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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 2011-2015 American Community Survey (ACS), the City had a population of 84,782 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 third 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 2017 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, 2017 through June 30, 2018.

The HCDA conducted a meeting on April 4, 2017 to discuss the Draft FY 2017-2018 Action Plan, which was released for a 30-day public review on April 5, 2017. The FY 2017-2018 Action Plan was approved by the City Council on May 8, 2017.

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 2016 (as of February 2017), the second year of implementing the City's FY 2015 - FY 2019 Consolidated Plan, the City accomplished the following:

Affordable Housing

- Provided rehabilitation assistance to nine households through the CDBG-funded Minor Rehabilitation Grant Program and HOME-funded Major Rehabilitation Loan Program. Two other rehabilitation projects are underway.
- Provided assistance to one household through the HOME-funded First-Time Homebuyer Assistance Program, with more households approved for assistance seeking a home to purchase.
- Assisted close to 231 persons with fair housing services.

Neighborhood Improvements and Community Services

- Completed capital improvements at Almansor Park and Granada Park.
- Provided code enforcement services to over 277 properties in the Low and Moderate Income Target Area.
- Assisted over 130 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 2017-2018.

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 4, 2017, 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 and Spanish) to more than 100 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 5 through May 6, 2017. May 8, 2017, 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 4, 2017 to receive public comments on the Draft Action Plan. HCDA members also discussed housing and community development needs in the City. A representative of the Los Angeles Housing Services Authority (LAHSA) attended the meeting and spoke on the services LAHSA provides and regional coordination with the San Gabriel Valley Council of Governments (SGVCOG) and its Homelessness Committee. LAHSA also praised the City of Alhambra for its homeless services. No public comments were received at the May 8, 2017 City Council public hearing.

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 Deputy City Manager, under the direction of the City Manager.

Consolidated Plan Public Contact Information

For matters concerning the City of Alhambra's CDBG and HOME programs, please contact: Jessica Binnquist, 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 2017-2018 Action Plan including: Development Services; Code Enforcement; Public Works; Housing; 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 2017-2018 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 2017-2018 Action Plan, the City updated the outreach list and sent out a flyer, inviting these agencies and organizations to attend the April 4, 2017 HCDA meeting to discuss housing and
community development needs in the City. A representative from LAHSA attended the April 4
meeting.

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.

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

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.

Alhambra has a very small homeless population - 20 on any given day - according to the most recent
survey conducted by the City in 2016. LASHA estimates that year-round about 60 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 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.

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

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
### 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>
</table>

<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>Agency/Group/Organization</td>
<td>Other Government - City</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Housing Need Assessment</td>
<td></td>
</tr>
<tr>
<td>Homelessness Strategy</td>
<td></td>
</tr>
<tr>
<td>Economic Development</td>
<td></td>
</tr>
<tr>
<td>Other: Traffic/Infrastructure Improvements</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------</td>
</tr>
<tr>
<td>10</td>
<td>The City consulted the Chamber of Commerce for economic development needs and opportunities.</td>
</tr>
<tr>
<td>11</td>
<td>The City consulted the YMCA for needs for youth services. Safety at recreation facilities and safe routes to school with improved crosswalks and traffic controls were identified as key concerns. Also needed are health services and health initiatives for the youth, along with housing that accommodates both young families and seniors.</td>
</tr>
<tr>
<td>12</td>
<td>The City consulted the school district, which indicated a declining enrollment due to an aging population. Pedestrian safety is a concern for students, and there is a need for after school programs, as well as training for job skills for youth 18-21 years of age.</td>
</tr>
<tr>
<td>13</td>
<td>The City periodically consulted State for available grants for housing and community development activities that can be used to augment the City's CDBG and HOME funds to achieve its Consolidated Plan goals.</td>
</tr>
</tbody>
</table>
The Union Station Homeless Services (USHS) is the service provider for the City’s Homeless Outreach Services Program. The City coordinates with USHS monthly to assess homeless needs and program performance.

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Los Angeles Housing Services Authority (LAHSA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Continuum of Care</td>
</tr>
</tbody>
</table>

| What section of the Plan was addressed by Consultation?         | Homeless Needs – Chronically Homeless            |
|----------------------------------------------------------------| Homeless Needs – Families with Children          |
|                                                                 | Homeless Needs – Veterans                        |
|                                                                 | Homeless Needs – Unaccompanied Youth             |
|                                                                 | Homelessness Strategy                            |

LAHSA attended the April 4, 2017 HCDA meeting and spoke of its services and regional coordination with the SGVCOG and its Homelessness Committee. LAHSA also praised the City for its homeless services.

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>Alhambra has a very small homeless population - 20 on any given day - according to the most recent survey conducted by the City in 2016. LASHA estimates that year-round about 60 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 100 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></td>
<td>LASHA spoke on regional coordination and praised the City for its homeless services.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
<td>HCDA conducted a hearing on April 4, 2017</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td></td>
<td>No comments were received.</td>
<td>No comments were received.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
<td>City Council hearing to review the Action Plan on May 8, 2017</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
</tr>
<tr>
<td>------------</td>
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<td>---------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
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<td>---------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>3</td>
<td>Newspaper Ad</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community</td>
<td>Public notices were published in three languages – English, Spanish, and Chinese</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Public Review</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish and Chinese Non-targeted/broad community</td>
<td>A 30-day review of the Draft Action Plan was provided between April 5 and May 5, 2017</td>
<td>No written comments were received.</td>
<td>No written comments were received.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Other (Outreach Flyer)</td>
<td>Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community</td>
<td>Outreach flyer to over 100 agencies and organizations</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td></td>
</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 $877,586 in CDBG funds and $365,170 in HOME funds for FY 2017. 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>$877,586</td>
<td>$0</td>
<td>$0</td>
<td>$877,586</td>
<td>$1,591,721</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, Multifamily rental</td>
<td>$365,170</td>
<td>$0</td>
<td>$0</td>
<td>$365,170</td>
<td>$480,593</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). 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.

<table>
<thead>
<tr>
<th>If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan</th>
</tr>
</thead>
</table>
| 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, handicap ramps, removal of architectural barriers that impede handicap 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 March 2017, the Successor Agency has repaid $4,547,356 to the Housing Asset Fund, with the balance of $137,304 to be deposited after July 1, 2017. Overall, a total of $5,019,279 will be available in the Housing Asset Fund for affordable housing in the community.

The City is also utilizing up to $252,662 (subsidy limit for a three-bedroom limit) in prior years’ HOME CHDO funds in addition to $32,494 of Housing Asset Funds to rehabilitate a unit located at 910 Benito Avenue. The two-bedroom/one-bathroom single-family home will be substantially rehabilitated and expanded to a three-bedroom/two-bathroom home. The unit will be resold through the City’s First-Time Homebuyer program. The CHDO Request for Proposal (RFP) was circulated and the City received one proposal – from East LA Community Corporation in the amount of $285,156. The City awarded the contract to East LA Community Corporation at the May 8, 2017 City Council meeting.
## 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>Conserve and Improve existing Affordable Housing; Provide First-Time Homebuyer Assistance; Support New Affordable Housing Opportunities; Promote Equal Housing Opportunity; Support Code Enforcement Services</td>
<td>CDBG: $595,431 HOME: $328,653</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit; 400 Persons Assisted Homeowner Housing Rehabilitated: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Household Assisted Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide Decent Living Environment</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs Non-Housing Community Development</td>
<td>Provide Community and Supportive Services</td>
<td>CDBG: $131,638</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 38,830 Persons Assisted</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Effective and Efficient Management of CPD Grants</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing Non-Homeless Special Needs Non-Housing Community Development</td>
<td>Provide for Planning and Administration Activities</td>
<td>CDBG: $150,517 HOME: $36,517</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 6 – Goals Summary
Goal Descriptions

<table>
<thead>
<tr>
<th>Goal</th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Provide Decent and Affordable Housing</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>
<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>
<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 2017-2018 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: $393,431  HOME: $195,877</td>
</tr>
</tbody>
</table>

Description

The Housing Rehabilitation program budget for FY 2017-2018 consists of $589,308 ($393,431 in CDBG funds and $195,877 in HOME funds). This program is separated into two components: 1) Minor Rehabilitation Deferred Loan, which will utilize CDBG funds, where the total costs of improvements and "soft costs" associated with the rehabilitation to the property is less than $50,000. CDBG funds in the amount of $393,431 have been allocated to this component, inclusive of $363,431 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 $195,877 have been allocated to this program, including $165,877 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.

Target Date

6/30/2018

Estimate the number and type of families that will benefit from the proposed activities

At this funding level, the City anticipates assisting six low and moderate income households under the Minor Housing Rehabilitation component and one household under the Major Housing Rehabilitation component.

Location Description

Assistance is to be provided citywide to income-qualified households on a first-come-first-serve basis.

Planned Activities

Rehabilitation of seven owner-occupied housing units.

Based on local market data, the City is petitioning to utilize higher sales limits for the City's housing programs. Refer to Appendix F for details.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>First-Time Homebuyer Program (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>Provide First-Time Homebuyer Assistance</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $78,000</td>
</tr>
<tr>
<td>Description</td>
<td>For FY 2017-2018, 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 downpayment 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>6/30/2018</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. 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>
</table>

<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: $54,776</td>
</tr>
<tr>
<td>Description</td>
<td>The City will set aside 15 percent of its FY 2017-2018 HOME allocation as CHDO Reserve for affordable housing development. The FY 2017-2018 CHDO Reserve, along with CHDO funds from prior years, will be used to rehabilitate 910 Benito Avenue. A contract between the City and East LA Community Corporation was approved at the May 8, 2017 City Council meeting, providing $285,156 for the rehabilitation of 910 Benito Avenue. A portion of the FY 2017-2018 CHDO funds (up to $34,444.20) may be used for this project to make up the maximum HOME subsidy limit of $252,662 for a three-bedroom unit at 910 Benito Avenue. The balance between the contracted amount and the HOME subsidy limit will be funded with Housing Asset Funds. Once rehabilitated, the unit will be sold to a first-time homebuyer.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The accomplishment is already accounted for in the FY 2016-2017 Action Plan.</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>---------------------------------------------------------------------</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><strong>Project Name</strong></td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Support Code Enforcement Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $177,000</td>
</tr>
<tr>
<td><strong>Description</strong></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><strong>Target Date</strong></td>
<td>6/30/2018</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>
</tbody>
</table>
| Planned Activities | Planned goals of the program are:  
  - Mail property maintenance tips flyers out with all ten-day notices to abate.  
  - Ensure that all residential and commercial properties are properly addressed (street numbers).  
  - Remove all abandoned shopping carts from public streets and right-of-ways.  
  - Refer 500 potentially eligible housing projects to the Housing Division for possible assistance using flyers written in English, Spanish, and Chinese. |
<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Case Management (CDBG)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Provide Community and Supportive Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $131,638</td>
</tr>
</tbody>
</table>

**Description**

Senior Case Management program will receive 100 percent of the City's CDBG Public Service dollars for FY 2016-2017. Three full-time (2.4 FTE) and three part-time (1.7 FTE) staff persons, as well as services, supplies, and overhead for the Case Management program will be provided to assist seniors. Case management clients come directly from City referrals such as Joslyn Center staff and volunteers, Police Department, Code Enforcement, and service providers such as Senior Ride staff. Services include: case management of individual clients, targeting low income ethnic minorities (Chinese and Hispanic), and in-home services such as telephone reassurance calls and meals-on-wheels, targeting low income frail elderly.

**Target Date**

6/30/2018

**Estimate the number and type of families that will benefit from the proposed activities**

The City anticipates assisting 100 new (unduplicated) low income seniors with case management services.

**Location Description**

This program is available to seniors citywide.

**Planned Activities**

**Goals for the Program:**

- Provide Case Management services to an average of five new clients per month.
- Close four cases per month and distribute a client satisfaction survey to each Case Management client upon completion of their case and evaluate all returned surveys quarterly and report results to Director of Community Services.
- Distribute client satisfaction survey to each Case Management client, prepare analysis to determine program effectiveness and how to better serve the client and report the findings to the Director of Community Services.
- Provide 333 freshly prepared Home Delivered Meals (meals on wheels) per month to homebound older adults.
- Recruit one additional volunteer to administer the Telephone Reassurance Program and provide telephone calls to 26 clients per week.
- Provide a voluntary donation envelope to each Case Management client as a confidential avenue for the client to make a donation and to increase revenue.
- Outreach to at least two local service agencies or providers per month to establish and maintain collaborative relationships for services and resources which will assist clients to live independently in their homes.
- Maintain a registry of at least forty home care workers and provide referrals to at least three clients per month.
- Administer a satisfaction survey for home care registry clients to determine their level of satisfaction.
- Provide four outreach presentations per year to local agencies or groups to inform the community of existing services and outreach to potential case management clients.
<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: $150,517</td>
</tr>
<tr>
<td></td>
<td>HOME: $36,517</td>
</tr>
<tr>
<td>Description</td>
<td>A total of $150,517 in CDBG funds and $36,517 in HOME funds from the FY 2017-2018 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.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Location Description</td>
<td>The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Deputy City Manager and Director of Development Services, under the direction of the City Manager.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City will implement the CDBG and HOME programs in compliance with all applicable regulations and requirements, including planning, reporting, and monitoring.</td>
</tr>
</tbody>
</table>
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.
- Homeless outreach services will be available to homeless persons citywide.
- 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 earlier 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 is currently pursuing the acquisition and rehabilitation of one unit (910 Benito) as affordable housing, using prior years’ CHDO allocations (from FY 2012 through FY 2017). For FY 2017-2018, 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

<table>
<thead>
<tr>
<th></th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td></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>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td></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. The relatively small need in the City does not justify designing a program specifically for the homeless. Rather, through cooperative relationships with nonprofit organizations, such as the Housing Rights Center (HRC), the Los Angeles Homeless Service Authority (LAHSA), and the Greater Pasadena Housing and Homeless Network, the City provides referrals and assistance to homeless individuals.

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.

Most recently, 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 is Alhambra:

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

USHS’s housing navigator for this project began hitting the streets in Alhambra at the beginning of February, 2017. Specifically, during February, the USHS program accomplished the following:

- Established working relationships with nine individuals experiencing homelessness in Alhambra, and administered the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) to five of them.
- Made contacts with nine individuals and completed assessment on five of these individuals, moved two people to Crisis Housing, referred two people to the Housing and Jobs Collaborative, and referred four people to a permanent housing source:
• Made presentations before the Alhambra Police and Fire Departments, as well as Code Enforcement and the City Council.
• Participated in a landlord meeting held by the Housing Rights Center at the library on February 28.

### 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 offsetting 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>
<tbody>
<tr>
<td>• Offer financial and/or regulatory incentives, where feasible, to offset or reduce the costs of developing affordable housing.</td>
</tr>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• Provide avenues for the development of housing for extremely low income and special needs persons.</td>
</tr>
</tbody>
</table>

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>
<tbody>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>
**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 2017-2018 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 100 agencies and organizations were invited to attend the HCDA meeting on April 4, 2017 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><strong>Total Program Income:</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

Other CDBG Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The amount of urgent need activities</td>
<td>0</td>
</tr>
<tr>
<td>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.</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>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:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 2017-2018. 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 4, 2017

HCDA conducted a public hearing on April 4, 2017 to review the Draft Action Plan for FY 2017-2018. A representative of the Los Angeles Housing Services Authority (LAHSA) attended the meeting and spoke on the services LAHSA provides and regional coordination with the San Gabriel Valley Council of Governments (SGVCOG) and its Homelessness Committee. LAHSA also praised the City of Alhambra for its homeless services.

Public Review

The Draft Consolidated Plan and Action Plan were available for 30-day public review commencing on April 5, 2017.

Public Hearing


Public Comments

No comments were received during the 30-day public review period or at the public hearing.
NOTICE is HEREBY GIVEN that on April 6, 2017 at 1:00 PM, or as soon thereafter as the matter may be heard, at ALHAMBRA CITY HALL, 333 E. ALHAMBRA STREET, ALHAMBRA, CALIFORNIA, the HOUSING AND COMMUNITY DEVELOPMENT CITIZEN ADVISORY COMMITTEE will hold a public hearing on the City of Alhambra’s proposed 2017-2018 Annual Action Plan, a policy document to be used in conjunction with the implementation of the Federal Housing and Urban Development (HUD) reauthorization requirements.

The Hearing will include an overview of the programs the City of Alhambra will be offering for the next funding year. These programs are anticipated to continue in the next three years. These programs include:

- Fair Housing
- Affordable Housing
- Crime Prevention
- Emergency Services
- Public Facilities & Streets Improvements
- CHDO Administration
- HUD Field Office
- Community Housing Development Organizations (CHDO)
- Home Buyer Program

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 the senior citizens in the development of the 2017-2018 Annual Action Plan.

Any person wishing to be heard on this matter is invited to attend this public hearing and present his/her views to the Housing and Community Development Citizens’ Advisory Committee. If any person desires to appear and present his/her views to the Housing and Community Development Citizens’ Advisory Committee, he/she should have his/her views in writing on or before March 9, 2017.

Notice of Public Hearing
March 6, 2017
"Alhambra, CA 91801"

City of Alhambra

Public Hearing - March 9, 2017
"Alhambra, CA 91801"

City of Alhambra

Public Hearing - March 9, 2017
"Alhambra, CA 91801"
NOTICE IS HEREBY GIVEN that on May 8, 2017 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers of the City of Alhambra, 251 N. First Street, Alhambra, CA 91801, there will be a public hearing for the purpose of hearing public comment on the 2017-2018 Annual Action Plan for the City of Alhambra. The purpose of this hearing is to receive public comments on the 2017-2018 Annual Action Plan to receive comment pursuant to and in compliance with the Federal Register.gov, Housing and Urban Development (HUD) procurement requirements.

NOTICE IS FURTHER GIVEN that on April 5, 2017, the City of Alhambra will make available its draft of the 2017-2018 Annual Action Plan on the public relations website. The Plan will be available for public review and comment at least 30 days prior to the hearing date. The Plan will be available at the hearing location or on the city’s website of www.ci.alhambra.ca.us:

51 N. First St., Alhambra, CA 91801 (City Hall)
51 N. First St., Alhambra, CA 91801 (Library)

The primary objective of the CDBG program is the development of viable communities, decent housing and economic opportunity for low and moderate-income persons. The objective of the HOME program is the development of decent, affordable housing. The City Council will consider adoption of the above mentioned plan at a public hearing at the time of the hearing. Changes may be made when the City receives the official allocation from HUD.

Proposed Work Program (CDBG)

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Services</td>
<td>35,000</td>
</tr>
<tr>
<td>Housing Rehabilitation</td>
<td>25,000</td>
</tr>
<tr>
<td>Community Development</td>
<td>25,000</td>
</tr>
<tr>
<td>Public Services</td>
<td>125,392</td>
</tr>
</tbody>
</table>

Proposed Work Program (HOME)

<table>
<thead>
<tr>
<th>Project</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Services</td>
<td>125,392</td>
</tr>
<tr>
<td>Housing Fire Protection</td>
<td>125,392</td>
</tr>
</tbody>
</table>

Questions regarding this notice should be directed to Jessica Binnau at 626-370-0811.

MAEYOKO YAMADA, CITY MANAGER
City Hall
51 N. First Street
Alhambra, CA 91805

401-142-0811
April 5, 2017

Annual Action Plan 2017-2018

OMB Control No: 2506-0117 (exp. 07/31/2015)
Ciudad de Alhambra Aviso Público
Aviso de Audiencia Pública y Período de
Revisión de 30 Días para el
Plan de Acción Anual 2017-2018
Aviso No. N2M17-33

POR MEDIO DE LA PRESENTE SE DA AVISO de que el 8 de mayo de 2017 a las 7:00 p.m., a 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 2017-2018 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).

ADEMÁS SE NOTIFICA que el 5 de abril de 2017, la Ciudad de Alhambra pondrá a disposición su anteproyecto del Plan de Acción Anual 2017-2018 para la revisión pública de 30 días y comentarios. El documento estará disponible para revisión durante el horario normal de negocios hasta el 5 de mayo de 2017, 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 8 de mayo de 2017. 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)
Administración 137,859
Servicios de Vivienda Justa 25,000
Rehabilitación de Viviendas 352,227
Aplicación del Código 177,900
Servicios Públicos 122,129

Programa de Trabajo Propuesto (HOME)
Administración 35,278
CHDO Nueva Construcción 52,918
Programa de Comprador de Vivienda 78,000
Rehabilitación de Viviendas 186,593

Preguntas concernientes a este aviso deberán ser dirigidas a Jessica Binnquist en la Ciudad de Alhambra, (626) 570-5011.

MARK YOKOYAMA, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801
Aviso No. N2M17-33
20 de marzo de 2017

Publicado: 5 de abril y 28 de abril de 2017
Pasadena Star News, La Opinión, World News
CIUDAD DE ALHAMBRA
AVISOS DE AUDIENCIA PÚBLICA
AVISOS NO. N2M17-32

POR MEDIO DE LA PRESENTE SE DA AVISO de que el 4 de abril de 2017 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 COMITÉ CONSULTIVO CIUDADANO DE VIVIENDA Y DESARROLLO COMUNITARIO llevará a cabo una audiencia pública sobre el Plan de Acción Anual 2017-2018 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).

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
- Instalaciones Públicas y Mejoras de Capital
- Administración de CDBG
- Administración de HOME
- Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO)
- Programa de Compradores de Vivienda

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 2017-2018.

Cualquier persona que desee ser escuchada 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 Ambiente 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 ese persona objete a la aprobación del Proyecto oralmente o por escrito al Comité de HCDA.

MARK YOKOYAMA, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. 1st Street
Alhambra, CA 91801

Aviso No. N2M17-32
20 de marzo de 2017
Publicación viernes 24 de marzo de 2017
Pasadena Star News, La Opinion, World News
Public Hearing Notice

April 18, 2017, 6 p.m.

Location: City Hall

Purpose: To adopt the Annual Action Plan for FY 2017-2018

The Annual Action Plan is a document that outlines the city's strategies for improving the quality of life for all residents. It includes a range of initiatives, such as improving public safety, enhancing education, and promoting economic development.

City Manager

City of Alhambra

111 S. First Street, Alhambra, CA 91801

Attendees: All interested parties are welcome to attend the public hearing.

Mark Yokoyama, City Manager

City of Alhambra
### Annual Action Plan

**FY 2017-2018**

**OMB Control No:** 2506-0117 (exp. 07/31/2015)

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<table>
<thead>
<tr>
<th>Category</th>
<th>Program</th>
<th>Sub-Program</th>
<th>Allocation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Oregon</td>
<td>1.0</td>
<td>25,000</td>
</tr>
<tr>
<td>2</td>
<td>Texas</td>
<td>1.0</td>
<td>52,918</td>
</tr>
<tr>
<td>3</td>
<td>California</td>
<td>1.0</td>
<td>186,593</td>
</tr>
</tbody>
</table>

*Note: The table above summarizes the allocations for the Annual Action Plan for the fiscal years 2017-2018. The allocations are categorized by program and sub-program, with the specific amounts provided for each.*
Appendix B: CDBG Target Area
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, which means it will conduct an Analysis of Impediments (AI) to Fair Housing Choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG 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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.
Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Mark Yokoyama

7/27/17
Date

City Manager
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 provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current Consolidated Plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

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

2. Overall Benefit. The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2017-2018, 2018-2019 and 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.
Excessive Force -- It has adopted and is enforcing:

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

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

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

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

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

Mark Yokoyama
Date

City Manager
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.

___N/A____________________   N/A____________________
Signature/Authorized Official          Date

___N/A____________________
Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's Consolidated Plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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.

Appropriate Financial Assistance -- 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.

Mark Yokoyama
Date

City Manager
Appendix to Certifications

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. 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
   - [X] Application
   - [ ] Changed/Corrected Application

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

3. Date Received:
   [ ]

4. Applicant Identifier:
   M-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:
      0129550240000

d. Address:

   - Street1: 111 South First Street
   - City: Alhambra
   - County/Parish: Los Angeles
   - State: CA: California
   - Province: 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: Ms.
   - * First Name: Jessica
   - Middle Name: [ ]
   - * Last Name: Binquiat
   - Suffix: [ ]

   - Title: Assistant City Manager

   - Organizational Affiliation: [ ]

   - * Telephone Number: 626-570-5011
   - Fax Number: 626-281-2248
   - * Email: jbinquiat@cityofalhambra.org
Application for Federal Assistance SF-424

18. 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: 07/01/2017
   * b. End Date: 06/30/2018

18. Estimated Funding ($):
   * a. Federal 877,586.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income 0.00
   * g. TOTAL 877,586.00

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: Mr.  First Name: Yokoyama
Middle Name:  
Last Name: Yokoyama
Suffix:  
Title: City Manager

Telephone Number: 626-570-5010  Fax Number: 626-281-2248
Email: myokoyama@cityofalhambra.org

Signature of Authorized Representative:  
Date Signed: 7/25/17
## 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:
- HOME Investment Partnership Program

### 12. Funding Opportunity Number:

### * Title:

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):
- Appendix B - CDBG Target Area.pdf

### 15. Descriptive Title of Applicant's Project:
- Fiscal Year 2017-2018 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.
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.

Add Attachment  Delete Attachment  View Attachment

17. Proposed Project:
* a. Start Date: 07/01/2017
* b. End Date: 06/30/2018

18. Estimated Funding ($):

* a. Federal 365,170.00
* b. Applicant
* c. State
* d. Local
* e. Other
* f. Program Income 0.00
* g. TOTAL 365,170.00

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.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   ☒ Yes  ☐ No

If "Yes", provide explanation and attach

Add Attachment  Delete Attachment  View Attachment

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: Mr.  First Name: Marly
Middle Name:  Last Name: Yokoyama
SUFFIX:  Title: City Manager

* Telephone Number: 626-570-5010  Fax Number: 626-281-2248
* Email: myokoyama@cityofalhambra.org

* Signature of Authorized Representative: 

* Date Signed: 1/25/17
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.
Appendix F: HOME 95% Determination Checklist
March 20, 2017

To: Rena Lam, HUD

From: Jessica Binnquist, Deputy 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 2017, the HUD-established single-family mortgage limit is $405,213 for a single-family unit (95 percent of the median price of $426,539).

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 180 homes were sold in Alhambra during a six-month period between September 1, 2016 and March 20, 2017. Among these, there were 104 single-family homes, and 76 townhomes and condominiums. Because of the limited sales records, all six months of sales records were used to establish the median price and the associated purchase price limit at 95 percent. The City conducted the market analysis based on six months’ of sales records.

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

There were 104 sales of single-family units in Alhambra between September 1, 2016 and March 20, 2017, including only one Real Estate Owned (REO, i.e., bank-owned) property. The prices range from $375,555 to $1,050,000. The median price is $650,000 and the 95 percent limit is $617,500.

**Condominiums/Townhomes six-Month Analysis**

There were 76 sales of condominium and townhome units in Alhambra between September 1, 2016 and March 20, 2017, including one property in probate. The prices range from $298,000 to $667,500. The median price is $480,000 and the 95 percent limit is $456,000.
**HOME 95% Maximum Purchase Price/ After-Rehabilitation Value**  
**PJ-Determined Limits**  
**CPD REVIEW CHECKLIST**

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

<table>
<thead>
<tr>
<th>Participating Jurisdiction:</th>
<th>City of Alhambra</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Year Period:</td>
<td>FY 2017-2018</td>
</tr>
<tr>
<td>CPD Reviewer:</td>
<td></td>
</tr>
<tr>
<td>Date of Review:</td>
<td></td>
</tr>
</tbody>
</table>

**TYPE OF SALE:**
- ☒ New Construction Single-Family Housing  
- ☐ Manufactured Housing  
- ☒ Existing Single-Family Housing  
- ☐ Other: Condominiums

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

1. **What is the date range of sales?**
   - 9/1/2016 to 3/20/2017

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 sales price? (91.254(a)(iii)(B))**
   - ☒ YES  
   - ☐ NO, Reject  

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))**
   - ☒ YES  
   - ☐ NO

   a. If NO, is there a reasonable explanation for any exclusions? Please describe.
**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: 104  
   a. 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 ÷ 2 =  
      b. If EVEN, divide by 2 and add 1: Total Number of Sales ÷ 2 + 1 = 104/2+1 = 53

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: $650,000

4. Multiply response to B3 by 0.95. This is the maximum HOME homeownership value limit for this type of housing.  
   *0.95 = $617,500

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: 76  
   a. Is this an ODD or EVEN number?  
      - [ ] ODD  
      - ☒ EVEN

7. Determine the median sales listing rank:  
   a. If total number of sales is ODD, divide by 2: Total Number of Sales ÷ 2 =  
      b. If EVEN, divide by 2 and add 1: Total Number of Sales ÷ 2 + 1 = 76/2+1 = 39

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: $480,000

9. Multiply response to B3 by 0.95. This is the maximum HOME homeownership value limit for this type of housing.  
   *0.95 = $456,000

10. Is the PJ’s value limit consistent with the response to B4? – see 6/15/ email to city  
    - [ ] YES, Approve  
    - [ ] NO, Reject
JUL 16 2017

Jessica Binquist, Deputy City Manager
Management Services Department
City of Alhambra
111 S. First St.
Alhambra, CA 91801

Dear Ms. Binquist:


Thank you for your email of March 27, 2017 requesting approval to increase home value limits for the City of Alhambra under the HOME program.

We have reviewed the data and analysis you submitted, and approve the City’s request to use a maximum property value limit of $617,500 for single-family residences and a maximum property value limit of $456,000 for condominiums.

Please contact Irene Lam, Senior Community Planning and Development Representative at irene.lam@hud.gov or (213) 534-2712, should you have any questions.

Sincerely,

William Vazquez, Director
Office of Community Planning and Development