Angeles, CA 90017
Tel: (213)896-2260 - Fax: (213)896-2238

STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of La Opinion a newspaper of general circulation, printed and published daily in the city of Los Angeles, county of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of July 28, 1969, Case Number: 950176; that the notice, of which the annexed is printed copy, has been published in each regular and not in any supplement thereof on the following dates, to wit:

July 06

August 03

all in the year 2020

I certified (or declared) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this 03 day of August, 2020

[Signature]

This space is for the County Clerk’s filing Stamp

Proof of publication:

Aviso público de la Ciudad de Alhambra

Aviso de audiencia pública y revisión pública de 30 días para Plan Consolidado 2020-2024, Plan de Acción Anual 2020-2021 y Análisis de impedimentos para la Elección de Viviendas Justas

Avizo No. N25M0-83

SE AVISA QUE el 10 de Agosto de 2020 a las 7:00 p.m., y sin prórroga, se realizará una audiencia pública en la Cámara del Consejo en el Ayuntamiento ubicado en 111 S. First St, Alhambra, CA, el Ayuntamiento llevará a cabo una audiencia pública sobre el Programa Consolidado del Plan Consolidado 2020-2024 para la Ciudad de Alhambra y el Plan de Acción Anual 2020-2021 para el Programa Consolidado de conformidad con el Departamento Federal de Vivienda y Urbanismo (HUD). Los requisitos de presentación se describen en la Sección 24, Parte 51 del Código de Regulaciones Federales. Se invita a los ciudadanos a presentarse en el Ayuntamiento el 10 de Agosto de 2020, en la siguiente ubicación o en el sitio web de la ciudad en www.ciudadalhambra.org/resource/cdbg-program-administration.

111 S. First St, Alhambra CA 91801 (Ayuntamiento)

El objetivo principal del programa CDBG es el desarrollo de comunidades seguras, viviendas dignas y oportunidades económicas en expansión para personas de bajos ingresos, discapacitados y mayores. El objetivo del programa HOME es el desarrollo de viviendas dignas, seguras y moderadas. El programa CONSOLIDADO del Programa HOME es el desarrollo de viviendas dignas, seguras y moderadas. EL Programa CONSOLIDADO del Programa HOME es el desarrollo de viviendas dignas, seguras y moderadas.

Programa De Trabajo Propuesto (CDBG)

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<th>Componente</th>
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<th>Monto</th>
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<td>$344,798</td>
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<tr>
<td>Servicios de Vivienda Justa</td>
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<td></td>
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<tr>
<td>Rehabilitación de Viviendas</td>
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<td></td>
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<tr>
<td>Cumplimiento del Código</td>
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<td>Servicios Publicos</td>
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$803,906

Programa de Trabajo Propuesto (HOME)

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<tr>
<th>Componente</th>
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<th>Monto</th>
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<td>Administración</td>
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<td>CHDO (Nueva Construcción)</td>
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<tr>
<td>Rehabilitación de Viviendas</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

LAUREN MYLES, SECRETARIA

Ciudad de Alhambra

111 S. First Street

Alhambra, CA 91801

Avizo No. N25M0-83

6 de julio de 2020

Publicación: 9 de julio y 3 de Agosto de 2020

Presidencia Star News, La Opinion, World News

Avisopress Media Company
CITY OF ALHAMBRA
ADMIN SERV
111 S. FIRST STREET
ALHAMBRA, CA 91801

Account Number: 5007849
Ad Order Number: 0011355479
Customer's Reference: NZM20-83
Publication Dates: 07/06/2020, 08/03/2020
Publication: San Gabriel Valley Tribune
Total Amount: $1,175.00
Payment Amount: $0.00
Amount Due: $1,175.00
City of Alhambra Public Notice
Notice of Public Hearing and 30 Day Public Review for the
2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice
Notice No. NZM20-83

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**Proposed Work Program (CDBG) $1,014,111**
Administration $177,822
Fair Housing Services $25,000
Housing Rehabilitation $314,374
Code Enforcement $344,758
Public Services $152,117

**Proposed Work Program (HOME) $663,926**
Administration $69,393
CHDO (New Construction) $146,064
Housing Rehabilitation $451,469

Public opinions must be submitted in writing to Lucy Garcia, Assistant City Manager, 111 S. First Street, Alhambra, CA 91801.

LAUREN MYLES, CITY CLERK
City of Alhambra
111 S. First Street
Alhambra, CA 91801
Notice No. NZM20-83
July 6, 2020

Publish: July 6 & August 3, 2020
Pasadena Star News, La Opinion, World News
PSN Ad #1395479
FILE NO. N2M20-83
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the
county aforesaid. I am over the age of eighteen years and
not a party to or interested in the above-entitled matter. I
am the principal clerk of the printer of SAN GABRIEL
VALLEY TRIBUNE, a newspaper of general circulation for
the City of West Covina, by the Superior Court of the
County of Los Angeles, State of California, on the date of
September 10, 1957, Case Number 684891. The notice, of
which the annexed is a true printed copy, has been
published in each regular and entire issue of said
newspaper and not in any supplement thereof on the
following dates, to wit:

07/06/2020, 08/03/2020

I declare under the penalty of perjury that the foregoing is
true and correct.

Executed at Monrovia, LA Co. California
On this 17th day of August, 2020.

Evangeline Almeida
Signature
NOTICE IS HEREBY GIVEN that on August 10, 2020 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chamber at City Hall located at 111 S. First St., Alhambra, CA, the City Council will hold a public hearing regarding Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra’s proposed 2020-2021 Consolidated Plan and 2020-2021 Annual Action Plan to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) presubmission requirements as outlined in Section 24 Part 91 of the Code of Federal Regulations.

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111 S. First St., Alhambra CA 91801 (City Hall)

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**Proposed Work Program (CDBG)**

- Administration: $1,014,111
- Fair Housing Services: $60,000
- Housing Rehabilitation: $145,574
- Code Enforcement: $344,798
- Public Services: $152,117

**Proposed Work Program (HOME)**

- Administration: $66,953
- CHDO (New Construction): $146,646
- Housing Rehabilitation: $401,469

Public opinions must be submitted in writing to Lucy Garcia, Assistant City Manager, 111 S. First Street, Alhambra, CA 91801.

LAUREN MYLES, CITY CLERK
City of Alhambra
111 S. First Street
Alhambra, CA 91801
Notice No. NV20-03
July 6, 2020

Publish: July 6 & August 3, 2020
Pasadena Star News, LA Opinion, World News

PSN Ad#11395479
火星車挑戰著陸 華裔扮要角

為勝選 川普會出什麼怪招？

世報小家電
一起陪你每一天

阿罕布拉市公告

2023年4月11日
Appendix B: Funding Application Process

Annually, the City receives allocations from HUD for the CDBG and HOME programs. The City does not have an official application process to distribute these funds for housing and community development programs and activities. Every January/February, the City conducts a public hearing with the HCDA to assess housing and community development needs. Individuals/organizations are encouraged to provide input and submit a written request for funding. HCDA would review the request and determine if funding allocations/priorities should be adjusted to accommodate the request.

The City offers a Housing Rehabilitation Program to low and moderate income households. The City advertises at all city counters for the programs, on the City website, and in Around Alhambra for special advertising when funding is available. The City accepts the applications on a first-come-first-serve basis, unless there is a case of urgent need, which then is prioritized for funding and processing. An urgent need case refers to an unsafe (i.e. failing roof) or uninhabitable (i.e. no heat, no hot water) situation.

Program information, including program guidelines and applications, is available on the City’s website and can be obtained from the City’s Development Services/Housing Division in person.
Appendix C: HOME Purchase and Rehabilitation Price Limit Petition

August 13, 2020

To: Geoffrey Gilbert, HUD

From: Jessica Binnquist, City Manager, City of Alhambra

Subject: Market Survey for Rehabilitation Limits

According to HUD regulations, if a participating jurisdiction intends to use HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family properties, the participating jurisdiction may use the Single Family Mortgage Limits established by HUD for the HOME program. Or it may determine 95 percent of the median area purchase price for single-family housing in the jurisdiction.

This memo documents the methodology used to establish the locally determined HOME Purchase and Rehabilitation Price Limit for the City of Alhambra’s Residential Rehabilitation Program and First-Time Homebuyer Assistance Program.

**Existing Home Price Limit**

For 2020, the HUD-established single-family mortgage limit is $479,750 for a single-family unit (95 percent of the median price of $505,000).

The City conducted a market survey to establish the reasonable purchase prices for the City’s First-Time Homebuyer Assistance and Residential Rehabilitation programs using HOME funds. This market analysis was conducted in accordance with the following HUD-established methodology (24 CFR 92.254). A summary of the results is presented in this memo and the detailed spreadsheets showing sales activities, along with checklist for the calculations, are attached.

**Methodology**

The participating jurisdiction must set forth the price for different types of single-family housing (1- to 4-unit family residence, condominium unit, cooperative unit, combination of manufactured housing and lot or manufactured housing lot) for the jurisdiction. The 95 percent of median area purchase price must be established in accordance with a market analysis which ensured that a sufficient number of recent housing sales are included in the survey. Sales must cover the requisite number of months based on volume:

- For 500 or more sales per month, a one-month reporting period;
- For 250 through 499 sales per month, a two-month reporting period;
- For less than 250 sales per month, at least a three-month reporting period.
The data must be listed in ascending order of sales price. The address of the listed properties must include the location within the participating jurisdiction. Lot, square and subdivision data may be substituted for the street address. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire participating jurisdiction. To determine the median, take the middle sale on the list if an odd number of sales and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

**Market Analysis**

Only 108 homes were sold in Alhambra during a six-month period between January 1, 2020 and June 30, 2020. Among these, there were 64 single-family homes, 44 townhomes and condominiums. Because of the limited sales records, all six months of sales records were used to establish the median price and the associated purchase price limit at 95 percent.

**Single-Family Homes Six-Month Analysis**

There were 64 sales of single-family and duplex units in Alhambra between January 1, 2020 and June 30, 2020. The prices range from $465,000 to $2,168,000. The median price is $713,000 and the 95 percent limit is $677,350.

**Condominiums/Townhomes six-Month Analysis**

There were 44 sales of condominium and townhome units in Alhambra between January 1, 2020 and June 30, 2020. The prices range from $385,000 to $785,000. The median price is $554,150 and the 95 percent limit is $526,442.50.
HOME 95% Maximum Purchase Price/ After-Rehabilitation Value
PJ-Determined Limits
CPD REVIEW CHECKLIST

**Purpose:** To review the accuracy of the PJ’s maximum purchase price and after-rehabilitation value determination, pursuant to 24 CFR 92.254(a)(2)(iii)(A-E).

<table>
<thead>
<tr>
<th>Participating Jurisdiction:</th>
<th>City of Alhambra</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Year Period:</td>
<td>FY 2020-2021</td>
</tr>
<tr>
<td>CPD Reviewer:</td>
<td></td>
</tr>
<tr>
<td>Date of Review:</td>
<td></td>
</tr>
</tbody>
</table>

**TYPE OF SALE:**
- [ ] New Construction  Single-Family Housing
- [ ] Manufactured Housing
- [X] Existing Single-Family Housing
- [X] Other: Condominiums

**A. Market Analysis Data (91.254(a)(iii)(A-D))**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>What is the date range of sales?</td>
</tr>
<tr>
<td>2</td>
<td>Number of months covered by date range:</td>
</tr>
<tr>
<td>3</td>
<td>Was a sufficient number of recent housing sales included in the market survey? 91.254(a)(iii)(A-B)</td>
</tr>
<tr>
<td></td>
<td>a. If 1 month, are there 500+ sales?</td>
</tr>
<tr>
<td></td>
<td>b. If 2 months, are there 250-499 sales per month?</td>
</tr>
<tr>
<td></td>
<td>c. If 3 months, are there 240 or less sales per month?</td>
</tr>
<tr>
<td>4</td>
<td>Is data listed in ascending order of sales price? 91.254(a)(iii)(B)</td>
</tr>
<tr>
<td></td>
<td>a. If YES, was a numerical ranking assigned to each sales listing (e.g., 1st least expensive sale = 1; 2nd sale listing = 2, and so forth)?</td>
</tr>
<tr>
<td>5</td>
<td>Does the data include the address of the listed properties and the location within the participating jurisdiction? 91.254(a)(iii)(C)</td>
</tr>
<tr>
<td>6</td>
<td>Does the data reflect all of the one-family house sales in the entire participating jurisdiction? 91.254(a)(iii)(C)</td>
</tr>
<tr>
<td></td>
<td>a. If NO, is there a reasonable explanation for any exclusions? Please describe.</td>
</tr>
</tbody>
</table>
### HOME 95% Maximum Purchase Price / After-Rehabilitation Value
#### PJ-Determined Limits
##### CPD REVIEW CHECKLIST

#### B. Determine 95% of the Median Area Purchase Price \((91.254(a)(iii)(E))\) - SINGLE FAMILY RESIDENCE

<table>
<thead>
<tr>
<th>Step</th>
<th>Formula/Description</th>
<th>Calculation/Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Identify the total number of sales:</td>
<td></td>
<td>64</td>
</tr>
<tr>
<td>a. Is this an ODD or EVEN number?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Determine the median sales listing rank:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. If total number of sales is ODD, divide by 2:</td>
<td>Total Number of Sales (\div 2) =</td>
<td></td>
</tr>
<tr>
<td>b. If EVEN, divide by 2 and add 1:</td>
<td>Total Number of Sales (\div 2 + 1) =</td>
<td></td>
</tr>
<tr>
<td>3. Determine the median sales price. Using the median sales listing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>rank response in B2, insert the corresponding sales price from the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PJ’s data:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Multiply response to B3 by 0.95.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the PJ’s value limit consistent with the response to B4?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\[ \text{Total Number of Sales} \div 2 = \text{Total Number of Sales} \div 2 + 1 = \]
\[ 64/2 + 1 = 33rd \]
\[ \text{\$713,000} \]
\[ \text{\$677,350} \]

#### C. Determine 95% of the Median Area Purchase Price \((91.254(a)(iii)(E))\) - CONDOMINIUMS

<table>
<thead>
<tr>
<th>Step</th>
<th>Formula/Description</th>
<th>Calculation/Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Identify the total number of sales:</td>
<td></td>
<td>44</td>
</tr>
<tr>
<td>a. Is this an ODD or EVEN number?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Determine the median sales listing rank:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. If total number of sales is ODD, divide by 2:</td>
<td>Total Number of Sales (\div 2) =</td>
<td></td>
</tr>
<tr>
<td>b. If EVEN, divide by 2 and add 1:</td>
<td>Total Number of Sales (\div 2 + 1) =</td>
<td></td>
</tr>
<tr>
<td>8. Determine the median sales price. Using the median sales listing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>rank response in B2, insert the corresponding sales price from the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PJ’s data:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Multiply response to B3 by 0.95.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the PJ’s value limit consistent with the response to B4?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\[ \text{Total Number of Sales} \div 2 = \text{Total Number of Sales} \div 2 + 1 = \]
\[ 44/2 + 1 = 23rd \]
\[ \text{\$554,150} \]
\[ \text{\$526,442.50} \]

**PLEASE COMPLETE SEPARATE CHECKLISTS FOR EACH TYPE OF SALE (as applicable)**
<table>
<thead>
<tr>
<th>Rank</th>
<th>Sub Type</th>
<th>St #</th>
<th>St Name</th>
<th>City</th>
<th>SLT</th>
<th>L1 Price</th>
<th>Price Per Square Foot</th>
<th>Soil</th>
<th>Velocity</th>
<th>Uplink</th>
<th>DOWN</th>
<th>Contract Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CONDOA</td>
<td>111N</td>
<td>24TH</td>
<td>ALH</td>
<td>Std</td>
<td>$185,000</td>
<td>$51,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>CONDOA</td>
<td>222S</td>
<td>Osier St</td>
<td>ALH</td>
<td>Std</td>
<td>$218,000</td>
<td>$44,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
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<tr>
<td>3</td>
<td>CONDOA</td>
<td>1817</td>
<td>Pepper St</td>
<td>ALH</td>
<td>Std</td>
<td>$190,000</td>
<td>$42,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>CONDOA</td>
<td>317L</td>
<td>LeFranc Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$225,000</td>
<td>$43,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
<td>5</td>
<td>CONDOA</td>
<td>2007</td>
<td>3RD Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$210,000</td>
<td>$43,000</td>
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<td>2000K</td>
<td>18000</td>
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<td>6</td>
<td>CONDOA</td>
<td>339S</td>
<td>Chapel Ave</td>
<td>ALH</td>
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<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
<td>7</td>
<td>CONDOA</td>
<td>777E</td>
<td>Valencia Blvd</td>
<td>ALH</td>
<td>Std</td>
<td>$225,000</td>
<td>$44,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
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<td>CONDOA</td>
<td>506S</td>
<td>Malibu Ave</td>
<td>ALH</td>
<td>Std</td>
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<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
<td>9</td>
<td>CONDOA</td>
<td>328S</td>
<td>S Daisy Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$200,000</td>
<td>$40,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
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<tr>
<td>10</td>
<td>CONDOA</td>
<td>777E</td>
<td>Valencia Blvd</td>
<td>ALH</td>
<td>Std</td>
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<td>$41,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
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<td>4TH Ave</td>
<td>ALH</td>
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<td>$42,000</td>
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<td>750A</td>
<td>2000K</td>
<td>18000</td>
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<tr>
<td>12</td>
<td>CONDOA</td>
<td>635S</td>
<td>5TH Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$210,000</td>
<td>$42,000</td>
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<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
<td>13</td>
<td>CONDOA</td>
<td>466E</td>
<td>Valencia Blvd</td>
<td>ALH</td>
<td>Std</td>
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<td>18000</td>
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<td>14</td>
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<td>236S</td>
<td>Daisy St</td>
<td>ALH</td>
<td>Std</td>
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<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
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<td>705N</td>
<td>Sherman Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$225,000</td>
<td>$43,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
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<tr>
<td>16</td>
<td>CONDOA</td>
<td>545S</td>
<td>Manguerra Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$210,000</td>
<td>$42,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>17</td>
<td>CONDOA</td>
<td>777E</td>
<td>Valencia Blvd</td>
<td>ALH</td>
<td>Std</td>
<td>$210,000</td>
<td>$42,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>18</td>
<td>CONDOA</td>
<td>512E</td>
<td>Alhambra St</td>
<td>ALH</td>
<td>Std</td>
<td>$200,000</td>
<td>$40,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>19</td>
<td>CONDOA</td>
<td>217W</td>
<td>Alhambra Rd</td>
<td>ALH</td>
<td>Std</td>
<td>$215,000</td>
<td>$44,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
<tr>
<td>20</td>
<td>CONDOA</td>
<td>110N</td>
<td>14TH Ave</td>
<td>ALH</td>
<td>Std</td>
<td>$205,000</td>
<td>$41,000</td>
<td>0.69</td>
<td>750A</td>
<td>2000K</td>
<td>18000</td>
<td>1</td>
</tr>
</tbody>
</table>

Consolidated Plan
ALHAMBRA
C-6
Appendix D: Standard Forms (SF 424) and Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:  
   - [ ] Preapplication  
   - [x] Application  
   - [ ] Changed/Corrected Application  

* 2. Type of Application:  
   - [x] New  
   - [ ] Continuation  
   - [ ] Revision  
   - [ ] Other (Specify):  

* 3. Date Received:  

4. Applicant Identifier:  
   - B-20-NC-06-0511

5a. Federal Entity Identifier:  

5b. Federal Award Identifier:  

State Use Only:

6. Date Received by State:  

7. State Application Identifier:  

8. APPLICANT INFORMATION:

* a. Legal Name:  
   - City of Alhambra

* b. Employer/Taxpayer Identification Number (EIN/TIN):  
   - 95-600060

* c. Organizational DUNS:  
   - 0729550240000

9. Address:

   - Street:  
     - 311 South First Street
   - City:  
     - Alhambra
   - County/Parish:  
     - Los Angeles
   - State:  
     - CA: California
   - Province:  
     -  
   - Country:  
     - USA: UNITED STATES
   - Zip/Postal Code:  
     - 91801-0511

a. Organizational Unit:

Department Name:  
   - Office of the City Manager

Division Name:  

I. Name and contact information of person to be contacted on matters involving this application:

   - Prefix:  
     - Mr
   - First Name:  
     - Lucy
   - Middle Name:  
     -  
   - Last Name:  
     - Garcia
   - Suffix:  
     -  
   - Title:  
     - Assistant Manager

Organizational Affiliation:  

* Telephone Number:  
   - 626-392-5011

* Fax Number:  
   - 626-391-2248

* Email:  
   - lgarcia@cityofalhambra.org
<table>
<thead>
<tr>
<th>Application for Federal Assistance SF-424</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9. Type of Applicant 1: Select Applicant Type:</strong></td>
</tr>
<tr>
<td>City or Township Government</td>
</tr>
<tr>
<td><strong>10. Name of Federal Agency:</strong></td>
</tr>
<tr>
<td>Department of Housing and Urban Development</td>
</tr>
<tr>
<td><strong>11. Catalog of Federal Domestic Assistance Number:</strong></td>
</tr>
<tr>
<td>14-218</td>
</tr>
<tr>
<td><strong>CFDA Title:</strong></td>
</tr>
<tr>
<td>Community Development Block Grant</td>
</tr>
<tr>
<td><strong>12. Funding Opportunity Number:</strong></td>
</tr>
<tr>
<td><strong>Title:</strong></td>
</tr>
<tr>
<td><strong>13. Competition Identification Number:</strong></td>
</tr>
<tr>
<td><strong>Title:</strong></td>
</tr>
<tr>
<td><strong>14. Areas Affected by Project (Cities, Counties, States, etc.):</strong></td>
</tr>
<tr>
<td><strong>15. Descriptive Title of Applicant’s Project:</strong></td>
</tr>
<tr>
<td>Fiscal Year 2020-2021 One Year Action Plan</td>
</tr>
<tr>
<td>Include Program consisting of the provision of housing rehabilitation, public services, and code enforcement programs</td>
</tr>
<tr>
<td>Attach supporting documents as specified in agency instructions.</td>
</tr>
</tbody>
</table>
**Application for Federal Assistance SF-424**

16. Congressional Districts Of:
   - a. Applicant [CA-029]
   - b. Program/Project [CA-029]

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   - a. Start Date: 07/01/2020
   - b. End Date: 06/30/2021

18. Estimated Funding ($):

   - a. Federal 1,014,111.00
   - b. Applicant 0
   - c. State 0
   - d. Local 0
   - e. Other 0
   - f. Program Income 0
   - g. TOTAL 1,014,111.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   - a. This application was made available to the State under the Executive Order 12372 Process for review on [ ]
   - b. Program is subject to E.O. 12372 but has not been selected by the State for review. [ ]
   - c. Program is not covered by E.O. 12372. [X]

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   - Yes [ ]
   - No [X]
   - If "Yes," provide explanation and attach

21. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

   [X] I AGREE

**The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.**

**Authorized Representative:**

Prefix: [ ]
*First Name: Jessica*

Middle Name: [ ]
*Last Name: Binquist*

Suffix: [ ]

*Title: City Manager*

*Telephone Number: 626-576-5031  Fax Number: 626-281-2248*

*Email: jbinquist@cityofalhambra.org*

*Signature of Authorized Representative: [Signature]*

*Date Signed: 01/20/2020*
**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**
- City or Township Government

**10. Name of Federal Agency:**
Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**
14-239

**12. Funding Opportunity Number:**

**13. Competition Identification Number:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**15. Descriptive Title of Applicant’s Project:**
Fiscal Year 2020-2021 One Year Action Plan
HOME Program consisting of the Housing Rehabilitation Program and CSHO Housing Development.
**Application for Federal Assistance SF-424**

16. Congressional Districts Of:
   
   * a. Applicant [CA-029]
   * b. Program/Project [CA-029]

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   
   * a. Start Date: 07/01/2020
   * b. End Date: 06/30/2021

18. Estimated Funding ($):

   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   
   **g. TOTAL**  
   663,925.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   
   [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on.
   [x] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   [ ] c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

   [ ] Yes  [x] No

   If "Yes", provide explanation and attach.

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 210, Section 1091)"

   [x] I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

<table>
<thead>
<tr>
<th>Prefix</th>
<th>*First Name</th>
<th>Last Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jessica</td>
<td>Bianquist</td>
<td>City Manager</td>
</tr>
</tbody>
</table>

*Telephone Number: 626-570-5011  Fax Number: 626-281-2248

*Email: sbianquist@cityofalhambra.org

*Signature of Authorized Representative:

* Date Signed: 3/24/2020
NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

| 1. | Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application. |
| 2. | Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives. |
| 3. | Will not dispose of, modify the use of, or change the terms of the real property title or other Interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project. |
| 4. | Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications. |
| 5. | Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State. |
| 6. | Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency. |
| 7. | Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. |
| 8. | Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM’s Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F). |
| 9. | Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4401 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures. |
| 10. | Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (28 U.S.C. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §1681, 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse and Treatment Act of 1972 (P.L. 92-250), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§253 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application. |
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-148) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1990, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. §7104) which prohibits grant award recipients or a sub-recipient from (1) engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time the award is in effect; or (3) using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

APPLICANT ORGANIZATION

DATE SUBMITTED

SF-424D (Rev. 7-97) Back
ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0346-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

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7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

APPLICANT ORGANIZATION

DATE SUBMITTED

City Manager

City of Alhambra

9/20/2020
Certifications

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction’s knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The Consolidated Plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.
Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

[Signature]
Jessica Binquist
City Manager
Title

Date: 8/20/2020
Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed Citizen Participation Plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current Consolidated Plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available).

2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) FY 2019-2020 and FY 2020-2021 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Jessica Runquist
City Manager
Title

8/20/2020
Date
Optional Certification - CDBG
Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

[Signature/Authorized Official]
Date 9/20/2020

City Manager
Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Jessica Binquiest  
Date  8/20/2020

City Manager
Title
Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.