City of Alhambra

FY 2018 – 2019 Annual Action Plan
(July 1, 2018 through June 30, 2019)

May 2018

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.” 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 2012-2016 American Community Survey (ACS), the City had a population of 84,866 persons. Minorities (predominantly Asians and Hispanics) are the majority in Alhambra, comprising 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 fourth Annual Action Plan to implement its Five-Year Consolidated Plan for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. This FY 2018 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, 2018 through June 30, 2019.

The HCDA conducted a meeting on April 10, 2018 to discuss the Draft FY 2018-2019 Action Plan, which was released for a 30-day public review on April 11, 2018. The City Council reviewed and approved the FY 2018-2019 Action Plan on May 14, 2018.

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

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

- Priority: Provide for New and Improve Existing Community Facilities/Infrastructure Improvements
- Priority: Provide for Needed Community and Supportive Services, Especially Senior Services
- Priority: Support Needed Commercial Rehabilitation and Other Economic Development Activities

Goal: Effective and Efficient Management of CPD Grants

- Priority: Provide for Planning and Administration Activities

3. Evaluation of past performance

During FY 2017 (as of February 2018), the third year of implementing the City's FY 2015 - FY 2019 Consolidated Plan, the City accomplished the following:

Affordable Housing

- Provided rehabilitation assistance to eight households through the CDBG-funded Minor Rehabilitation Grant Program and seven households through HOME-funded Major Rehabilitation Loan Program. Five projects were completed and ten projects are underway.
- Approved ten households for assistance through the HOME-funded First-Time Homebuyer Assistance Program; these households are searching for a home to purchase.
- Assisted close to 179 persons with fair housing services.

Neighborhood Improvements and Community Services

- Street and alley reconstruction projects and crosswalk safety projects in progress.
- Provided code enforcement services to over 234 properties in the Low and Moderate Income Target Area.
- Assisted over 114 seniors with case management services.

These activities benefitted the City's low and moderate income residents and residents in the Target Area. The City anticipates continuing these efforts in FY 2018-2019.

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 10, 2018, 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 at City Hall located at 111 S. 1st Street. To solicit public input, the City sent out a flyer (in English, Spanish, and Chinese) to more than 120 agencies and organizations that provide housing and community development services to low and moderate income residents and those with special needs in Alhambra.

A 30-day public review of the Draft Action Plan was provided from April 11 through May 11, 2018. One written comment was received (see Appendix A). However, the comment was not relevant to the City's CDBG and HOME programs. On May 14, 2018, the City Council conducted a public hearing at 7:00 p.m. to receive comments on the Draft Action Plan.
5. **Summary of public comments**

The HCDA conducted a hearing on April 10, 2018 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**

<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 (optional)

The Alhambra City Manager’s Office serves as the lead agency in coordinating the preparation of the Consolidated Plan and Annual Action Plans. The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Assistant 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: Brad McKinney, 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 2018-2019 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 2018-2019 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 consisted of more than 100 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.

For the FY 2018-2019 Action Plan, the City updated the outreach list and sent out a flyer, inviting these agencies and organizations to attend the April 10, 2018 HCDA meeting to discuss housing and services.
community development needs in the City. 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 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 year-round 89 homeless persons are located in the City. 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 Union Station Homeless Services (USHS), 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.

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

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Housing Authority of County of Los Angeles</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>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>HACoLA was contacted to obtain information on current voucher use in Alhambra.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Housing Rights Center</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of San Marino</th>
</tr>
</thead>
<tbody>
<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 San Marino to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of San Gabriel</th>
</tr>
</thead>
<tbody>
<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 San Gabriel to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of Monterey Park</th>
</tr>
</thead>
<tbody>
<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>Agency/Group/Organization</td>
<td>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>---------------------------</td>
<td>__________________________________________________________________________________________________________________________________________________</td>
</tr>
<tr>
<td>Agency/Group/Organization</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 Public Health Department</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency, Other Government - County</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs, Lead-Based Paint Strategy</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 consulted the County Public Health Department regarding resources available for addressing lead-based paint hazards.</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>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Business Leaders</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</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 consulted the Chamber of Commerce for economic development needs and opportunities.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>Alhambra Hospital Medical Center</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Healthy Agency</td>
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<td>Page</td>
<td>Agency/Group/Organization</td>
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<tr>
<td>8</td>
<td>Annual Action Plan</td>
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<tr>
<td>11</td>
<td>Agency/Group/Organization</td>
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<td>12</td>
<td>Agency/Group/Organization</td>
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<td>13</td>
<td>Agency/Group/Organization</td>
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<td>14</td>
<td>Agency/Group/Organization</td>
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<tr>
<td>15</td>
<td>Agency/Group/Organization</td>
</tr>
</tbody>
</table>
What section of the Plan was addressed by Consultation?

<table>
<thead>
<tr>
<th>Homeless Needs – Chronically Homeless</th>
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</thead>
<tbody>
<tr>
<td>Homeless Needs – Families with Children</td>
</tr>
<tr>
<td>Homeless Needs – Veterans</td>
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<tr>
<td>Homeless Needs – Unaccompanied Youth</td>
</tr>
<tr>
<td>Homelessness Strategy</td>
</tr>
</tbody>
</table>

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.

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>LASHA estimates that year-round 89 homeless persons are located in the City. 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>
<tr>
<td>Continuum of Care</td>
<td>Union Station Homeless Services</td>
<td>The Union Station Homeless Services (USHS) in Pasadena 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 USHS monthly to assess homeless needs and program performance.</td>
</tr>
</tbody>
</table>

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:

- Outreach flyer to over 120 agencies and organizations;
- 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

<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>Public Hearing</td>
<td>Minorities</td>
<td>HCDA conducted a hearing on April 10, 2018</td>
<td>See Appendix A.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>City Council hearing to review the Action Plan on May 14, 2018</td>
<td>No public comments were received</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>
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<tr>
<td>3</td>
<td>Newspaper Ad</td>
<td>Minorities</td>
<td>Public notices were published in three languages – English, Spanish, and Chinese</td>
<td>Not applicable</td>
<td>Not applicable</td>
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<td></td>
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<td>Non-English</td>
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<td>Speaking - Specify</td>
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<td>other language:</td>
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<td>Spanish and Chinese</td>
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<td>Non-targeted/broad</td>
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<td>community</td>
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<tr>
<td>4</td>
<td>Public Review</td>
<td>Minorities</td>
<td>A 30-day review of the Draft Action Plan was provided between April 11 and May 11, 2018</td>
<td>See Appendix A</td>
<td>All comments were accepted.</td>
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<td>Non-English</td>
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<td>Non-targeted/broad</td>
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<td>community</td>
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<tr>
<td>5</td>
<td>Other (Outreach Flyer)</td>
<td>Minorities</td>
<td>Outreach flyer to over 120 agencies and organizations</td>
<td>Not applicable</td>
<td>Not applicable</td>
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<td></td>
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<td>Non-English</td>
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<td></td>
<td>Speaking - Specify</td>
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<td>other language:</td>
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<td>Spanish</td>
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<td></td>
<td>Non-targeted/broad</td>
<td></td>
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<td></td>
<td></td>
<td>community</td>
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</tr>
</tbody>
</table>

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 anticipates receiving $980,426 in CDBG funds and $531,273 in HOME funds for FY 2018.

Alhambra does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

Priority Table

<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 Remainder 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>$980,426</td>
<td>$0</td>
<td>$0</td>
<td>$877,586</td>
<td>$611,295</td>
<td>The estimated amount of CDBG funds available over the planning period is based on a 3 percent annual reduction, rounding down to a total of $3,725,000 over five years.</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction</td>
<td>$531,273</td>
<td>$0</td>
<td>$0</td>
<td>$365,170</td>
<td>$1,062,546</td>
<td>The estimated amount of HOME funds available over the planning period is based on a 3 percent annual reduction, rounding down to a total of $1,525,000 over five years.</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).
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 utilized CDBG (Section 108 Loan) funds and redevelopment funds for the construction and rehabilitation of Fremont Plaza. Due to the dissolution of redevelopment in California, the City was required to dispose of this property. Sale of this property was completed in May 2016. Upon sale of the property, 29.46 percent of the proceeds ($7,109,759) were paid back to the CDBG program, the remaining proceeds were shared among various taxing agencies, including the City of Alhambra. The City amended the FY 2015-16 Action Plan to allocate these funds for projects including, but not limited to; off-street parking, new/replacement street improvements, sidewalk improvements, handicapped ramps, removal of architectural barriers that impede handicapped access, public facility improvements, and related items citywide.

The City received approval from the State to utilize its non-CDBG portion of the sales proceeds ($4,684,660) to fulfill its repayment obligation to the Housing Asset Fund (funds previously borrowed by the City to pay the Supplemental Education Revenue Augmentation Fund (SERAF). As of November 2017, the entire SERAF ($5,019,279) has been repaid and is available in the Housing Asset Fund for affordable housing in the community. The Housing Asset Fund has a balance of $7,363,990.

The City utilized prior years’ HOME CHDO funds in addition to Housing Asset Funds to rehabilitate a unit located at 910 Benito Avenue. The two-bedroom/one-bathroom single-family home is being substantially rehabilitated and expanded to a three-bedroom/two-bathroom home. The unit will be resold through the City’s First-Time Homebuyer program.
### Annual Goals and Objectives

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

#### 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>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td></td>
<td>Conserve and Improve existing Affordable Housing</td>
<td>CDBG: $662,277, HOME: $478,146</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 400 persons assisted</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Provide First-Time Homebuyer Assistance</td>
<td></td>
<td>Homeowner Housing Rehabilitated: 7 Household Housing Unit</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Support New Affordable Housing Opportunities</td>
<td></td>
<td>Direct Financial Assistance to Homebuyers: 1 Household Assisted Housing Code</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>Promote Equal Housing Opportunity</td>
<td></td>
<td>Enforcement/Foreclosed Property Care: 500 Household Housing Unit</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Support Code Enforcement Services</td>
<td></td>
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</tr>
<tr>
<td>2</td>
<td>Provide Decent Living Environment</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs Community Development</td>
<td></td>
<td>Provide Community and Supportive Services</td>
<td>CDBG: $147,064</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 100 persons assisted</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 38,830 persons assisted</td>
</tr>
<tr>
<td>3</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td></td>
<td>Provide for Planning and Administration Activities</td>
<td>CDBG: $171,085, HOME: $53,127</td>
<td></td>
</tr>
</tbody>
</table>

Table 6 – Goals Summary
Goal Descriptions

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td></td>
<td>The City will utilize CDBG and HOME funds to support its Housing Rehabilitation and First-Time Homebuyer Program. In addition, 15 percent of the HOME funds will be set aside as CHDO Reserve for future affordable housing projects. This goal also includes providing fair housing services and enforcement of housing codes in the City's low and moderate income areas.</td>
</tr>
<tr>
<td>2.</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td></td>
<td>The City will continue to provide senior case management services to low income seniors. The City will also make a variety of improvements to public facilities and infrastructure to benefit primarily low and moderate income residents and those with disabilities. In addition, the City proposes to implement a Homeless Outreach Services program.</td>
</tr>
<tr>
<td>3.</td>
<td>Effective and Efficient Management of CPD Grants</td>
</tr>
<tr>
<td></td>
<td>The City will continue to implement the CDBG and HOME programs in compliance with all applicable regulations and requirements.</td>
</tr>
</tbody>
</table>

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 seven 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 2018-2019 CDBG and HOME funds on a few programs:

- Minor Housing Rehabilitation
- Major Housing Rehabilitation
- First-Time Homebuyer Assistance
- CHDO Reserve for Affordable Housing
- Fair Housing Services
- Senior Case Management Services
- Code Enforcement
- Program Administration

<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>First-Time Homebuyer Program (HOME)</td>
</tr>
<tr>
<td>3</td>
<td>CHDO Reserve (HOME)</td>
</tr>
<tr>
<td>4</td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td>5</td>
<td>Case Management (CDBG)</td>
</tr>
<tr>
<td>6</td>
<td>Fair Housing (CDBG)</td>
</tr>
<tr>
<td>7</td>
<td>Program Administration (CDBG and HOME)</td>
</tr>
</tbody>
</table>

Table 8 – 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.
Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Housing Rehabilitation Program (CDBG and HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Conserve and Improve existing Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $460,277 HOME: $320,455</td>
</tr>
<tr>
<td>Description</td>
<td>The Housing Rehabilitation program budget for FY 2018-2019 consists of $780,732 ($460,277 in CDBG funds and $320,455 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. CDBG funds in the amount of $393,431 have been allocated to this component, inclusive of $430,277 for grants and $30,000 for program delivery costs. Staff charges for program delivery will be directly charged by itemized timecard. 2) Major Rehabilitation Deferred Loan, which will utilize HOME funds, where the total development costs for the improvements to the property exceed $50,000. HOME funds in the amount of $320,455 have been allocated to this program, including $290,455 in loans for eligible households citywide and program delivery costs of $30,000. Staff charges for program delivery will be directly charged by itemized timecard. Eligible properties must have an after-rehabilitation home value that does not exceed 95 percent of the area median purchase price.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>At this funding level, the City anticipates assisting six low and moderate income households under the Minor Housing Rehabilitation component and one household under the Major Housing Rehabilitation component.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Assistance is to be provided citywide to income-qualified households on a first-come-first-serve basis.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>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.</td>
</tr>
<tr>
<td>Project Name</td>
<td>First-Time Homebuyer Program (HOME)</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide First-Time Homebuyer Assistance</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $78,000</td>
</tr>
<tr>
<td>Description</td>
<td>For FY 2018-2019, the City has allocated $78,000 in HOME funds for the First-Time Homebuyer Program ($75,000 for assistance and $3,000 for program delivery costs). Under this program, the City offers down payment assistance to residents of Alhambra with an income level of 80 percent or below the Los Angeles area median. The program offers up to $75,000 in down payment assistance. The goal of the program is threefold: to help Alhambra families that rent to become homeowners (a critical aspect of establishing a better and stronger neighborhood), to allow eligible families to develop a stake in their homes and, in turn, the community, and to increase the total affordable housing stock available to residents of the City of Alhambra. This program also includes a second component related to the acquisition, rehabilitation and/or new construction of housing for qualified low income persons, including those already participating in the City’s First Time Home Buyer Program.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>At this funding level, the City anticipates assisting one low or moderate income first-time homebuyer to achieve homeownership.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available citywide to income-qualified households on a first-come-first-serve basis.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide homebuyer assistance to income-qualified households.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Project Name</th>
<th>CHDO Reserve (HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support New Affordable Housing Opportunities</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $79,691</td>
</tr>
<tr>
<td>Description</td>
<td>The City will set aside 15 percent of its FY 2018-2019 HOME allocation as CHDO Reserve for affordable housing development. Prior years CHDO Reserve were used to rehabilitate 910 Benito Avenue. The City will pursue other projects in the upcoming year(s).</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>One affordable housing unit to be provided.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available citywide.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City will use accumulated CHDO Reserve funds to create affordable housing opportunities through new construction, acquisition, and/or rehabilitation.</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Project Name</td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support Code Enforcement Services</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $177,000</td>
</tr>
<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>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2019</td>
</tr>
<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 within the Target Area with code enforcement services. The majority of households in the Target Areas are low and moderate income.</td>
</tr>
<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>
</tr>
<tr>
<td>Planned Activities</td>
<td>Planned goals of the program are:</td>
</tr>
<tr>
<td></td>
<td>• Mail property maintenance tips flyers out with all ten-day notices to abate.</td>
</tr>
<tr>
<td></td>
<td>• Ensure that all residential and commercial properties are properly addressed (street numbers).</td>
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<tr>
<td></td>
<td>• Remove all abandoned shopping carts from public streets and right-of-ways.</td>
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<tr>
<td></td>
<td>• Refer 500 potentially eligible housing projects to the Housing Division for possible assistance using flyers written in English, Spanish, and Chinese.</td>
</tr>
<tr>
<td>Project Name</td>
<td>Case Management (CDBG)</td>
</tr>
<tr>
<td>-------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Target Area</td>
<td></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: $147,064</td>
</tr>
<tr>
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</tr>
<tr>
<td>Description</td>
<td>Senior Case Management program will receive 100 percent of the City's CDBG Public Service dollars for FY 2018-2019. 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>6/30/2019</td>
</tr>
<tr>
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</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) low income seniors with case management services.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available to seniors citywide.</td>
</tr>
<tr>
<td></td>
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</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 333 freshly prepared Home Delivered Meals (meals on wheels) per month to homebound older adults.</td>
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<tr>
<td></td>
<td>• Recruit one additional volunteer to administer the Telephone Reassurance Program and provide telephone calls to 26 clients per week.</td>
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<tr>
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<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>
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<td></td>
<td>• Maintain a registry of at least forty home care workers and provide referrals to at least three clients per month.</td>
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<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>
<tr>
<td>Project Name</td>
<td>Fair Housing (CDBG)</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Promote Equal Housing Opportunity</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $25,000</td>
</tr>
</tbody>
</table>

**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, except the fifth Fridays. Consultation is available throughout the week at the office in Pasadena or by phone, Monday through Friday, 8:30 a.m. to 5:00 p.m. HRC also conducts two tenants/landlords workshops annually.

**Target Date**

6/30/2019

**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. The majority of the persons to be assisted are expected to be low income.

**Location Description**

The program is available citywide.

**Planned Activities**

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.

---

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Program Administration (CDBG and HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Effective and Efficient Management of CPD Grants</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide for Planning and Administration Activities</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $171,085</td>
</tr>
<tr>
<td></td>
<td>HOME: $53,127</td>
</tr>
</tbody>
</table>

**Description**

A total of $171,085 in CDBG funds and $53,127 in HOME funds from the FY 2018-2019 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**

6/30/2019

**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 homeownership assistance, rehabilitation of housing, and affordable housing development.
- Case management services are available to Alhambra senior residents on a citywide basis.
- Public improvement projects utilizing CDBG funds, such as eligible public infrastructure and public facilities projects, take place in low and moderate income areas (defined by Census block groups) or benefit low and moderate income clientele. A map of the City’s low and moderate income areas is presented in the Consolidated Plan under Section MA-50 (Needs and Market Analysis Discussions). In addition, ADA improvement projects are undertaken throughout the entire City.
- 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.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

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 acquired and rehabilitated one unit (910 Benito) as affordable housing, using prior years’ CHDO allocations (from FY 2012 through FY 2017). Rehabilitation of this unit is underway. For FY 2018-2019, the City anticipates assisting seven households through its Housing Rehabilitation Program and one household with First-Time Homebuyer Assistance.
One Year Goals for the Number of Households to be Supported

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>0</td>
</tr>
<tr>
<td>Non-Homeless</td>
<td>8</td>
</tr>
<tr>
<td>Special-Needs</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
</tr>
</tbody>
</table>

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

One Year Goals for the Number of Households Supported Through

<table>
<thead>
<tr>
<th>Support Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>0</td>
</tr>
<tr>
<td>The Production of New Units</td>
<td>0</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
<td>7</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>8</td>
</tr>
</tbody>
</table>

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. 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.

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 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 amended the FY 2016-2017 Action Plan to allocate $200,000 of unallocated program income to fund a Homeless Outreach Services program. 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. USHS anticipates assisting about 28 homeless persons from Alhambra annually. Of the estimated 28 individuals experiencing homelessness in Alhambra:

- 85 percent will be assessed using the VISPDPAT and relevant sub-surveys (VET, TAY, etc)
- 50 percent will successfully move into Crisis Housing, including Bridge Housing and motel rooms.
- 100 percent of eligible assessed individuals, who are interested, will be referred to the Housing and Jobs Collaborative Program.
- 50 percent of assessed individuals will be matched to a permanent housing resource including the Housing & Jobs Collaborative, Permanent Supportive Housing, and other available.

During 2017, the USHS program established working relationships with individuals experiencing homelessness in Alhambra, and administered the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). Specifically, the program made contacts with 56 individuals and completed VI-SPDATS assessment on 25 of these individuals. The program also moved 25 people to Crisis Housing, referred nine people to the Housing and Jobs Collaborative, and referred 29 people to a permanent housing source. Beginning FY 2018-2019, the City will continue to fund this program with other resources.
Addressing the emergency shelter and transitional housing needs of homeless persons

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.

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. 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.

<table>
<thead>
<tr>
<th>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</th>
</tr>
</thead>
</table>

Alhambra continues to monitor potential barriers to affordable housing through the Housing Element. Policies identified in the 2013-2021 Housing Element to remove barriers to affordable housing include:

- Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing affordable housing.
- Periodically review City regulations, ordinances, permitting processes, and residential fees to ensure that they do not constrain housing development and are consistent with State Law.
- Provide avenues for the development of housing for extremely low income and special needs persons.

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.

<table>
<thead>
<tr>
<th>Actions planned to address obstacles to meeting underserved needs</th>
</tr>
</thead>
</table>

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

The City does not operate any Tenant-Based Rental Assistance (TBRA) program and therefore, requirements relating to Children with Environmental Intervention Blood Lead Levels (EIBLL) do not apply to the City.

Lead-based paint abatement is fully integrated into the City's Housing Rehabilitation and First-Time Homebuyer Assistance (FTHB) programs. Based on program records, the majority of the units assisted under the City's Housing Rehabilitation and FTHB 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.

Actions planned to reduce the number of poverty-level families

While no FY 2018-2019 CDBG funds are allocated to economic development activities, 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 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.

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. Over 120 agencies and organizations were invited to attend the HCDA meeting on April 10, 2018 for the City’s Action Plan development. Throughout the year, depending on the topic of discussions, specific agencies will 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 (SGVCOG), 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.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>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.</td>
<td>0</td>
</tr>
<tr>
<td>3. The amount of surplus funds from urban renewal settlements</td>
<td>0</td>
</tr>
<tr>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>5. The amount of income from float-funded activities</td>
<td>0</td>
</tr>
<tr>
<td>Total Program Income:</td>
<td>0</td>
</tr>
</tbody>
</table>

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.
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, whether voluntary or involuntary (e.g., foreclosure), of the Residence, the Borrower must repay to the City the entire City Loan, plus interest, from the Net Proceeds of the sale of the Residence. If the Net Proceeds are insufficient to repay the entire City Loan, plus interest, the City shall recapture the available Net Proceeds, if any, and shall waive repayment of the remainder of the City Loan and interest due.

3. **Repayment.** 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 of the following:
   - 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).
   - The cessation of the use of the Residence by the Borrower as Borrower’s primary residence.
   - A transfer of title to, or any interest in, the Residence by any means other than a voluntary or involuntary sale of the Residence, including transfers by conveyance, bequest, devise, inheritance, or transfer to an inter vivos trust.

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 2018-2019. 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 10, 2018


Public Comments Received

Representatives from four agencies attended the HCDA meeting:

- Modern Support Services (MSS)
- San Gabriel Valley Chapter of Habitat for Humanity (HFH)
- Eastern Los Angeles Family Resource Center (ELA FRC)
- Eastern Los Angeles Regional Center (ELA RC)

Representatives of these agencies spoke in support of the Action Plan and commended the City on its efforts in providing housing rehabilitation, code enforcement, and fair housing services, as well as first-time homebuyer assistance to Alhambra residents, recognizing the limited resources available. However, additional and proactive efforts are needed to expand affordable housing opportunities to the lower income households, especially for those with intellectual/developmental disabilities. MSS, ELA FRC, and ELA RC commented on the need for permanent supportive housing – permanent housing that is integrated with supportive services to help persons with special needs maintain independent living and integration into mainstream society. These agencies also commented on the need to formulate partnership with developers, nonprofits, and other agencies to leverage resources and expertise. HFH introduced its programs and services, as well as partnering opportunities to create affordable housing.

Public Review

The Draft Consolidated Plan and Action Plan were available for 30-day public review commencing on April 11, 2018.

Public Comments Received

During the 30-day public review period of the FY 2018-2019 draft Action Plan, the City received a written comment specifically regarding the construction of “granny flats,” also known as Accessory Dwelling Units (ADUs). The written comment suggests policy interventions for building ADUs for individuals with special needs. These include the following: waiving permit fees for eligible applicants; low interest loans or loan forgiveness to eligible applicants; information clinics for the construction of ADUs; monitoring of building construction; and provision of additional support as needed.

The City has established policies regarding reasonable accommodation for housing for persons with disabilities. In May 2013, the City amended the Zoning Ordinance to establish a formal reasonable accommodations procedure, found in Chapter 23.59 of the Alhambra Zoning Code. Additionally, the City adopted a new ordinance in 2017 (Chapter 23.57) to address Accessory Dwelling Unit standards to comply with the State ADU requirements. The development of ADUs is not related to the City's CDBG or HOME programs.
Public Hearing

The City Council conducted a public hearing on May 14, 2018 to consider the Draft Action Plan for FY 2018-2019. No public comments were received at the hearing, although the written comment received during the 30-day public review period and the City’s response were explained to the City Council.
May 9, 2018

Ms. Jessica Binquilst
City Manager
111 South First Street
Alhambra, CA 91801

RE: Granny Flats to Benefit Individuals with Developmental Disabilities

Dear Ms. Binquilst,

My husband and I have lived at 1037 S. New Ave, in Alhambra for nearly 40 years. We raised a family here, I work in Alhambra and we generally love our city. We love all the amenities and perks from living in Alhambra as well as the relative safety we enjoy living in this city.

But, we do have a housing concern that I would like to bring to your attention as well as some recommendations for solving this problem.

We have an adult son with Autism. He grew up in Alhambra, received his education in Alhambra schools and receives services from Eastern Los Angeles Regional Center, also located in Alhambra. Alhambra is his city too and he loves it very much. But as an adult with a significant disability and receiving government benefits, he cannot afford to rent an apartment in Alhambra nor can we afford to buy a bigger house to accommodate his needs.

We would therefore like to recommend a solution that would help other families with adult children with special needs provide housing for them.

We recommend that the city of Alhambra include in its FY 2018 - 2019 DRAFT Annual Action Plan a waiver for families with these circumstances to build a unit on their property or convert their garages into apartments to house their special needs children.

In addition, we would like to recommend the following supports:

- Waive permit fees for eligible applicants
- Offer low interest loans or loan forgiveness to eligible applicants to pay for the designing and building of these structures and all related requirements
- Offer information clinics to eligible applicants on how to navigate the building project
- Monitor the progress of these granny flats and provide additional supports as needed to the individual with special needs residing in them and to their families

The City of Los Angeles, has approved a plan to not only permit property owners to build ‘Granny flats’ on their property for the purpose of housing homeless persons, but provide incentives to help them do so. We are hoping that our fair city will follow LA’s lead and make it possible to build granny flats for individuals with special needs.

Thank you, Ms. Binquilst for considering my recommendations. I’m counting on our city to make this a reality!

Sincerely,

Mary Hosokawa 626-274-8317
CIUDAD DE ALHAMBRA
AVISO NO. N2M18-32

POR MEDIO DE LA PRESENTE SE DA AVISO de que el 10 de abril de 2018 a las 7:00 PM, o tan pronto como el asunto pueda ser escuchado, en el Ayuntamiento de Alhambra, 111 S. 1st Street, Alhambra California, el COMITE CONSULTIVO CIUDADANO DE VIVIENDA Y DESARROLLO COMUNITARIO (HCDA, por sus siglas en inglés), llevará a cabo una audiencia pública sobre el Plan de Acción Anual 2018-2019 propuesto de la Ciudad de Alhambra, para recibir comentarios de conformidad y en cumplimiento con los requerimientos previos a la presentación del Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) como se describe en la Sección 24, parte 91 del Código de Regulaciones Federales.

El Comité de HCDA proporcionará una visión general de los programas que la Ciudad continuará ofreciendo a lo largo del siguiente año fiscal. Estos programas incluyen:

- Vivienda Justa
- Rehabilitación de Viviendas
- Aplicación del Código
- Servicios Públicos
- Programa de Comprador de Vivienda
- Administración de CDBG
- Administración de HOME
- Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO)

Sus comentarios y percepciones son muy apreciados y serán considerados cuando la Ciudad prepare sus planes del programa para el siguiente año. Todos los miembros de la comunidad están invitados a asistir. La Ciudad de Alhambra da la bienvenida a la participación de los ciudadanos de Alhambra en el desarrollo del Plan de Acción Anual 2018-2019.

Cualquier persona que desee ser escuchado sobre este asunto es invitado a asistir a esta audiencia pública y hablar al Comité de HCDA en el tiempo y lugar indicado. De conformidad con la Sección 2117 del Código de Recursos Públicos de California, ninguna acción o procedimiento puede ser llevado ante los tribunales a menos que los supuestos argumentos del incumplimiento con la Ley de Calidad Ambiental de California fueran presentados al Comité de HCDA oralmente o por escrito por cualquier persona y ninguna persona deberá mantener una acción o procedimiento, a menos que esa persona objete a la aprobación del Proyecto oralmente o por escrito al Comité de HCDA.

JESSICA BINQUIST, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801
Aviso No. N2M18-32
27 de marzo de 2018

PUBLICAR JUEVES, 29 DE MARZO DE 2018
PASADENA STAR NEWS, LA OPINIÓN, WORLD NEWS
Ciudad de Alhambra Aviso Público
Aviso de Audiencia Pública y Período de Revisión de 30 Días para el Plan de Acción Anual 2018-2019
Aviso No. N2M18-33

POR MEDIO DE LA PRESENTE SE DA AVISO de que el 14 de mayo de 2018 a las 7:00 p.m., o tan pronto como el asunto pueda ser escuchado, en la Cámara del Consejo en el Ayuntamiento ubicada en 111 S. First St. Alhambra, CA, el Ayuntamiento llevará a cabo una audiencia pública en relación a la Subvención en Bloque para Desarrollo Comunitario (CDBG, por sus siglas en inglés) y el financiamiento de HOME para el Plan de Acción 2018-2019 propuesto de la Ciudad de Alhambra para recibir comentarios de conformidad y en cumplimiento con los requisitos previos a la presentación del Departamento Federal de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) como se describe en la Sección 24, parte 91 del Código de Regulaciones Federales.

ADEMÁS SE NOTIFICA que el 11 de abril de 2018, la Ciudad de Alhambra pondrá a disposición su anteproyecto del Plan de Acción Anual 2018-2019 para la revisión pública de 30 días y comentarios. El documento estará disponible para revisión durante el horario normal de negocios hasta el 11 de mayo de 2018, en las siguientes ubicaciones o en el sitio web de la ciudad en www.cityofalhambra.org:

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

El objetivo principal del programa de CDBG es el desarrollo de comunidades viables, vivienda digna y ampliar las oportunidades económicas para personas de bajos y moderados ingresos. El objetivo del programa de HOME es el desarrollo de vivienda digna y asequible. El ayuntamiento considerará la adopción del plan mencionado anteriormente en una audiencia pública en su reunión del 14 de mayo de 2018. Es importante notar que los siguientes niveles de financiamiento pueden cambiar cuando la Ciudad reciba su asignación oficial de HUD.

Programa De Trabajo Propuesto (CDBG)

<table>
<thead>
<tr>
<th>Servicio</th>
<th>Monto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administración</td>
<td>$150,517</td>
</tr>
<tr>
<td>Servicios de Vivienda Justa</td>
<td>25,000</td>
</tr>
<tr>
<td>Rehabilitación de Viviendas</td>
<td>363,431</td>
</tr>
<tr>
<td>Aplicación del Código</td>
<td>177,000</td>
</tr>
<tr>
<td>Servicios Públicos</td>
<td>131,638</td>
</tr>
</tbody>
</table>

Programa de Trabajo Propuesto (HOME)

<table>
<thead>
<tr>
<th>Servicio</th>
<th>Monto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administración</td>
<td>$36,517</td>
</tr>
<tr>
<td>CHDO (Nueva Construcción)</td>
<td>54,776</td>
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<tr>
<td>Rehabilitación de Viviendas</td>
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Preguntas concernientes a este aviso deberán ser dirigidas a Victoria Rocha en la Ciudad de Alhambra, (626) 570-5011.

JESSICA BINNIQUIST, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801

Aviso No. N2M18-33
27 de marzo de 2018

PUBLICAR: JUEVES, 29 DE MARZO & VIERNES, 4 DE MAYO, 2018
PASADENA STAR NEWS, LA OPINION, WORLD NEWS
NOTICE IS HEREBY GIVEN that on April 10, 2018 at 7:00 PM, or as soon thereafter as the matter may be heard, at Alhambra City Hall, 111 S. Atlantic Street, Alhambra, California, the HOUSING AND COMMUNITY DEVELOPMENT CITIZEN ADVISORY COMMITTEE (HCDA) will hold a public hearing on the City of Alhambra’s proposed 2018-2019 Annual Action Plan. All persons are invited to attend and to present their views. The City of Alhambra will advise the HCDA Committee of the results of the public hearing and will incorporate any comments received into the Annual Action Plan.

The HCDA Committee will be providing an overview of the programs the City will continue to offer throughout the next fiscal year. These programs include:

- Fair Housing
- Housing Rehabilitation
- Code Enforcement
- Public Services
- Home Buyer Program
- CDRC Administration
- HOME Administration
- Community Housing Development Organizations (CHDO)

Your comments and insight are greatly appreciated and will be considered as the City prepares its program plans for the next year. All members of the community are invited to attend. The City of Alhambra welcomes the participation of Alhambra citizens in the development of the 2018-2019 Annual Action Plan.

Any person wishing to be heard on this matter is invited to attend this public hearing and speak to the HCDA Committee or to submit comments in writing. Comments must be submitted in writing to the HCDA Committee no later than 10 days prior to the public hearing.

JESSICA BINQUIST, CITY MANAGER
City of Alhambra
111 S. First Street
Alhambra, CA 91801

Notice No. N248-18
March 27, 2018

Publish Thursday, March 29, 2018
Pasadena Star News, La Opinion, World News

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**Order Charges:**

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Payment Amount: 0.00
Amount Due: $418.00
City of Alhambra Public Notice

Notice No. N2018-33

NOTICE IS HEREBY GIVEN that on May 14, 2018 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chamber of 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 2018-2019 Annual Action Plan to receive comment pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) prepublication requirements as outlined in Section 26 Part 91 of the Code of Federal Regulations.

NOTICE IS FURTHER GIVEN that on April 11, 2018, the City of Alhambra will make available its draft of the 2018-2019 Annual Action Plan for public review and comment. The document will be available for review during regular business hours until May 11, 2018, at the following locations on the City’s website at www.cityofalhambra.org:

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

The primary objective of the CDBG program is the development of viable communities, decent housing and expanded 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 May 14, 2018. 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)

| Administration | 159,517 |
| Police Services | 25,980 |
| Housing Rehabilitation | 263,431 |
| Code Enforcement | 177,608 |
| Public Services | 131,638 |

Proposed Work Program (HOME)

| Administration | 36,517 |
| CHDC (New Construction) | 54,775 |
| Home Buyer Program | 75,220 |
| Housing Rehabilitation | 163,877 |

Questions regarding this notice should be directed to Victoria Rocha at the City of Alhambra, (626) 578-5011.

JESSICA BINQUIST, CITY MANAGER
City of Alhambra
111 S. First Street
Alhambra, CA 91801
Notice No. N2018-33
March 27, 2018
Publish: March 29 & May 4, 2018
Pasadena Star News, La Opinion, World News
Ad#1099227
阿罕布拉市

公佈編號：N2M18-32

特此通知2018年4月10日晚7:00，在加利福尼亞州阿罕布拉第一街111號阿罕布拉市政廳，住屋和社區發展公民諮詢委員會（HCDA）將舉行關於阿罕布拉市2016-2019年環境計畫的公開聆聽會。本次公開聆聽會是根據“聯邦法規”第1503條及第三方和風暴住房和城鎮發展部（HUD）規章要求的。HCDA委員會將在本街11號看到一個年期環境保育行動的計劃，這些計劃包括：

- 公正住宅
- 住房維護
- 法規執行
- 公共服務
- 住房博物館
- OMB管理
- 社區發展組織

我們非常感謝您的意見和指教，並將在明年的計劃中列入考慮。我們歡迎所有社區成員參加。阿罕布拉市歡迎阿罕布拉市民參與2016-2019年環境計畫。任何有興趣或對此有興趣的人士應出席公開聆聽會，並在所訂時間和地點與HCDA委員會進行交流。根據加利福尼亞州公共資源委員會第211條，任何機構違反加利福尼亞州環境保護法的行為或任何人以影響或影響形式提交給HCDA委員會，且任何人自其他行動或提交信息，除非該委員會根據第211條進行調查。
阿罕布拉市公告

公开听证会和30天公开审查公告 2018-2019年度行动计划 公告编号：N2M3-8


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Appendix B: CDBG Target Area

City of Alhambra

- Low / Moderate Income 2014*
- Census Tract 481902 Number
- Block Group 1 Number
- Alhambra Boundary
- Major Road

* Low- and Moderate-Income concentration is defined by Census Block Groups with 51% or more low- and moderate-income population

Source: Census Tiger Line GIS Data, 2010 HUD, 2014
Appendix C: Certifications

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

Date
5/15/18
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 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY 2017-2018, FY 2018-2019, FY 2019-2020, 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 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 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.

---

[Signature]

Jessica Binquist

City Manager

Title

5/15/18

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

________________________
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 Finnquist
City Manager
Title

5/15/18
Date
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.
Appendix D: Standard Forms (SF 424)

See forms on the following pages.
Application for Federal Assistance SF-424

* 1. Type of Submission:  
   ☐ Preapplication  
   ☒ Application  
   ☐ Changed/Corrected Application

* 2. Type of Application:  
   ☒ New  
   ☐ Continuation  
   ☐ Revision

* If Revision, select appropriate letter(s):  

* Other (Specify):  

* 3. Date Received:  

4. Applicant Identifier:  
   BC-18-BC060511

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):  
   95-6006665

* c. Organizational DUNS:  
   0729550240000

d. Address:

   *Street1:  
   111 South First Street

   Street2:  

   * City:  
   Alhambra

   County/Parish:  
   Los Angeles

   * State:  
   CA: California

   Province:  

   * Country:  
   USA: UNITED STATES

   * Zip / Postal Code:  
   ZIP: 91801

e. Organizational Unit:

   Department Name:  
   Office of the City Manager

   Division Name:  

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

   Prefix:  
   Mr.

   * First Name:  
   Brad

   Middle Name:  

   * Last Name:  
   McKinney

   Suffix:  

   Title:  
   Assistant City Manager

   Organizational Affiliation:  

   * Telephone Number:  
   626-570-5011

   Fax Number:  
   626-281-2248

   * Email:  

### Application for Federal Assistance SF-424

**9. Type of Applicant 1: Select Applicant Type:**

- [ ] City or Township Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

- [ ] Other (specify):

**10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218  

CFDA Title:
Community Development Block Grant

**12. Funding Opportunity Number:**

**Title:**

**13. Competition Identification Number:**

Title:

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

Add Attachment  Delete Attachment  View Attachment

**15. Descriptive Title of Applicant's Project:**

Fiscal Year 2018-2019 One Year Action Plan  
CDBG Program consisting of the provision of affordable housing, public services, community development, and code enforcement programs

Attach supporting documents as specified by agency instructions.

Add Attachments  Delete Attachments  View Attachments
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: 07/01/2018
   * b. End Date: 06/30/2019

18. Estimated Funding ($):
   * a. Federal  980,426.00
   * b. Applicant  0.00
   * c. State  0.00
   * d. Local  0.00
   * e. Other  0.00
   * f. Program Income  0.00
   * g. TOTAL  980,426.00

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.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   □ Yes  ☑ 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 218, Section 1001)

   ☑ ** 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:  Ms.  * First Name: Jessica
Middle Name:  
* Last Name: Binquisto
Suffix:  

* Title: City Manager

* Telephone Number: 626-570-5010  Fax Number: 626-281-2348

* Email: binquisto@cityofalhambra.org

* Signature of Authorized Representative: [Signature]
* Date Signed: 5/15/19
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 nondiscrimination 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. §§4728-4763) 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. 500, Subpart F). The Civil Rights Act of 1964 (P.L. 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 1685-1688), 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 Office and Treatment Act of 1972 (P.L. 92-255), 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) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§269 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.

Previous Edition Usable

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Standard Form 424D (Rev 7-97)

Prescribed by OMB Circular A-102
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.

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 1955, 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 1986 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 106(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 that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.
Application for Federal Assistance SF-424

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

*2. Type of Application:*
- [X] New
- [ ] Continuation
- [ ] Revision

*3. Date Received:*

*4. Applicant Identifier:*
H-17-MC060501

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):*
95-6000665

*c. Organizational DUNS:*
0729550240000

*d. Address:*

- Street1: 111 South First Street
- City: Alhambra
- County/Parish: Los Angeles
- State: CA: California
- Province:  
- Country: USA: UNITED STATES
- Zip / Postal Code: ZIP: 91801

*e. Organizational Unit:*

- Department Name:  
- Division Name:  

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

- Prefix: Mr.
- *First Name:* Brad
- Middle Name:  
- *Last Name:* McKinney
- Suffix:  

- Title: Assistant City Manager

- Organizational Affiliation:  

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

* Email:  

Application for Federal Assistance SF-424

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

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

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

CFDA Title:
   
   HOMR Investment Partnership Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment Delete Attachment View Attachment

* 15. Descriptive Title of Applicant's Project:

Fiscal Year 2018-2019 One Year Action Plan
HOME Program consisting of the First Time Homebuyer Program, Residential Rehabilitation, and CHDO housing development.

Attach supporting documents as specified in agency instructions.

Add Attachments Delete Attachments View Attachments
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: 07/01/2018
   * b. End Date: 06/30/2019

18. Estimated Funding ($):

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Federal</td>
<td>531,273.00</td>
</tr>
<tr>
<td>b. Applicant</td>
<td>0.00</td>
</tr>
<tr>
<td>c. State</td>
<td>0.00</td>
</tr>
<tr>
<td>d. Local</td>
<td>0.00</td>
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<tr>
<td>e. Other</td>
<td>0.00</td>
</tr>
<tr>
<td>f. Program Income</td>
<td>0.00</td>
</tr>
<tr>
<td>g. TOTAL</td>
<td>531,273.00</td>
</tr>
</tbody>
</table>

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.
   - [x] 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 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: Mr.
- First Name: Jessica
- Middle Name:
- Last Name: Binsquist
- Suffix:

- Title: City Manager
- Telephone Number: 626-570-5010
- Fax Number: 626-281-2248
- Email: jbinsquist@cityofalhambra.org

- Signature of Authorized Representative: [Signature]
- Date Signed: 5/15/18
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 (0348-0042), 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.

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 nondiscrimination 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. §§4728-4763) 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. 500, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 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 nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 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 1685-1688), 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 Office and Treatment Act of 1972 (P.L. 92-255), 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) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§260 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. 91-646) 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.

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 1955, 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 1986 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 106(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 that 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
City of Alhambra

TITLE
City Manager

DATE SUBMITTED
5/18/18

SF-424D (Rev. 7-97) Back
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 First-Time Homebuyer Program and 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.
March 7, 2018

To: Geoffrey Gilbert, HUD

From: Jessica Binquist, 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 2018, the HUD-established single-family mortgage limit is $426,550 for a single-family unit (95 percent of the median price of $449,000).

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 174 homes were sold in Alhambra during a six-month period between September 1, 2017 and March 1, 2018. Among these, there were 91 single-family homes, 78 townhomes and condominiums, and five duplexes. 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. The City conducted the market analysis based on six months’ of sales records.

*Single-Family Homes Six-Month Analysis*

There were 91 sales of single-family units in Alhambra between September 1, 2017 and March 1, 2018, including two Real Estate Owned (REO, i.e., bank-owned) properties. The prices range from $415,000 to $1,310,000. The median price is $690,000 and the 95 percent limit is $655,500.

*Condominiums/Townhomes six-Month Analysis*

There were 78 sales of condominium and townhome units in Alhambra between September 1, 2017 and March 1, 2018, including three properties that were either in probate sale or bank-owned. The prices range from $318,000 to $780,000. The median price is $526,500 and the 95 percent limit is $500,175.
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)(ii)(A-E).

Participating Jurisdiction: City of Alhambra
Program Year Period: FY 2018-2019
CPD Reviewer: ____________________ Date of Review: ________________

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

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

1. What is the date range of sales? 9/1/2017 to 3/1/2018

2. Number of months covered by date range: 6 months

3. Was a sufficient number of recent housing sales included in the market survey? 91.254(a)(iii)(A-B)
   - a. If 1 month, are there 500+ sales? [☐] YES [□] NO, Reject [□] N/A
   - b. If 2 months, are there 250-499 sales per month? [☐] YES [□] NO, Reject [□] N/A
   - c. If 3 months, are there 240 or less sales per month? [☑] YES [□] NO, Reject [□] N/A

4. Is data listed in ascending order of sale price? [☑] YES [□] NO, Reject
   - 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)? [☑] YES [□] NO

5. Does the data include the address of the listed properties and the location within the participating jurisdiction? 91.254(a)(iii)(C) [☑] YES [□] NO, Reject

6. Does the data reflect all of the one-family house sales in the entire participating jurisdiction? 91.254(a)(iii)(C)
   - a. If NO, is there a reasonable explanation for any exclusions? Please describe. [☑] YES [□] NO
# 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

1. **Identify the total number of sales:**
   - Is this an ODD or EVEN number?
   - **ODD**
   - **EVEN**

2. **Determine the median sales listing rank:**
   a. If total number of sales is ODD, divide by 2:
      - Total Number of Sales
      - \( \frac{91}{2} = 45.5 \text{; therefore, 46}^{th} \)
   b. If EVEN, divide by 2 and add 1:
      - Total Number of Sales
      - \( \frac{91}{2} + 1 = 46^{th} \)

3. **Determine the median sales price. Using the median sales listing rank response in B2, insert the corresponding sales price from the PJ’s data:**
   - **$690,000**

4. **Multiply response to B3 by 0.95. This is the maximum HOME homeownership value limit for this type of housing:**
   - \( *0.95 = \)
   - **$655,500**

5. **Is the PJ’s value limit consistent with the response to B4?**
   - **YES, Approve**
   - **NO, Reject**

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

6. **Identify the total number of sales:**
   - 78

7. **Determine the median sales listing rank:**
   a. If total number of sales is ODD, divide by 2:
      - Total Number of Sales
      - \( \frac{78}{2} = 39^{th} \)
   b. If EVEN, divide by 2 and add 1:
      - Total Number of Sales
      - \( \frac{78}{2} + 1 = 39^{th} \)

8. **Determine the median sales price. Using the median sales listing rank response in B2, insert the corresponding sales price from the PJ’s data:**
   - **$526,500**

9. **Multiply response to B3 by 0.95. This is the maximum HOME homeownership value limit for this type of housing:**
   - \( *0.95 = \)
   - **$500,175**

10. **Is the PJ’s value limit consistent with the response to B4? – see 6/15/ email to city**
    - **YES, Approve**
    - **NO, Reject**

**PLEASE COMPLETE SEPARATE CHECKLISTS FOR EACH TYPE OF SALE (as applicable)**