

City of Alhambra

FY 2021 – 2022 Annual Action Plan (July 1, 2021 through June 30, 2022)

April 2021

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

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Executive Summary

AP-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.” According to the State Department of Finance, the City had a population of 86,792 persons as of January 2020. 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 second year Annual Action Plan to implement its Five-Year Consolidated Plan (FY 2020 – FY 2024) for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. This FY 2021 Annual Action 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. This Action Plan covers the planning period of July 1, 2021 through June 30, 2022.

The HCDA conducted a meeting on April 6, 2021 to discuss the Draft FY 2021-2022 Action Plan, which was released for a 30-day public review on April 8, 2021.

2. Summarize the objectives and outcomes identified in the Plan

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 the 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 New 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

- Priority: Provide for Planning and Administration Activities

3. Evaluation of past performance

As of the writing of this Action Plan, the City has not yet completed its first year of implementing the FY 2020 – FY 2024 Consolidated Plan, as the fiscal year ends on June 30, 2021. Services and programs during FY 2020 have also been disrupted by the pandemic. The City focused much of its financial and staff resources in addressing immediate needs resulting from the pandemic.

During FY 2019 (July 1, 2019 through June 30, 2020), the City achieved the following:

- **Housing Rehabilitation Program:** During FY 2019-2020, one HOME-funded major rehabilitation project was completed and one project was underway. In addition, one CDBG-funded minor rehabilitation project was completed and one project was underway.
- **New Affordable Housing Construction/Opportunities - CHDO:** As of July 2020, the City has a cumulative CHDO disbursement/commitment ratio of about 23.7 percent, exceeding the required 15 percent. In FY 2017-2018, HOME CHDO Reserve and Housing Asset Fund were used to rehabilitate and expand this property to a three-bedroom unit. The unit was completed in FY 2019.
- **Code Enforcement:** Overall, 929 code violations were investigated, of which 576 violations (62 percent) were located in low- and moderate-income areas. Code enforcement staff made 553 referrals to the Housing Rehabilitation Program, all were for properties in the low- and moderate-income areas.
- **Fair Housing Services:** In FY 2019-2020, the Housing Rights Center served 318 clients from Alhambra. Nearly all clients (88 percent) called for general housing services and about 12 percent required assistance with housing discrimination.
- **Senior Case Management:** Case management services include: case management of individual clients, targeting low-income ethnic minorities (Chinese and Hispanic) and disabled seniors living alone, and in-home services, targeting low-income frail elderly. In FY 2019-2020, the Case Management program served 105 new clients, made 479 telephone reassurance calls, and delivered 4,077 meals.

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. As part of the Action Plan development, the City conducted a public hearing on April 6, 2021, before the HCDA Citizen Advisory Committee to present the Draft Action Plan and solicit input on the City's proposed uses of CDBG and HOME funds. The public hearing was held virtually due to the Safer at Home Order. A 30-day public review of the Draft Action Plan was provided from April 8 through May 10, 2021.

5. Summary of public comments

The HCDA conducted a hearing on April 6, 2021 to receive public comments on the Draft Action Plan. HCDA members also discussed housing and community development needs in the City.

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

All comments were accepted.

7. Summary

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

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
CDBG Administrator	Alhambra	City Manager's Office
HOME Administrator	Alhambra	City Manager's Office

Table 1 – Responsible Agencies

Narrative (optional)

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.

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

1. Introduction

The City of Alhambra consulted with key City departments in the development of the FY 2021-2022 Action Plan including: Community Development (Code Enforcement and Housing); Public Works; Parks and Recreation (Senior Case Management); and Police. Information was also collected from other public and nonprofit agencies such as the Housing Rights Center. Copies of the draft Action Plan were available during the 30-day public review.

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))

In preparing the FY 2021-2022 Action Plan, the City of Alhambra incorporated the information contained in the Five-Year Consolidated Plan Needs Assessment, which was developed after consultation with a wide range of service providers and community stakeholders that represented the interest of persons with special needs and low- and moderate-income households. Specifically, the outreach list for the Consolidated Plan consisted of more than 120 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates; Housing professionals;
- Public agencies; and
- Economic development and employment organizations.

The City will continue to consult with the public and nonprofit agencies to address the housing and community development needs in the City. Staff will continue to participate on local and regional boards on issues related to the homeless.

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

The Consolidated Plan outreach list included homeless service agencies in the Los Angeles Regional Continuum of Care Council (RCCC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

LASHA estimates that 46 homeless persons are located in the City, according to the 2020 Point-in-Time Count (14 sheltered and 32 unsheltered). The City recognizes that many agencies in the Continuum of Care system 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.

Furthermore, the Alhambra Police Department maintains a resource list and provides referrals to the homeless to receive assistance from agencies and organizations in the Continuum of Care system. Specifically, the Alhambra Police Department has a full-time 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.

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 Los Angeles Center for Alcohol and Drug Abuse is the new provider contracted by the City to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

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

The City's HUD allocation for entitlement grants currently does not include ESG funds. However, City staff continues to participate in the Homeless Initiative Policy Summit with the City and County of Los Angeles, service providers, and other participating jurisdictions to discuss:

- Federal and State Subsidized Housing Policy Advocacy
- Financing and Coordination to Increase Funding for Supportive Housing
- Wrap Around Services
- Regional Coordination of Los Angeles County Housing Authorities
- Rapid Re-Housing
- General Relief Housing Subsidy and Case Management Project
- Family Reunification Housing Subsidy

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

1	Agency/Group/Organization	Housing Authority of County of Los Angeles
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HACoLA was contacted to obtain information on current voucher use in Alhambra.
2	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Rights Center provided records of fair housing services for Alhambra residents.
3	Agency/Group/Organization	City of San Marino
	Agency/Group/Organization Type	Other Government - City
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Other: Traffic/Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
4	Agency/Group/Organization	City of San Gabriel
	Agency/Group/Organization Type	Other Government - City
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Other: Traffic/Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Alhambra coordinated with San Gabriel to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.
5	Agency/Group/Organization	City of Monterey Park
	Agency/Group/Organization Type	Other Government - City
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Other: Traffic/Infrastructure Improvements

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
6	Agency/Group/Organization	City of Rosemead
	Agency/Group/Organization Type	Other Government - City
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Other: Traffic/Infrastructure Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
7	Agency/Group/Organization	County Public Health Department
	Agency/Group/Organization Type	Health Agency Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-Based Paint 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 the County Public Health Department regarding resources available for addressing lead-based paint hazards.
8	Agency/Group/Organization	County Department of Mental Health Services
	Agency/Group/Organization Type	Health Agency Other Government – County
	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 collaborated with the County Department of Mental Health to assess the needs of the homeless and to coordinate assistance.
9	Agency/Group/Organization	Alhambra Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	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 the Chamber of Commerce for economic development needs and opportunities.
10	Agency/Group/Organization	Alhambra Hospital Medical Center
	Agency/Group/Organization Type	Healthy Agency

	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Non-Homeless Special Needs
	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 the Alhambra Hospital Medical Center. The Center provided information on service needs due to increased senior population and persons with mental health issues. When homeless persons are served, they are later released to shelters in the region.
11	Agency/Group/Organization	YMCA of San Gabriel Valley
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	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 the YMCA for needs for youth services. Safety at recreation facilities and safe routes to school with improved crosswalks and traffic controls were identified as key concerns. Also needed are health services and health initiatives for the youth, along with housing that accommodates both young families and seniors.
12	Agency/Group/Organization	Alhambra Unified School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	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 the school district. Pedestrian safety is a concern for students, and there is a need for after school programs, as well as training for job skills for youth 18-21 years of age.
13	Agency/Group/Organization	State Department of Housing and Community Development
	Agency/Group/Organization Type	Other Government – State
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City periodically consulted State for available grants for housing and community development activities that can be used to augment the City's CDBG and HOME funds to achieve its Consolidated Plan goals.
14	Agency/Group/Organization	LACADA
	Agency/Group/Organization Type	Services - Homeless
	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 Los Angeles Center for Alcohol and Drug Abuse is the new service provider for the City's Homeless Outreach Services Program. The City coordinates with LACADA monthly to assess homeless needs and program performance.
15	Agency/Group/Organization	Los Angeles Housing Services Authority (LAHSA)
	Agency/Group/Organization Type	Services - Homeless

	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. Through the announcements in Around Alhambra newsletter, street banners, and city website, the City has solicited the participation of the community and agencies and organizations serving the community. For this Action Plan, the City published a notice on the City’s website about April 6, 2021 HCDA meeting. The City also provided outreach to community groups and members regarding the 30-day review period of the Annual Action Plan and the May 10, 2021 Public Hearing.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	LASHA estimates that 46 homeless persons are located in the City during the 2020 Point-in-Time Count. 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.
Continuum of Care	Los Angeles Center for Alcohol and Drug Abuse	The Los Angeles Center for Alcohol and Drug Abuse administers the City's Homeless Outreach Services program, which provides outreach, shelter, rapid-rehousing, case management, and supportive services for homeless persons from Alhambra. The City coordinates with LACADA monthly to assess homeless needs and program performance.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

- Public notice on City website;
- Public hearing and meeting before the HCDA;
- Public Review of Draft Documents; and
- Public Hearing before the City Council.

Refer to Appendix A for proof of publication and summary of public comments received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	HCDA conducted a hearing on April 6, 2020	See Appendix A.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	City Council hearing to review the Action Plan on May 10, 2021	See Appendix A.		
3	Website Noticing	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	Public notice was published on City website.	Not applicable	Not applicable	
4	Public Review	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community	A 30-day review of the Draft Action Plan was provided between April 8 and May 10, 2021	See Appendix A.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Postcard Announcement	Non-targeted/broad community	Postcards announcing the availability of the Draft AP for review and the May 10 meeting were sent to community groups and stakeholders	See Appendix A		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Alhambra is a CDBG and HOME entitlement jurisdiction and is receiving \$967,943 in CDBG funds and \$569,254 in HOME funds for FY 2021.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5			Expected Amount Available Remainder of ConPlan	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$967,943	\$0	\$0	\$967,943	\$3,000,000	Based on \$1,000,000 annually
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	\$569,254	\$0	\$0	\$569,254	\$1,800,000	Based on \$600,000 annually

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching 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 about \$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 publicly 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.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2020	2024	Affordable Housing		Conserve and Improve existing Affordable Housing Provide First-Time Homebuyer Assistance Support New Affordable Housing Opportunities Promote Equal Housing Opportunity Support Code Enforcement Services	CDBG: \$629,163 HOME: \$512,329	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
2	Provide Decent Living Environment	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Provide Community and Supportive Services	CDBG: \$145,191	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Effective and Efficient Management of CPD Grants	2020	2024	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development		Provide for Planning and Administration Activities	CDBG: \$193,589 HOME: \$56,925	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	<p>This goal is achieved through a variety of programs and activities, including, but not limited to:</p> <ul style="list-style-type: none"> • 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	Goal Name	Provide Decent Living Environment
	Goal Description	<p>This goal is implemented through various community development activities, including:</p> <ul style="list-style-type: none"> • Supporting needed community and supportive services, especially for seniors; and • Providing new and improving existing community facilities and infrastructure improvements. <p>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.</p>
3	Goal Name	Effective and Efficient Management of CPD Grants
	Goal Description	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.

Table 7 – Goal Descriptions

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

All households to be assisted with rehabilitation assistance will meet HOME definitions of affordable housing.

AP-35 Projects – 91.220(d)

Introduction

With limited funding, the City is targeting its FY 2021-2022 CDBG and HOME funds on a few programs:

- Minor Housing Rehabilitation
- Major Housing Rehabilitation
- CHDO Reserve for Affordable Housing
- Senior Case Management Services
- Code Enforcement/Proactive Rental Inspection
- Program Administration/Fair Housing Services

#	Project Name
1	Housing Rehabilitation Program (CDBG and HOME)
2	CHDO Reserve (HOME)
3	Code Enforcement (CDBG)
4	Case Management (CDBG)
5	Fair Housing (CDBG)
6	Program Administration/Fair Housing (CDBG and HOME)

Table 8 – Project Information

<p>Describe the reasons for allocation priorities and any obstacles to addressing underserved needs</p>
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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, however, the City may re-evaluate the program depending on market opportunity.

No capital improvement projects are identified for funding with the City's FY 2021-2022 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.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Rehabilitation Program (CDBG and HOME)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Conserve and Improve existing Affordable Housing
	Funding	CDBG: \$293,427 HOME: \$426,941
	Description	The Housing Rehabilitation program budget for FY 2021-2022 consists of \$279,163 in CDBG funds and \$426,941 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 "soft costs" 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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	At this funding level, the City anticipates assisting six low- and moderate-income households under the Minor Housing Rehabilitation component and three households under the Major Housing Rehabilitation component.
	Location Description	Assistance is to be provided citywide to income-qualified households on a first-come-first-serve basis.
	Planned Activities	Rehabilitation of seven owner-occupied housing units. Based on local market data, the City is petitioning to utilize higher sales limits for the City's housing programs. Refer to Appendix F for details.
2	Project Name	CHDO Reserve (HOME)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Support New Affordable Housing Opportunities
	Funding	HOME: \$85,388
	Description	The City will set aside 15 percent of its FY 2021-2022 HOME allocation as CHDO Reserve for affordable housing development. The City will pursue projects in the upcoming year(s).
	Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	One affordable housing unit to be provided.	
Location Description	This program is available citywide.	

	Planned Activities	The City will use accumulated CHDO Reserve funds to create affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
3	Project Name	Code Enforcement/Proactive Rental Inspection (CDBG)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Support Code Enforcement Services
	Funding	CDBG: \$350,000
	Description	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. This budget also includes \$150,000 to start a Proactive Rental Inspection Program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 300 residential properties with code enforcement services.
Location Description	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.	
Planned Activities	Planned goals of the program are: <ul style="list-style-type: none"> • Mail property maintenance tips flyers out with all ten-day notices to abate. • Ensure that all residential and commercial properties are properly addressed (street numbers). • Remove all abandoned shopping carts from public streets and right-of-ways. • Refer 300 potentially eligible housing projects to the Housing Division for possible assistance using flyers written in English, Spanish, and Chinese. 	
4	Project Name	Case Management (CDBG)
	Target Area	
	Goals Supported	Provide Decent Living Environment
	Needs Addressed	Provide Community and Supportive Services
	Funding	CDBG: \$145,191
	Description	Senior Case Management program will receive 100 percent of the City's CDBG Public Service dollars for FY 2021-2022. 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.
Target Date	6/30/2022	

	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 100 new (unduplicated) low income seniors with case management services.
	Location Description	This program is available to seniors citywide.
	Planned Activities	<p>Goals for the Program:</p> <ul style="list-style-type: none"> • Provide Case Management services to an average of five new clients per month. • 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. • 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. • Provide 300 freshly prepared Home Delivered Meals (meals on wheels) per month to homebound older adults in Alhambra. • Recruit one additional volunteer to administer the Telephone Reassurance Program and provide telephone calls to 25 clients per week. • 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. • 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. • Maintain a registry of at least forty home care workers and provide referrals to at least three clients per month. • Administer a satisfaction survey for home care registry clients to determine their level of satisfaction. • 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.
5	Project Name	Fair Housing (CDBG)
	Target Area	
	Goals Supported	Provide Decent and Affordable Housing
	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	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting 400 persons with fair housing services throughout the year.
	Location Description	The program is available citywide.
	Planned Activities	As soon as the Safer at Home Order is lifted, Housing Rights Center will work to reopen the fair housing clinic at the Alhambra Public Library on Fridays. Outreach and education activities will be conducted throughout the year.
7	Project Name	Program Administration (CDBG and HOME)
	Target Area	
	Goals Supported	Effective and Efficient Management of CPD Grants
	Needs Addressed	Provide for Planning and Administration Activities
	Funding	CDBG: \$168,589 HOME: \$56,925
	Description	A total of \$168,589 in CDBG funds and \$56,925 in HOME funds from the FY 2021-2022 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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	The 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.
	Planned Activities	The City will implement the CDBG and HOME programs in compliance with all applicable regulations and requirements, including planning, reporting, and monitoring.

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

Target Area	Percentage of Funds
	Not Applicable

Table 10 - 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 2021-2022. In addition, the CHDO Reserve may be used to create one affordable housing unit.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	1
Total	10

Table 12 - 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 Los Angeles Center for Alcohol and Drug Abuse is the new provider contracted by the City 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 2020, Alhambra had a very small homeless population, estimated at 46 persons (32 unsheltered and 14 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 is currently updating its Housing Element 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 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.

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:

As part of the City's effort to maintain the first-time homebuyer program, the City enforces the following recapture provisions.

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 2021-2022. 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.

Appendix A: Community Outreach

HCDA Meeting – April 6, 2021

HCDA conducted a public hearing on April 6, 2021 to review the Draft Action Plan for FY 2021-2022.

Public Comments Received

No public comments were received.

Public Review

The Draft Consolidated Plan and Action Plan were available for 30-day public review commencing on April 8, 2021.

Public Comments Received

No comments were received.

Public Hearing

The City Council conducted a public hearing on May 10, 2021 to consider the Draft Action Plan for FY 2021-2022.

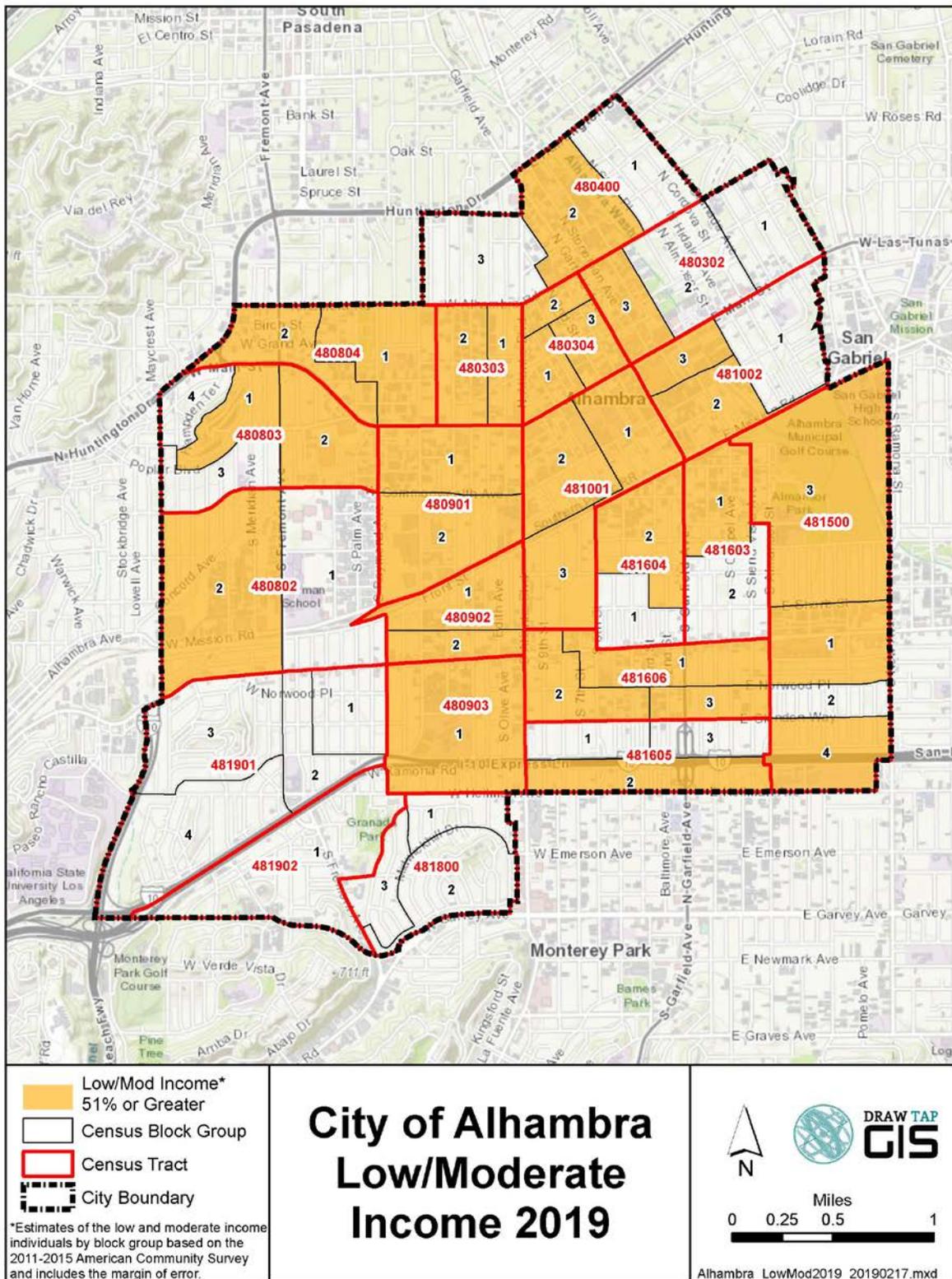
Public Comments Received

Two public comments were emailed to the City:

- Requested a clarification for the reduction in CDBG and HOME allocations
- Requested that the City reallocated funding to assist landlords who rent to low and moderate income households.

Staff explained the City used the CDBG-CV funds for rent subsidies. During the preparation of the upcoming CAPER, the City may evaluate the need to substantially amend the Consolidated Plan to adjust the priority for funding.

Appendix B: CDBG Target Area



Appendix C: Certifications

Appendix D: Standard Forms (SF 424)

Appendix E: 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 program, 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 F: HOME 95% Determination Checklist