City of Alhambra

FY 2016 – 2017 Annual Action Plan
(July 1, 2016 through June 30, 2017)

May 2016 (Adopted)
November 2016 (Amended)

City Manager’s Office
111 South First Street
Alhambra, CA 91801
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 2010-2014 American Community Survey (ACS), the City had a population of 84,400 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 second 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 2016 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, 2016 through June 30, 2017.

The FY 2016-2017 Action Plan was adopted on May 9, 2016 by the City Council. The City reprogrammed CDBG and HOME funds in this First Amendment to the Action Plan.

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

Affordable Housing

• Provided rehabilitation assistance to seven households through the CDBG-funded Minor Rehabilitation Grant Program and HOME-funded Major Rehabilitation Loan Program.
• Provided assistance to one household through the HOME-funded First-Time Homebuyer Assistance Program.
• Assisted close to 271 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 172 properties in the Low and Moderate Income Target Area.
• Assisted over 125 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 2016-2017.

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 5, 2016, 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. A 30-day public review of the Draft Action Plan was provided from April 6 through May 6, 2016.

May 9, 2016, the City conducted a public hearing at 7:00 p.m. to receive comments on the Draft Action Plan.

For the First Amendment, the public comment period ran from October 5, 2016 through November 4, 2016. The City Council held a public hearing on November 14, 2016 to receive comments on the proposed First Amendment to the Action Plan. No public comments during the comment period or at the public hearing. The City Council approved First Amendment to the Action Plan on November 14, 2016.

5. Summary of public comments

The HCDA conducted a hearing on April 5, 2016 to receive public comments on the Draft Action Plan. HCDA members also discussed housing and community development needs in the City. No public comments were received at the May 9, 2016 City Council public hearing.
6. **Summary of comments or views not accepted and the reasons for not accepting them**

All comments were received.

7. **Summary**

The City made diligent and good faith efforts in soliciting public input on the 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 Binququist, Deputy 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 2016-2017 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 and the proposed First Amendment 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 2016-2017 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.
The City will continue to consult with the public and nonprofit agencies to address the housing and community development needs in the City. Staff will continue to participate on local and regional boards on issues related to the homeless.

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

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

Alhambra has a very small homeless population - 20 - according to the most recent survey conducted by the City in 2016. 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.

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

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

- Federal and State Subsidized Housing Policy Advocacy
- Financing and Coordination to Increase Funding for Supportive Housing
- Wrap Around Services
- Regional Coordination of Los Angeles County Housing Authorities
- Rapid Re-Housing
- General Relief Housing Subsidy and Case Management Project
- Family Reunification Housing Subsidy
### 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Housing Authority of County of Los Angeles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>HACoLA was contacted to obtain information on current voucher use in Alhambra.</td>
</tr>
</tbody>
</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>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of San Marino</th>
</tr>
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<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>
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<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>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of Monterey Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government - City</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Homelessness Strategy, Economic Development, Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>County Public Health Department</td>
</tr>
<tr>
<td>---------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency Other Government - County</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs Lead-Based Paint Strategy</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City consulted the County Public Health Department regarding resources available for addressing lead-based paint hazards.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>County Department of Mental Health Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency Other Government – County</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City collaborated with the County Department of Mental Health to assess the needs of the homeless and to coordinate assistance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Alhambra Chamber of Commerce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Business Leaders</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City consulted the Chamber of Commerce for economic development needs and opportunities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Alhambra Hospital Medical Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Healthy Agency</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td></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></td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>What section of the Plan was addressed by Consultation?</td>
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<tr>
<td>-------------------------------------------</td>
<td>--------------------------------------------------------</td>
</tr>
<tr>
<td>Alhambra Hospital Medical Center</td>
<td>The City consulted the Alhambra Hospital Medical Center. The Center provided information on service needs due to increased senior population and persons with mental health issues. When homeless persons are served, they are later released to shelters in the region.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>Homeless Needs – Chronically Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>YMCA of San Gabriel Valley</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>
<td>Non-Homeless Special Needs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>Homeless Needs – Chronically Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alhambra Unified School District</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>
<td>Non-Homeless Special Needs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>Homeless Needs – Chronically Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Department of Housing and Community Development</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>
<td>Non-Homeless Special Needs</td>
</tr>
</tbody>
</table>

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 - according to the most recent survey conducted by the City in 2016. The City recognizes that many agencies in the County provide services to homeless persons in the San Gabriel Valley. The City's strategy is to focus resources on the at-risk homeless, specifically the elderly and frail elderly with limited resources.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)
AP-12 Participation – 91.105, 91.200(c)

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

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

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

In 2015-2016, the City of Alhambra undertook a comprehensive assessment of housing and community development needs through an extensive community outreach campaign. This campaign was conducted as part of the City’s General Plan update, which sets the long-term vision and goals for the City and is used by the City for making budgetary decisions, including the City’s Consolidated Plan and Action Plan goals and objectives.

This outreach campaign included the following activities:

- A Community Survey available in three languages (English, Spanish, and Chinese), with 400 responses through the random telephone survey and 360 responses through web-based survey.
- Information booths at the Eco Fair, 710 Freeway Event, and Farmer’s Market
- Community Workshops
- Stakeholder Interviews

The Community Survey identified key areas for improvements that are relevant to the Consolidated Plan and Action Plan:

- Manage growth and development
- Improve public safety
- Reduce traffic congestion
- Provide affordable housing
- Improve local dining and shopping opportunities
- Improve streets and roads
- Preserve parks and recreation opportunities

Community stakeholders were interviewed, including residents, elected and appointed officials, Alhambra Unified School District, Alhambra Hospital, business and land owners, Chamber of Commerce, Historical Society, and representatives from the Downtown
Business Association. To promote the City’s various outreach activities, banners were placed across roadways and announced in Around Alhambra. Neighboring jurisdictions, various County and State agencies were consulted as part of this comprehensive outreach process. A summary of the City’s outreach activities can be found on the City’s website.

City of Alhambra departments that may have an interest in the CDBG and HOME programs were invited to participate in the Action Plan process. Refer to Appendix A for proof of publication and summary of public comments received.

### Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>HCDA conducted a hearing on April 5, 2016</td>
<td>No public comments were received but HCDA members discussed housing and community development needs in the City.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>City Council hearing to review the Action Plan</td>
<td>No public comments were received.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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<tr>
<td>3</td>
<td>Newspaper Ad</td>
<td>Minorities</td>
<td>Public notices were published in three languages – English, Spanish, and Chinese</td>
<td>No public comments were received.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Public Review</td>
<td>Minorities</td>
<td>A 30-day review of the Draft Action Plan was provided</td>
<td>No public comments were received.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Newspaper Ad</td>
<td>Minorities</td>
<td>Public notices of the First Amendment to the Action Plan were published in three languages – English, Spanish, and Chinese</td>
<td>No public comments were received.</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
<td>Summary of comments received</td>
<td>Summary of comments not accepted and reasons</td>
<td>URL (If applicable)</td>
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</tr>
<tr>
<td>6</td>
<td>Public Review</td>
<td>Minorities</td>
<td>A 30-day review of the First Amendment to the Action Plan was provided</td>
<td>No public comments were received</td>
<td>All comments were accepted</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>City Council hearing to review the First Amendment to Action Plan</td>
<td>No public comments were received</td>
<td>All comments were accepted</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 $814,195 in CDBG funds and $354,692 in HOME funds for FY 2016. Alhambra does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

This First Amendment to the Action Plan addresses the uses for the City’s unallocated CDBG program income of $7,916,838 and unallocated HOME program income of $22,551. The majority of the City’s CDBG program income came from the sale of Fremont Plaza.

Priority Table

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 2</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></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. Originally when preparing the CP, the City assumed an annual program income of $350,000 from Fremont Plaza. However, Fremont Plaza was disposed in May 2016 and generated a one-time program income of about $7,067,036.62. This First Amendment to the Action Plan...</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Annual Allocation:</th>
<th>Program Income:</th>
<th>Prior Year Resources:</th>
<th>Total:</th>
<th>Expected Amount Available Remainder of ConPlan</th>
</tr>
</thead>
<tbody>
<tr>
<td>$814,195</td>
<td>$7,916,838</td>
<td>$0</td>
<td>$8,731,033</td>
<td>$2,469,307</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.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City 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 is required to dispose of this property. Sale of this property is anticipated to complete in May 2016. Upon sale of the property, 29.46 percent of the proceeds ($7,109,759) would be paid back to the CDBG program, the remaining proceeds would be 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 is requesting permission from the State to utilize its non-CDBG portion of the sales proceeds, approximately $4.5 million, 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)). If approved, this funding will be available to leverage HOME funds to provide affordable housing in the community.

**Discussion**
See discussions above.
## 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 According to HUD</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
</table>
| 1          | Provide Decent and Affordable Housing          | 2015       | 2019     | Affordable Housing         |                 | Conserve and Improve existing Affordable Housing  
Provide First-Time Homebuyer Assistance  
Support New Affordable Housing Opportunities  
Promote Equal Housing Opportunity  
Support Code Enforcement Services                      | CDBG: $571,065  
HOME: $341,774 | Public service activities other than Low/Moderate Income Housing  
Benefit: 400 Persons Assisted  
Homeowner Housing Rehabilitated: 7  
Household Housing Unit  
Housing Code  
Enforcement/Foreclosed Property Care: 500 Household Housing Unit |
| 2          | Provide Decent Living Environment              | 2015       | 2019     | Non-Homeless Special Needs  
Non-Housing Community Development |                 | Provide Community and Supportive Services | CDBG: $8,222,129 | 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 |
| 3          | Effective and Efficient Management of CPD Grants | 2015       | 2019     | Affordable Housing          |                 | Provide for Planning and Administration Activities                                                                                                                               | CDBG: $162,839  
HOME: $35,469 | |
Goal Descriptions

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<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>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>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 2016-2017 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
- Public Facility and Infrastructure Improvements
- Homeless Outreach Services
- 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>
<tr>
<td>8</td>
<td>Park Equipment, Lighting, and Improvements Project (CDBG)</td>
</tr>
<tr>
<td>9</td>
<td>Almansor Park Rehabilitation Project (CDBG)</td>
</tr>
<tr>
<td>10</td>
<td>Crosswalk Safety Project (CDBG)</td>
</tr>
<tr>
<td>11</td>
<td>Alleys, Streets, Sidewalks, and ADA Ramps Project (CDBG)</td>
</tr>
<tr>
<td>12</td>
<td>Homeless Outreach Services Program (CDBG)</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.

This First Amendment to the FY 2016-2017 Action Plan allocates $7,900,000 in CDBG program income for a variety of public improvement projects. In addition, the City’s Housing Rehabilitation Program has an increase in budget from HOME program income of $22,551 and CDBG program income of $16,838.
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>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Conserve and Improve existing Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Conserve and Improve existing Affordable Housing</td>
</tr>
</tbody>
</table>
| Funding | CDBG: $369,065  
HOME: $210,571 |
<p>| Description | The Housing Rehabilitation program budget for FY 2016-2017 consists of $579,636 ($369,065 in CDBG funds and $210,571 in HOME funds). This program is separated into two components: 1) Minor Rehabilitation Deferred Loan, which will utilize CDBG funds, where the total costs of improvements and &quot;soft costs&quot; associated with the rehabilitation to the property is less than $50,000. CDBG funds in the amount of $369,065 have been allocated to this component, inclusive of $339,065 for grants and $30,000 for program delivery costs. Staff charges for program delivery will be directly charged by itemized timecard. Major Rehabilitation Deferred Loan, which will utilize HOME funds, where the total development costs for the improvements to the property exceed $50,000. HOME funds in the amount of $210,571 have been allocated to this program, including $180,571 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 | 6/30/2017 |
| 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. |</p>
<table>
<thead>
<tr>
<th>Project Name</th>
<th>First-Time Homebuyer Program (HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></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><strong>Description</strong></td>
<td>For FY 2016-2017, 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><strong>Target Date</strong></td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>At this funding level, the City anticipates assisting one low or moderate income first-time homebuyer to achieve homeownership.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available citywide to income-qualified households on a first-come-first-serve basis.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide homebuyer assistance to income-qualified households.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>CHDO Reserve (HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></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: $53,203</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>The City will set aside 15 percent of its FY 2016-2017 HOME allocation as CHDO Reserve for future affordable housing development. Project is to be determined.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The City anticipates benefiting one low income household.</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>Project Name</td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td>----------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support Code Enforcement Services</td>
</tr>
<tr>
<td><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>6/30/2017</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></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><strong>Location Description</strong></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>Project Name</th>
<th>Case Management (CDBG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide Community and Supportive Services</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $122,129</td>
</tr>
<tr>
<td>Description</td>
<td>Senior Case Management program will receive 100 percent of the City's CDBG Public Service dollars for FY 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.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The City anticipates assisting 100 new (unduplicated) low income seniors with case management services.</td>
</tr>
<tr>
<td>Location Description</td>
<td>This program is available to seniors citywide.</td>
</tr>
</tbody>
</table>
| 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>Fair Housing (CDBG)</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>Promote Equal Housing Opportunity</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $25,000</td>
</tr>
<tr>
<td>Description</td>
<td>The City will continue to contract with the Housing Rights Center to provide fair housing services and landlord tenant counseling services to Alhambra residents. A variety of issues are covered under fair housing and counseling services, including evictions, security deposits, rent increases, repairs, and lease/contract issues. As needed, referrals to other agencies are provided and appropriate pieces of literature regarding fair housing are distributed. The Housing Rights Center staff is available for office visits on Fridays from 2:00 p.m. to 5:00 p.m. at the Alhambra Public Library. Consultation is available throughout the week at the office in Pasadena or in Los Angeles or by phone, Monday through Friday, 8:30 a.m. to 5:00 p.m.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The City anticipates assisting 400 persons with fair housing services throughout the year. The majority of the persons to be assisted are expected to be low income.</td>
</tr>
<tr>
<td>Location Description</td>
<td>The program is available citywide.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The Housing Rights Center will continue to operate the fair housing clinic at the Alhambra Public Library on Fridays. Outreach and education activities will be conducted throughout the year.</td>
</tr>
</tbody>
</table>

<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>
</tbody>
</table>
| Funding | CDBG: $137,839  
HOME: $35,469 |
<p>| Description | A total of $137,839 in CDBG funds and $35,469 in HOME funds from the FY 2016-2017 allocations will be used for the implementation of the CDBG and HOME programs, respectively. Funds will be used to cover costs for salaries, services, supplies, and general overhead. |
| Target Date | 6/30/2017 |
| Estimate the number and type of families that will benefit from the proposed activities | Not applicable. |
| Location Description | The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Deputy City Manager and Director of Development Services, under the direction of the City Manager. |
| Planned Activities | The City will implement the CDBG and HOME programs in compliance with all applicable regulations and requirements, including planning, reporting, and monitoring. |</p>
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Park Equipment, Lighting, and Improvements Project (CDBG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide for Community Facilities and Infrastructure</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $600,000</td>
</tr>
<tr>
<td>Description</td>
<td>Funding for the rehabilitation of the Almansor Park ballfield restrooms, installation of rubberized playground surface at Almansor Park, Emery Park playground equipment replacement and installation of rubberized playground surface, and Almansor Park field lighting.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The Almansor Park improvements are anticipated to benefit the estimated 34,000 low and moderate income residents, representing 58.23 percent of the population within the park’s service area. The Emery Park improvements are anticipated to benefit 2,120 low and moderate income residents, representing 57.77 percent of the population within the park’s service area.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Almansor Park and Emery Park</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City will release select a contractor(s) to perform the improvements through a Request for Bids process.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Almansor Park Rehabilitation Project (CDBG)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide for Community Facilities and Infrastructure</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $2,500,000</td>
</tr>
<tr>
<td>Description</td>
<td>Funds will be used to redesign the gym area, reconstruct and add basketball courts, enhance park lighting, construct new restrooms, install drinking fountains, add more benches and shade structures, and create additional open space.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>The Almansor Park improvements are anticipated to benefit the estimated 34,000 low and moderate income residents, representing 58.23 percent of the population within the park’s service area.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Almansor Park</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City will release select a contractor(s) to perform the improvements through a Request for Bids process.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Crosswalk Safety Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide for Community Facilities and Infrastructure</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $800,000</td>
</tr>
<tr>
<td>Description</td>
<td>Funding for the installation of HAWKS (High Intensity Activated Crosswalks) at four locations: Main and Cedar; Palm and Larch; Main and Valencia; and Palm and Montezuma.</td>
</tr>
</tbody>
</table>
### Planned Activities

**Target Date:** 6/30/2017

**Location Description:** The four locations are: Main and Cedar; Palm and Larch; Main and Valencia; and Palm and Montezuma.

**Estimated Number and Type of Families:**

- **Main and Cedar:** 3,335 low and moderate income persons (55.68 percent of population in area)
- **Palm and Larch:** 9,740 low and moderate income persons (57.19 percent of population in area)
- **Main and Valencia:** 5,665 low and moderate income persons (59.20 percent of population in area)
- **Palm and Montezuma:** 690 low and moderate income persons (65.40 percent of population in area)

### Annual Action Plan FY 2016-2017

**Project Name:** Alleys, Streets, Sidewalks, and ADA Ramps Project (CDBG)

**Target Area**

**Goals Supported**

- Provide Decent Living Environment

**Needs Addressed**

- Provide for Community Facilities and Infrastructure

**Funding**

- CDBG: $3,800,000

**Description**

Funding for reconstructing approximately 1.4 miles of residential alleys, reconstructing approximately 2.5 miles of non-arterial streets, and replacement of approximately 900 raised sidewalk locations in the CDBG Target Area, and the removal of architectural barriers that impede disabled access and installation of approximately 80 ADA ramps citywide.

**Target Date:** 6/30/2017

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

The streets and alleys improvements are anticipated to benefit the estimated 19,430 low and moderate income residents, representing 58.78 percent of the population in the neighborhoods adjacent to the improvements. The sidewalk improvements will benefit 47,890 low and moderate income residents citywide.

**Location Description**

Street improvements within the CDBG Target Area and ADA Improvements citywide.

**Planned Activities**

The City will release select a contractor(s) to perform the improvements through a Request for Bids process.

### Annual Action Plan FY 2016-2017

**Project Name:** Homeless Outreach Services Program (CDBG)

**Target Area**

**Goals Supported**

- Provide Decent Living Environment

**Needs Addressed**

- Provide for Community and Supportive Services

**Funding**

- CDBG: $200,000

**Description**

Funding to provide one skilled street outreach worker who will coordinate outreach, housing navigation, and support activities to assist individuals experiencing homelessness in Alhambra.

**Target Date:** 3/31/2018

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

These improvements are anticipated to benefit the estimated 50 homeless persons annually.

**Location Description**

Services are available citywide.
<table>
<thead>
<tr>
<th>Planned Activities</th>
<th>The outreach worker will offer the following services:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Outreach and engagement of homeless individuals;</td>
</tr>
<tr>
<td></td>
<td>• Coordinated Entry System (CES) Intake and Assessment (VI-SPDAT);</td>
</tr>
<tr>
<td></td>
<td>• Linkage to shelter and housing resources through the CES;</td>
</tr>
<tr>
<td></td>
<td>• Referrals to community resources such as medical care, mental health services; substance abuse treatment and legal aid, among others;</td>
</tr>
<tr>
<td></td>
<td>• Relationship building with homeless individuals as well as business owners and patrons of Alhambra, and</td>
</tr>
<tr>
<td></td>
<td>• Promote a good neighbor policy through skill building with homeless individuals related to proper conduct in public spaces.</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 anticipates assisting seven households through its Housing Rehabilitation Program and one household with First-Time Homebuyer Assistance during FY 2016-2017. In addition, the CHDO Reserve may be used to create one affordable housing unit.
One Year Goals for the Number of Households to be Supported

<table>
<thead>
<tr>
<th>Support Requirement</th>
<th>Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>0</td>
</tr>
<tr>
<td>Non-Homeless</td>
<td>9</td>
</tr>
<tr>
<td>Special-Needs</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>9</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>Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>0</td>
</tr>
<tr>
<td>The Production of New Units</td>
<td>1</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>9</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.

In addition, this First Amendment to the Action Plan allocates $200,000 of unallocated program income to fund a Homeless Outreach Services program. The program is intended to connect the homeless agencies that would provide emergency shelter, provide supportive services, and/or help transition them to permanent housing.

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);
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.

**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**

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

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

**Discussion**

See discussions above.
Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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 2016-2017 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. Various agencies will continue to be invited to attend public meetings related to the CDBG and HOME programs. The City will also continue to participate in regional planning efforts coordinated by such agencies/organizations as the Southern California Association of Governments (SCAG), San Gabriel Valley Council of Governments (SGVCOG), and LAHSA, among others.

**Discussion**

See discussions above.

---

**Program Specific Requirements**

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

**Introduction**

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

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

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

<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>7,916,838</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>7,916,838</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>
</tbody>
</table>
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

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

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

No other forms of investment are intended.

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

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

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

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

3. **Repayment.** Except as otherwise provided in this Agreement, the principal amount of the City Loan, and any accrued interest and other amounts due under this Agreement and the Note, shall be due and payable, in full, at the option of the City and without notice or demand, upon the occurrence of any of the following:

   - Modification or refinancing of the first trust deed encumbering the Residence made without the City’s prior written consent (which consent the City is under no obligation to give).
   - The cessation of the use of the Residence by the Borrower as Borrower’s primary residence.
   - A transfer of title to, or any interest in, the Residence by any means other than a voluntary or involuntary sale of the Residence, including transfers by conveyance, bequest, devise, inheritance, or transfer to an inter vivos trust.

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

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

The City does not anticipate using HOME funds to acquire units during FY 2016-2017. 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 5, 2016

HCDA conducted a public hearing on April 5, 2016 to review the Draft Action Plan for FY 2016-2017. No public comments were received but HCDA members discussed housing and community development needs in the City.

Public Review

The Draft Consolidated Plan and Action Plan were available for 30-day public review commencing on April 6, 2016. No comments were received during the public review period.

The draft First Amendment to the Action Plan was available for review for 30 days between October 5 and November 4, 2016. No public comments were received during the review period.

Public Hearings

The City Council conducted a public hearing on May 9, 2016 to review the Draft Action Plan for FY 2016-2017. No public comments were received.

The City Council conducted a public hearing on November 14, 2016 to review the draft First Amendment to the Action Plan. No public comments were received at the public hearing.
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that on April 5, 2016 at 7:00 PM, or as soon thereafter as the matter may be heard, at Alhambra City Hall, 111 S. First Street, Alhambra, California, the HOUSING AND COMMUNITY DEVELOPMENT CITIZEN ADVISORY COMMITTEE, will hold a public hearing on the City of Alhambra’s proposed 2016-2017 Annual Action Plan to receive comments pursuant to and in compliance with the Federal Department of Housing and Urban Development (HUD) pre-disbursement requirements.

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

- Fair Housing
- Housing Rehabilitation
- Code Enforcement
- Public Services
- Public Facilities & Capital Improvements
- Home Buyer Program
- Economic Development
- COAHS Administration
- HOME Administration
- Community Housing Development Organizations (CHDO)

Your comments and insight are greatly appreciated and will be considered as the City prepares its program plans for the next year. All members of the community are invited to attend. The City of Alhambra welcomes the participation of Alhambra citizens in the development of the 2016-2017 Annual Action Plan.

Any person wishing to be heard on this matter is invited to attend this public hearing and speak to the HCDA Committee at the time and place stated. Pursuant to California Public Resources Code Section 2117, no action or proceeding may be brought in court unless that alleged grounds for noncompliance with the California Environmental Quality Act were presented to the HCDA Committee orally or in writing by any person and no person shall maintain an action or proceeding unless that person objected to the approval of the Project orally or in writing to the HCDA Committee.

MARY SWINK, CITY MANAGER
City of Alhambra
111 S. First Street
Alhambra, CA 91801

Notice No. NWM15-49
March 22, 2016

Published Friday, March 25, 2016
Pasadena Star News, La Opinion, World News

<table>
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<th>Product</th>
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<th>Requested Position</th>
<th>Run Dates</th>
<th># Inserts</th>
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<tbody>
<tr>
<td>SGV Newspapers:Pasadena</td>
<td>Legals CLS</td>
<td>Miscellaneous Notices - 1076-</td>
<td>03/25/16</td>
<td>1</td>
</tr>
</tbody>
</table>
CIUDAD DE ALHAMBRA
AVISO NO. N2M16-49
AVISOS DE AUDIENCIA PÚBLICA
AVISOS NO. N2M16-49
POR MEDIO DE LA PRESENTE SE DA AVISO que el 5 de abril de 2016 a las 7:00 PM, o tan pronto como el asunto pueda ser escuchado, en el Ayuntamiento de Alhambra, 111 S. First Street, Alhambra California, el COMITE CONSULTIVO CIUDADANO DE VIVIENDA Y DESARROLLO COMUNITARIO llevará a cabo una audiencia pública sobre el Plan de Acción Anual 2016-2017 propuesto de la Ciudad de Alhambra, para recibir comentarios de conformidad y en cumplimiento con los requisitos establecidos en 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
• Programa de Compradores de Vivienda

• Desarrollo Económico
• Administración de CDBG
• Administración de HOME
• Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO)

Sus comentarios y visiones 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 2016-2017.

Cualquier persona que desee ser escuchado sobre este asunto es invitado a asistir a esta audiencia pública y hablar al Comité de HCDA en el tiempo y lugar indicado. De conformidad con la Sección 217 del Código de Recursos Públicos de California, ninguna acción o procedimiento puede ser llevado ante los tribunales a menos que los supuestos argumentos del incumplimiento con la Ley de Calidad Ambiental de California fueran presentados al Comité de HCDA oralmente o por escrito por cualquier persona y ninguna persona deberá mantener una acción o procedimiento, a menos que esa persona sejto a la sanción del Proyecto oralmente o por escrito al Comité de HCDA.

MARY SWINK, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801

Aviso No. N2M16-49
22 de marzo de 2016
Publicar el viernes 25 de marzo de 2016

Annual Action Plan
FY 2016-2017

OMB Control No: 2506-0117 (exp. 07/31/2015)
POR MEDIO DE LA PRESENTE SE DA AVISO de que el 9 de mayo de 2016 a las 7:00 p.m., o tan pronto como el asunto pueda ser escuchado, en la Cámara de Concejo en el Ayuntamiento ubicado 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 Insercionamiento de HOME para el Plan de Acción 2016-2017, o puesto de la Ciudad de Alhambra para recibir comentarios de conformidad y en cumplimiento con los requisitos previstos a la presentación del Departamento Federal de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés).

ADemás, se notifica que el 6 de abril de 2016, la Ciudad de Alhambra pondrá a disposición su anteproyecto del Plan de Acción Anual 2016-2017 para la revisión pública de 30 días y comentarios. El documento estará disponible para revisión durante el horario normal de oficina hasta el 6 de marzo de 2016, 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 vivas, 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 accesible. El Ayuntamiento considerará la adopción del plan mencionado anteriormente en una audiencia pública en su reunión del 9 de mayo de 2016.

**Programa de Trabajo Propuesto (CDBG)**

<table>
<thead>
<tr>
<th>Programa</th>
<th>Presupuesto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administración</td>
<td>137,839</td>
</tr>
<tr>
<td>Servicios de Vivienda Justa</td>
<td>25,000</td>
</tr>
<tr>
<td>Rehabilitación de Viviendas</td>
<td>392,227</td>
</tr>
<tr>
<td>Aplicación del Código</td>
<td>177,639</td>
</tr>
<tr>
<td>Servicios Públicos</td>
<td>1,219</td>
</tr>
</tbody>
</table>

**Programa de Trabajo Propuesto (HOME)**

<table>
<thead>
<tr>
<th>Programa</th>
<th>Presupuesto</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administración</td>
<td>35,278</td>
</tr>
<tr>
<td>CHDO (Nueva Construcción)</td>
<td>52,918</td>
</tr>
<tr>
<td>Programa de Comprador de Vivienda</td>
<td>78,000</td>
</tr>
<tr>
<td>Rehabilitación de Viviendas</td>
<td>196,593</td>
</tr>
</tbody>
</table>

Preguntas concernientes a este aviso deben ser dirigidas a Jesus Bernal en la Ciudad de Alhambra, 626-570-5011.

MARC SWINBURNE, GERENTE MUNICIPAL
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801
Número No. N2M16-52
2 de marzo de 2016

Publicar: 6 de abril y 29 de abril de 2016
Annual Action Plan
FY 2016-2017

NOTICE IS HEREBY GIVEN that on May 9, 2016 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers at City Hall, located at 111 S. First St., Alhambra, CA, the City Council will hold a public hearing regarding Community Development Block Grant (CDBG) and HOME funding for the City of Alhambra's proposed 2016-2017 Annual Action Plan. The proposed plan includes receipt of a request from the City of Alhambra for additional funding for the proposed 2016-2017 Homeless and Urban Development (HUD) Reimbursement requirements.

NOTICE IS FURTHER GIVEN that on April 6, 2016, the City of Alhambra will make available its draft of the 2016-2017 Annual Action Plan for 30 day public review and comment. The document will be available for review during normal business hours until May 6, 2016, at the following locations or on the City's website at www.cityofalhambra.org:

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

The primary objective of the CDBG program is the development of viable communities, decent housing and expanding economic opportunities for persons of low and moderate income. The objective of the HOME program is the development of decent, affordable housing. The City Council will consider adoption of the above mentioned plans at a public hearing of its meeting of May 9, 2016.

Proposed Work Program (CDBG)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>137,839</td>
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<tr>
<td>Fair Housing Services</td>
<td>25,000</td>
</tr>
<tr>
<td>Housing Rehabilitation</td>
<td>322,227</td>
</tr>
<tr>
<td>Code Enforcement</td>
<td>122,199</td>
</tr>
<tr>
<td>Public Services</td>
<td>166,693</td>
</tr>
</tbody>
</table>

Proosed Work Program (HOME)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>166,693</td>
</tr>
<tr>
<td>CHDO (New Construction)</td>
<td>52,918</td>
</tr>
<tr>
<td>Home Buyer Program</td>
<td>76,600</td>
</tr>
</tbody>
</table>

Questions regarding this notice should be directed to Jessica Bibian of the City of Alhambra: (626) 576-5811.

MARY SWIN C. CITY MANAGER
City of Alhambra
111 S. First Street
Alhambra, CA 91801
Notice No. 2016-52
March 22, 2016

Publish: April 6 & April 27, 2016
Pasadena Star News, La Opinion, World News
Add/#97940

Product | Requested Placement | Requested Position | Run Dates | # Inserts
阿罕布拉市公告

公开聆讯和30天公众评论

为2016-2017年度行动计划，公告编号 N2M16-52

市于 April 6 & April 29, 2016。

Pasadena Star News, La Opinion, World News
Annual Action Plan

For Fiscal Year 2016-2017

NOTICE IS HEREBY GIVEN that the City of Alhambra is soliciting public comment with regard to the proposed program, projects, and activities of CDBG and HOME funds in Amendment No. 1 to the City’s Annual Action Plan, which can be viewed during the public comment period at City Hall, 711 S. Euclid Street, Alhambra, CA 91801-2215, or online at www.cityofalhambra.org/cdbg. The public comment period will be from October 26, 2015 (5:00 P.M.) through Monday, November 23, 2015 (5:00 P.M.).

1. ALMOND PARK REHABILITATION PROJECT
   Staff is seeking authorization to allocate funding for rehabilitation of the Almond Park sidewalk system, athletic field surfacing at Almond Park, Elysian Park and surrounding area, and installation of rubberized play surfacing, equipment, and Almond Park field lighting. The City intends to use up to $30,000 of unallocated program income to implement these projects.

2. CROSSTOWN TEST PROJECT
   Staff is seeking authorization to allocate funding for construction of a pedestrian crossing at the intersection of 1st Street and Cesar Chavez Avenue. This project will include improved pedestrian lighting, improved sidewalk and curbs, and ADA accessible ramps.

3. HOMELESS OUTREACH SERVICES PROGRAM
   Staff is seeking authorization to allocate funds to provide outreach services and case management to the homeless population by December 31, 2015. The City intends to use up to $50,000 of unallocated program income to implement this program.

4. LENDERS PROGRAM
   Staff is seeking authorization to allocate funds to provide educational services and case management to the homeless population by December 31, 2015. The City intends to use up to $50,000 of unallocated program income to implement this program.

5. INCREASE FUNDING TO THE CDBG HOUSING REHABILITATION PROGRAM
   Staff is seeking authorization to allocate $30,000 of unallocated program income to the CDBG Housing Rehabilitation Program for the fiscal years 2016-2017.
Annual Action Plan

San Gabriel Valley Newspaper Group
Valley Tribune-Star-News/Daily News/HIGHLANDER

10/03/16 3:29 AM

Page 4

Advocating Order Confirmation

As part of the Annual Action Plan, the City of Alhambra is seeking funding to increase the HOME Program to $5,000,000 to provide assistance to homeowners. Funds will be used to provide loans to homeowners to meet the Housing Program's Title III objectives. The program is designed to help homeowners meet the needs of their families. Funds will be used to provide loans to homeowners, including those who are 62 years of age or older, and to provide assistance to homeowners who meet the Title III of the Housing Program's objectives.

INCREASE FUNDING TO THE HOME REHABILITATION PROGRAM
Funds to be used to provide assistance to homeowners. Funds will be used to provide loans to homeowners to meet the Housing Program's Title III objectives.

Specific details and documents concerning the proposed Amendment to the City of Alhambra’s 2016-2017 Annual Action Plan requiring the HUD to approve the plan to be forwarded to the Management Services Department, Alhambra City Hall, by the city clerk. Any person wishing to be heard on this matter is invited to attend the public hearing on the plan at the City Council of the City of Alhambra, 111 S. First St., Alhambra, CA 91801, on Friday, November 6, 2015, 5:00 p.m., at the City Manager's Office, 111 S. First St., Alhambra, CA 91801. For more information, contact the City of Alhambra, 111 S. First St., Alhambra, CA 91801, at (626) 539-9243 or send an email to info@alhambra.ca.gov or visit the City of Alhambra website at www.alhambra.ca.gov.

RELEASE OF FUNDS
Upon approval of the City of Alhambra’s 2016-2017 Annual Action Plan, funds will be released to the HUD Los Angeles Field Office for the release of funds.

The activities proposed are exempted under HUD regulations at 24 CFR Part 92 and Part 86.6, and the Environmental Policy Statement (EPS) is not required. An Environmental Impact Review (EIR) shall be prepared as required by the California Environmental Quality Act (CEQA) for any activity that is not specifically exempted from CEQA.

The City of Alhambra certifies to the HUD Los Angeles Field Office that Federal and State requirements for environmental protection are being met. The City of Alhambra certifies that the project satisfies the requirements of the Federal regulations and the City of Alhambra certifies that the project satisfies the requirements of the State regulations.

OBJECTIONS TO RELEASE OF FUNDS
The City of Alhambra’s Annual Action Plan will receive objections to its release of funds and the City of Alhambra’s certification for a period of fifteen (15) days following the date of publication of the City of Alhambra’s certification. If any objections are filed within this period, the City of Alhambra’s certification will be suspended pending a review by the City of Alhambra.

The City of Alhambra’s Annual Action Plan will receive objections to its release of funds and the City of Alhambra’s certification for a period of fifteen (15) days following the date of publication of the City of Alhambra’s certification. If any objections are filed within this period, the City of Alhambra’s certification will be suspended pending a review by the City of Alhambra.

MARK YOKOCYAMA
City Manager
City of Alhambra

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

Annual Action Plan
FY 2016-2017

A-9
AVISO DE AUDIENCIA PÚBLICA Y REVISIÓN DE 30 DÍAS
INTENCIONES PARA SOLICITUD DE LIBERAR FONDOS
AVISO NO. 2NM1-143
AVISO DE PROYECTO DE ENMIENDA No. 1
PARA EL PLAN DE ACCIÓN FISCAL DE LA CIUDAD PARA EL AÑO FISCAL 2016-2017

POR MEDIO DE LA PRESENTE SE DA AVISO que la Ciudad de Alhambra está solicitando comentarios del público con respecto a la reprogramación y utilización propuesta de los fondos de CDBG y VBA en la Enmienda No. 1 al Plan de Acción de la Ciudad, que puede encontrar durante el periodo de audiencias públicas en el Ayuntamiento. Biblioteca Pública de Alhambra y el sitio web de la Ciudad en www.ciudaddealhambra.org. El periodo de audiencias públicas será hasta las 5:00 p.m. del viernes 8 de abril de 2016 hasta el viernes 8 de abril de 2016 (200 pm), de conformidad con las leyes establecidas por la presentación del Departamento Federal de Vivienda y Desarrollo Urbano (HUD). Los comentarios también serán recibidos en la sede.

TAMBIÉN SE DA AVISO que el 14 de noviembre de 2016 a las 7:00 PM, el ayuntamiento celebrará una audiencia pública sobre la propuesta de Primera Enmienda al Plan de Acción 2016-17 de la Ciudad de Alhambra, para recibir comentarios sobre los cambios propuestos.

PRIMERA ENMIENDA AL PLAN DE ACCIÓN ANUAL 2016-2017- PROGRAMAS CDBG Y HOME:
1. IMPLEMENTACIÓN DE ACCIONES DE SOSTENIMIENTO Y MANTENIMIENTO
El personal está buscando autorización para asignar los fondos para el periodo de 2016-2017, para la contratación de servicios de mantenimiento y reparación de la infraestructura, y la limpieza de la misma.

2. PROYECTO DE REHABILITACIÓN DE ALMANSOR PARK
El personal está buscando la autorización para utilizar los fondos para la modernización de Almansor Park, incluyendo la instalación de nuevas áreas de juegos, el mantenimiento de la infraestructura y la limpieza del parque.

3. PROYECTO DE SEGURIDAD EN PAISAJE
El personal está buscando la autorización para asignar los fondos para la mejora de seguridad en el parque, incluyendo la instalación de nuevas áreas de juegos y la mejora de la infraestructura.

4. PROYECTO DE CALLES, AGUAS Y RAMPS de ABA
El personal está buscando la autorización para asignar los fondos para la mejora de la infraestructura, incluyendo la instalación de nuevas áreas de juegos y la mejora de la infraestructura.

Los proyectos antes mencionados se financiarán con fondos de los programas CDBG y HOME.

5. PROGRAMA DE SERVICIOS DE ALCANCE PARA PERSONAS SIN HOGAR
El personal está buscando la autorización para utilizar los fondos para proporcionar servicios a personas sin hogar en la comunidad.

6. INCREMENTAR EL FINANCIAMIENTO AL PROGRAMA DE REHABILITACIÓN DE VIVIENDA DE CDBG
El personal está buscando la autorización para incrementar los fondos para la rehabilitación de viviendas de la comunidad, para mejorar la calidad de vida de las personas.

Liberación de Fondos

La Oficina de Los Ángeles de HUD entregará una orden de liberación de fondos a la Ciudad de Alhambra para el proyecto de rehabilitación de viviendas de la comunidad. La Ciudad de Alhambra debe seguir los siguientes pasos para liberar los fondos:

1. Realizar una auditoría de la comunidad para determinar la necesidad de rehabilitación.
2. Presentar una solicitud de liberación de fondos a HUD.
3. Obtener la aprobación de HUD.

La Ciudad de Alhambra puede utilizar los fondos para mejorar la calidad de vida de las personas y mejorar la infraestructura de la comunidad.

MARK YOKOYAMA
ADMINISTRADOR DE LA CIUDAD
Ciudad de Alhambra
111 S. First Street
Alhambra, CA 91801

Aviso No. 2NM1-143
30 de septiembre de 2016
Publicado en el diario de octubre de 2016
Pamela Van Ness, La Opinion, World News
Annexure: OMB Control No: 2506-0117 (exp. 07/31/2015)

**Annual Action Plan FY 2016-2017**

**First Amendment to the 2012 Annual Action Plan**

1. Purpose

The purpose of this amendment is to align the action plan with the following:

   - Annual Action Plan FY 2016-2017
   - OMB Control No: 2506-0117 (exp. 07/31/2015)

2. Action Items

   - Increase funding for item A
   - Reduce funding for item B
   - Implement new policy C

3. Timeline

   - Item A: January 1 - December 31, 2016
   - Item B: February 1 - June 30, 2016
   - Policy C: July 1, 2016 - Ongoing

4. Budget

   - Total budget for the plan: $1,200,000
   - Item A: $500,000
   - Item B: $300,000
   - Policy C: $400,000

5. Monitoring and Evaluation

   - Monitor progress quarterly
   - Evaluate outcomes annually

6. Update

   - Update the action plan annually
   - Submit plan to OMB by March 15 of each year

---

**Notes:**

- This amendment is intended to reflect changes in the organization's strategic priorities.
- The budget allocations were revised to reflect new financial realities.
- Key stakeholders have been consulted and incorporated into the planning process.

---

**Signature:**

[Signatory]

[Date]

[Organization Name]
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.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –
   
   (a) The dangers of drug abuse in the workplace;
   (b) The grantee's policy of maintaining a drug-free workplace;
   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
   
   (a) Abide by the terms of the statement; and
   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

   (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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.

________________________    _____________
Mary Swink      Date

City Manager
Title
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) 2014-2015, 2015-2016 and 2016-2017 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.

_________________________________    _____________
Mary Swink       Date

___________________
City Manager

Annual Action Plan
FY 2016-2017

OMB Control No: 2506-0117 (exp. 07/31/2015)
Optional Certification - CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c): The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

____________________   __________________
Signature/Authorized Official    Date

____________________
Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If 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.

________________________   _____________
Mary Swink     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.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

<table>
<thead>
<tr>
<th>City of Alhambra</th>
</tr>
</thead>
<tbody>
<tr>
<td>111 S. First Street</td>
</tr>
<tr>
<td>Alhambra, CA 91801</td>
</tr>
</tbody>
</table>

Check ✓ if there are workplaces on file that are not identified here.

Annual Action Plan
FY 2016-2017
The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).
Appendix D: Standard Forms (SF 424)

See forms on the following pages.
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.