City of Alhambra

FY 2022-2023 Annual Action Plan
(July 1, 2022 through June 30, 2023)

April 2022

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

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

1. Introduction

Located in the San Gabriel Valley, Alhambra is a densely developed urban community encompassing 7.6 square miles. The City is known as the “Gateway to the San Gabriel Valley.” According to the 2020 U.S. Census Bureau, the City had a population of 82,868 persons as of July 2021. Minorities (predominantly Asians and Hispanics) are the majority in Alhambra, comprising almost 87 percent of the population. Approximately 54 percent of the City’s households earned 80 percent or less of the County Area Median Income (AMI), according to the most recent data released by the Department of Housing and Urban Development (HUD) based on 2014-2018 American Community Survey estimates.

This document constitutes the City of Alhambra's second year Annual Action Plan to implement its Five-Year Consolidated Plan (FY 2020 – FY 2024) for the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. This FY 2022 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, 2022 through June 30, 2023.

The HCDA will conduct a meeting on May 2, 2022 to discuss the Draft FY 2022-2023 Action Plan, which will be released for a 30-day public review on April 22, 2022.

2. Summarize the objectives and outcomes identified in the Plan

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

Goal: Provide Decent and Affordable Housing

- High Priority: Conserve and Improve Existing Affordable Housing
- High Priority: Support Housing Code Enforcement Services
- High Priority: Support New Affordable Housing Opportunities
- High Priority: Promote Equal Housing Opportunity

Goal: Provide Decent Living Environment through Neighborhood Improvements and Community Services

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

Goal: Effective and Efficient Management of CPD Grants

- Priority: Provide for Planning and Administration Activities

3. Evaluation of past performance

As of the writing of this Action Plan, the City has not yet completed its second year of implementing the FY 2020 – FY 2024 Consolidated Plan, as the fiscal year ends on June 30, 2022. Services and programs during FY 2021 have also been disrupted by the pandemic. The City focused much of its financial and staff resources in addressing immediate needs resulting from the pandemic.

During FY 2020 (July 1, 2010 through June 30, 2021), the City achieved the following:

- **Housing Rehabilitation Program**: During FY 2020-2021, three households were assisted with both HOME and CDBG funds for rehabilitation assistance. As of March 2022, four projects were in the construction process and one was completed for both the Major and Minor Rehabilitation Programs.

- **New Affordable Housing Construction/Opportunities - CHDO**: As of July 2021, the City continued to set aside at least 15 percent of its entitlement to CHDO reserve. However, the City has been banking its CHDO funds so that sufficient funds will become available to pursue a project.

- **Code Enforcement**: Overall, 825 code violations were investigated, of which 489 violations (59 percent) were located in low and moderate income areas. Code enforcement staff made 262 referrals to the Housing Rehabilitation Program, all were for properties in the low and moderate income areas. As of February 2022, 510 code violations were investigated, of which 333 violations (65 percent) were located in low and moderate income areas.

- **Fair Housing Services**: In FY 2020-2021, the Housing Rights Center served 333 clients from Alhambra. Nearly all clients (94 percent) called for general housing services and about six percent required assistance with housing discrimination.

- **Senior Case Management**: Case management services include: case management of individual clients, targeting low income ethnic minorities (Chinese and Hispanic) and disabled seniors living alone, and in-home services, targeting low income frail elderly. In FY 2020-2021, the Case Management program served 84 new clients, made 851 telephone reassurance calls, and delivered 3,889 meals.

- **Capital Improvement Planning**: The FY 2020-2021 Action Plan did not include any infrastructure improvement projects.

- **Planning and Administrative**: The City continued to implement housing and community development programs with CDBG and HOME funds during FY 2020-2021.
CDBG-CV
The City received a total of $1,422,465 in CDBG-CV funds to address emergency needs associated with COVID-19 – CDBG-CV1 $596,568 and CDBG-CV3 $825,897. As of August 31, 2021, the City has expended the majority of these funds for the following:

- COVID-19 Testing: The City conducted COVID testing for 1,599 persons for $290,000 in CDBG-CV1 funds and $10,800 in available unused CDBG funds.
- Housing Assistance: The City expended $300,000 in CDBG-CV1 for housing assistance for 200 households at $1,500 each. The City then increased the amount of assistance by $1,500 to the existing 200 households and processed additional applications for assistance using the entire CDBG-CV3 allocation. To date, the City has processed a total of 435 applications for assistance using CDBG-CV1 and CV-3 funds, leveraging with State CARES Act funding in the amount of $300,000.
- Senior Meals: The City used $6,568 CDBG-CV1 funds to provide 1,000 meals for seniors in response to the pandemic.

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 will conduct a public meeting on May 2, 2022, 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 meeting will be held in-person. A 30-day public review of the Draft Action Plan will be provided from April 22 through May 23, 2022. There will be a public hearing with City Council on May 23, 2022.

5. **Summary of public comments**
The HCDA will conduct a meeting on May 2, 2022 to receive public comments on the Draft Action Plan.

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

7. **Summary**
TBD
AP-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. The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Assistant City Manager, under the direction of the City Manager.

Consolidated Plan Public Contact Information

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

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

1. Introduction

The City of Alhambra consulted with key City departments in the development of the FY 2022-2023 Action Plan including: Community Development (Code Enforcement and Housing); Public Works; Parks and Recreation (Senior Case Management); and Police. Information was also collected from other public and nonprofit agencies such as the Housing Rights Center. Copies of the draft Action Plan were available during the 30-day public review.

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

In preparing the FY 2022-2023 Action Plan, the City of Alhambra incorporated the information contained in the Five-Year Consolidated Plan Needs Assessment, which was developed after consultation with a wide range of service providers and community stakeholders that represented the interest of persons with special needs and low and moderate income households. Specifically, the outreach list for the Consolidated Plan consisted of more than 120 agencies, including:

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

The City will continue to consult with the public and nonprofit agencies to address the housing and community development needs in the City. Staff will continue to participate on local and regional boards on issues related to the homeless.
Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

LAHSA estimates that 46 homeless persons are located in the City, according to the 2020 Point-in-Time Count (14 sheltered and 32 unsheltered). LAHSA postponed its 2022 Point-in-Time Count to the end of February 2022 and results were not available as of the writing of this Action Plan. The City recognizes that many agencies in the Continuum of Care system provide services to homeless persons in the San Gabriel Valley. The City’s strategy is to focus resources on the at-risk homeless, specifically the elderly and frail elderly with limited resources.

Furthermore, the Alhambra Police Department maintains a resource list and provides referrals to the homeless to receive assistance from agencies and organizations in the Continuum of Care system. Specifically, the Alhambra Police Department has a full-time mental health clinician (from the County Mental Health Services Department) who rides along in the field with a corporal. The clinician works with the homeless to place them in psychiatric facilities, help locate their families, reunite them with family, reserve them space at shelters, and connect them with service providers, etc. The clinician assists with any other mental health issues in the schools, domestic calls, etc. The City will continue to partner with the County Mental Health Services Department to assist the homeless in obtaining more permanent housing arrangements and other supportive services.

Through cooperative relationships with nonprofit organizations, such as the Housing Rights Center (HRC), the Los Angeles Homeless Service Authority (LAHSA), and the Greater Pasadena Housing and Homeless Network, the City provides referrals and assistance to homeless individuals. The Los Angeles Center for Alcohol and Drug Abuse is the new provider contracted by the City to provide homeless support services and case management, including shelter assistance over the 2020-2024 Consolidated Plan period.

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

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

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

<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</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Consultation?</td>
<td></td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted.</strong></td>
<td>HACoLA was contacted to obtain information on current voucher use in Alhambra.</td>
</tr>
<tr>
<td><strong>What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Housing Rights Center</th>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Service-Fair Housing</td>
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<td>What section of the Plan was addressed by</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Consultation?</td>
<td></td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted.</strong></td>
<td>The Housing Rights Center provided records of fair housing services for Alhambra residents.</td>
</tr>
<tr>
<td><strong>What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of San Marino</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Other Government – City</td>
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<tr>
<td>What section of the Plan was addressed by</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Consultation?</td>
<td>Homelessness Strategy</td>
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<tr>
<td></td>
<td>Economic Development</td>
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<tr>
<td></td>
<td>Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted.</strong></td>
<td>The City of Alhambra coordinated with San Marino to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
</tr>
<tr>
<td><strong>What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of San Gabriel</th>
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</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</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Consultation?</td>
<td>Homelessness Strategy</td>
</tr>
<tr>
<td></td>
<td>Economic Development</td>
</tr>
<tr>
<td></td>
<td>Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted.</strong></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>
<tr>
<td><strong>What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
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<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</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Consultation?</td>
<td>Homelessness Strategy</td>
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<td></td>
<td>Economic Development</td>
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<td>Other: Traffic/Infrastructure Improvements</td>
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<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted.</strong></td>
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<tr>
<td><strong>What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
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<tr>
<td>Agency/Group/Organization</td>
<td>City of Rosemead</td>
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<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</td>
</tr>
<tr>
<td></td>
<td>Homelessness Strategy</td>
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<tr>
<td></td>
<td>Economic Development</td>
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<tr>
<td></td>
<td>Other: Traffic/Infrastructure Improvements</td>
</tr>
<tr>
<td>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>The City of Alhambra coordinated with Monterey Park to address issues of regional importance, including traffic/infrastructure improvements, homelessness, affordable housing, public safety, and economic development.</td>
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<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>County Public Health Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency</td>
</tr>
<tr>
<td></td>
<td>Other Government – County</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless Special Needs</td>
</tr>
<tr>
<td></td>
<td>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>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Health Agency</td>
</tr>
<tr>
<td></td>
<td>Other Government – County</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs – Chronically Homeless</td>
</tr>
<tr>
<td></td>
<td>Homeless Needs – Families with Children</td>
</tr>
<tr>
<td></td>
<td>Homeless Needs – Veterans</td>
</tr>
<tr>
<td></td>
<td>Homeless Needs – Unaccompanied Youth</td>
</tr>
<tr>
<td></td>
<td>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>
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<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Healthy Agency</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>Agency/Group/Organization Type</td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>The City</td>
<td></td>
</tr>
<tr>
<td>YMCA of San Gabriel Valley</td>
<td>Services – Children</td>
</tr>
<tr>
<td>Alhambra Unified School District</td>
<td>Services – Education</td>
</tr>
<tr>
<td>State Department of Housing and Community Development</td>
<td>Other Government – State</td>
</tr>
<tr>
<td>Union Station Homeless Services</td>
<td>Continuum of Care</td>
</tr>
<tr>
<td>Los Angeles Housing Services Authority (LAHSA)</td>
<td>Continuum of Care</td>
</tr>
<tr>
<td>Los Angeles Housing Services Authority (LAHSA)</td>
<td>Continuum of Care</td>
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<tr>
<td>Los Angeles Housing Services Authority (LAHSA)</td>
<td>Continuum of Care</td>
</tr>
</tbody>
</table>
What section of the Plan was addressed by Consultation?

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

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

The City made diligent and good faith efforts to conduct an inclusive outreach program. No specific types of relevant agencies were excluded from the process. Through the announcements in Around Alhambra newsletter, street banners, and city website, the City has solicited the participation of the community and agencies and organizations serving the community. For this Action Plan, the City will publish a notice on the City’s website 30 days before the May 23 City Council Public Hearing. The Draft Action Plan will be available for public review will be available from April 22 to May 23, 2022.

**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>LAHSA estimates that 46 homeless persons are located in the City during the 2020 Point-in-Time Count. The City recognizes that many agencies in the County provide services to homeless persons in the San Gabriel Valley. The City’s strategy is to focus resources on the at-risk homeless, specifically the elderly and frail elderly with limited resources. LAHSA postponed its 2022 Point-in-Time Count to the end of February 2022 and results were not available as of the writing of this Action Plan.</td>
</tr>
<tr>
<td>Continuum of Care</td>
<td>LA CADA Homeless Outreach Services</td>
<td>The Los Angeles Center for Alcohol and Drug Abuse (LA CADA) administers the City’s Homeless Outreach Services program, which provides outreach, shelter, rapid-rehousing, case management, and supportive services for homeless persons from Alhambra. The City coordinates with LACADA monthly to assess homeless needs and program performance.</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 notice on City website and newspaper;
- Public meeting before the HCDA;
- Public Review of Draft Documents; and
- Public Hearing before the City Council.

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

Citizen Participation Outreach
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Meeting</td>
<td>Minorities</td>
<td>HCDA will conduct a hearing on May 2, 2022</td>
<td>See Appendix A.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
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<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>City Council will have a hearing to review the Action Plan on May 23, 2022.</td>
<td>See Appendix A.</td>
<td></td>
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<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
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<td></td>
<td></td>
<td>Non-targeted/broad community</td>
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<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>Website and Newspaper Noticing</td>
<td>Minorities</td>
<td>Notice of draft documents and hearing will be published on City website and newspaper.</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td></td>
</tr>
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<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
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<td>Non-targeted/broad community</td>
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<tr>
<td>4</td>
<td>Public Review</td>
<td>Minorities</td>
<td>A 30-day review of the Draft Action Plan will be provided between April 22 and May 23, 2022.</td>
<td>See Appendix A.</td>
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<td></td>
<td></td>
<td>Non-English Speaking - Specify other language: Spanish and Chinese</td>
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<td></td>
<td></td>
<td>Non-targeted/broad community</td>
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</tbody>
</table>

Table 4 – Citizen Participation Outreach
Expected Resources

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

Introduction

As of the writing of this Action Plan, the FY 2022-2023 allocation has not been released and funding allocation is based on FY 2021-2022 year. The City of Alhambra is a CDBG and HOME entitlement jurisdiction and is expecting to receive $982,207 in CDBG funds and $569,254 in HOME funds for FY 2022 (based on FY 2021-2022 allocation).

In the event there is an increase or decrease in the final award of funds for CDBG or HOME, the difference shall be applied to the Home Improvement Program (Minor for CDBG or Major for HOME) after adjusting the amounts to Administration and Public Services to the maximum caps allowed under the final award amount.

Priority Table

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 5</th>
<th>Expected Amount Available Remainder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public - Federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>Annual Allocation: $982,207 Program Income: $0 Prior Year Resources: $0</td>
<td>Total: $982,207</td>
<td>$0</td>
</tr>
<tr>
<td>CDBG</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$3,000,000</td>
</tr>
<tr>
<td></td>
<td>Public - Federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership</td>
<td>Annual Allocation: $569,254 Program Income: $0 Prior Year Resources: $0</td>
<td>Total: $569,254</td>
<td>$0</td>
</tr>
<tr>
<td>HOME</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,800,000</td>
</tr>
</tbody>
</table>

Table 5 - Expected Resources – Priority 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 Los Angeles County Development Authority (LACDA) administers the local Section 8 Housing Choice Voucher Rental Assistance Program for Alhambra residents, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants.

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

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

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

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

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

The City may utilize HOME funds to acquire and rehabilitate housing units and resell to income-eligible households as affordable housing. In 2019, the City acquired and rehabilitated a unit located at 910 Benito Avenue. The two-bedroom/one-bathroom single-family home was substantially rehabilitated and expanded to a three-bedroom/two-bathroom home. The unit was resold through the now-suspended First-Time Homebuyer Program. Currently, the City does not own any land or property that was purchased with CDBG or HOME funds. If appropriate properties are identified, the City will utilize HOME funds to acquire and/or rehabilitate the units. For-sale units developed through the City’s affordable housing program will continue to be offered to income-qualified homebuyers utilizing the established First-Time Homebuyer Program guidelines.
### Annual Goals and Objectives

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

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
</table>
| 1          | Provide Decent and Affordable Housing               | 2020       | 2024     | Affordable Housing                 |                 | Conserve and Improve existing Affordable Housing Support New Affordable Housing Opportunities Promote Equal Housing Opportunity Support Code Enforcement Services | CDBG: $638,435 HOME: $512,329   | Homeowner Housing Added: 1 Household Housing Unit  
Homeowner Housing Rehabilitated: 10 Household Housing Unit  
Housing Code Enforcement/Foreclosed Property Care: 350 Household Housing Unit |
| 2          | Provide Decent Living Environment                    | 2020       | 2024     | Non-Homeless Special Needs        | Non-Housing Community Development | Provide Community and Supportive Services                                   | CDBG: $147,331                   | Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted |
| 3          | Effective and Efficient Management of CPD Grants    | 2020       | 2024     | Affordable Housing Non-Homeless   | Special Needs Community Development | Provide for Planning and Administration Activities Promote Equal Housing Opportunity | CDBG: $196,441 HOME: $56,925    |                                                                                  |

Table 6 – Goals Summary
Goal Descriptions

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Provide Decent and Affordable Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goal Name</td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td>Goal Name</td>
<td>Effective and Efficient Management of CPD Grants</td>
</tr>
</tbody>
</table>

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

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

| Goal Description | A core staff from the City Manager's Office and Development Services Department implements the CDBG and HOME programs. City staff works to comply with all planning and monitoring requirements of these programs, ensuring the effective use of these funds to address the housing and community development needs in the City. |

Table 7 – Goal Descriptions

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

All households to be assisted with rehabilitation assistance will meet HOME definitions of affordable housing.
**AP-35 Projects – 91.220(d)**

**Introduction**

With limited funding, the City is targeting its FY 2022-2023 CDBG and HOME funds on a few programs:

- Housing Rehabilitation Program (Minor and Major Housing Rehabilitation)
- CHDO Reserve for Affordable Housing
- Senior Case Management Services
- Code Enforcement
- Program Administration/Fair Housing Services

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

**Table 8 – Project Information**

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

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

As previously stated, the key obstacle to addressing the underserved needs is the lack of funding. Close to 60 percent of the households in Alhambra are renter-households, a proportion much higher than most communities in the San Gabriel Valley. While many Alhambra renters aspire to become homeowners, the City does not have adequate funds to operate a robust Homebuyer Assistance program. Beginning 2020, the City has suspended its First-Time Homebuyer Program.

No capital improvement projects are identified for funding with the City's FY 2022-2023 CDBG allocation. However, if program income or other unspent funding becomes available, the City may use CDBG funds for capital projects in low and moderate income areas.
## Projects

### AP-38 Projects Summary

#### Project Summary Information

<table>
<thead>
<tr>
<th>Table 9 – Project Summary</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Housing Rehabilitation Program (CDBG and HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Conserve and Improve existing Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $288,435 HOME: $426,941</td>
</tr>
<tr>
<td>Description</td>
<td>The Housing Rehabilitation program budget for FY 2022-2023 consists of $288,435 in CDBG funds and $426,941 in HOME funds. This program is separated into two components: 1) Minor Rehabilitation Deferred Loan, which will utilize CDBG funds, where the total costs of improvements and &quot;soft costs&quot; associated with the rehabilitation to the property is less than $50,000. Program delivery costs are included in these funding levels. Staff charges for program delivery will be directly charged by itemized timescard. 2) Major Rehabilitation Deferred Loan, which will utilize HOME funds, where the total development costs for the improvements to the property exceed $50,000. Eligible properties must have an after-rehabilitation home value that does not exceed 95 percent of the area median purchase price. Program delivery costs are included in these funding levels.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2023</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>At this funding level, the City anticipates assisting six low and moderate income households under the Minor Housing Rehabilitation component and one household under the Major Housing Rehabilitation component.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Assistance is to be provided citywide to income-qualified households on a first-come-first-serve basis.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Rehabilitation of seven owner-occupied housing units. Based on local market data, the City is petitioning to utilize higher sales limits for the City’s housing programs. Refer to Appendix F for details.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>CHDO Reserve (HOME)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Support New Affordable Housing Opportunities</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $85,388</td>
</tr>
<tr>
<td>Description</td>
<td>The City will set aside 15 percent of its FY 2022-2023 HOME allocation as CHDO Reserve for affordable housing development. The City will pursue projects in the upcoming year(s).</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2023</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>No project is identified yet. At this funding level, the City anticipates one unit to be achieved, potentially also utilizing funding from prior years.</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>
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<td>-------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>Code Enforcement (CDBG)</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>Provide Decent and Affordable Housing</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Support Code Enforcement Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $350,000</td>
</tr>
</tbody>
</table>

**Description**

During the program year, the Code Enforcement Division will continue to receive and investigate complaints. Some of these complaints will be in areas identified as low and moderate income areas. Once a complaint is received, it will be confirmed and the violators notified. In addition, the Code Enforcement staff will observe code violations. The program is eligible under Low/Mod Area Benefit. The Low/Mod Target Area meets the required definition for code enforcement in Section 570.202(c) of the Code of Federal Regulations (CFR). CDBG-funded code enforcement activities will focus on the correction of building code violations. Officers’ time spent in the Target Area will be charged by itemized timecard. CDBG supplements approximately 20 percent of the overall Code Enforcement budget. Code Enforcement activities include a Proactive Rental Inspection (PRI) Program. The PRI Program is intended to ensure properties do not become blighted by addressing housing conditions proactively. PRI helps protect tenants, who may not know about tenant protections or code enforcement. The PRI program relieves tenants of the burden of having to force landlords to make repairs. The PRI program consists of: 1. Verification of Business License with the City to ensure full inventory of rental units. 2. Self-Certification and Periodic Inspections to ensure housing is maintained. 3. Property Enforcement of failed inspections to ensure compliance.

**Target Date**

6/30/2023

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

The City anticipates assisting 350 residential properties with code enforcement services.

**Location Description**

This program is offered citywide. However, the CDBG-funded component is funded based on itemized timecard on time spent within the Target Areas (low and moderate income areas) and their involvement with qualified projects that are referred to the housing programs.

**Planned Activities**

Planned goals of the program are:

- 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 rights-of-way.
- Investigate 500 code violations and refer 350 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><strong>Target Area</strong></td>
<td>Provide Decent Living Environment</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Provide Community and Supportive Services</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $147,331</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 2022-2023. 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>
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</tr>
<tr>
<td>Target Date</td>
<td>6/30/2023</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>
<tr>
<td>Planned Activities</td>
<td>Goals for the Program:</td>
</tr>
<tr>
<td></td>
<td>• Provide Case Management services to an average of five new clients per month.</td>
</tr>
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<td></td>
<td>• Close four cases per month and distribute a client satisfaction survey to each Case Management client upon completion of their case and evaluate all returned surveys quarterly and report results to Director of Community Services.</td>
</tr>
<tr>
<td></td>
<td>• Distribute client satisfaction survey to each Case Management client, prepare analysis to determine program effectiveness and how to better serve the client and report the findings to the Director of Community Services.</td>
</tr>
<tr>
<td></td>
<td>• Provide 300 freshly prepared Home Delivered Meals (meals on wheels) per month to homebound older adults in Alhambra.</td>
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<td></td>
<td>• Recruit one additional volunteer to administer the Telephone Reassurance Program and provide telephone calls to 25 clients per week.</td>
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<td></td>
<td>• Provide a voluntary donation envelope to each Case Management client as a confidential avenue for the client to make a donation and to increase revenue.</td>
</tr>
<tr>
<td></td>
<td>• Outreach to at least two local service agencies or providers per month to establish and maintain collaborative relationships for services and resources which will assist clients to live independently in their homes.</td>
</tr>
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<td></td>
<td>• Maintain a registry of at least forty home care workers and provide referrals to at least three clients per month.</td>
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<td></td>
<td>• Administer a satisfaction survey for home care registry clients to determine their level of satisfaction.</td>
</tr>
<tr>
<td></td>
<td>• Provide four outreach presentations per year to local agencies or groups to inform the community of existing services and outreach to potential case management clients.</td>
</tr>
<tr>
<td>Project Name</td>
<td>Fair Housing (CDBG)</td>
</tr>
<tr>
<td>Target Area</td>
<td>5</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>
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</tr>
<tr>
<td>Target Date</td>
<td>6/30/2023</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.</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>
<tr>
<td>Funding</td>
<td>CDBG: $171,441 HOME: $56,925</td>
</tr>
<tr>
<td>Description</td>
<td>A total of $168,589 in CDBG funds and $56,925 in HOME funds from the FY 2022-2023 allocations will be used for the implementation of the CDBG and HOME programs, respectively. Funds will be used to cover costs for salaries, services, supplies, and general overhead.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2023</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Location Description</td>
<td>The CDBG and HOME programs, implemented out of City Hall at 111 S. First Street, are delivered by the Assistant City Manager and Director of Development Services, under the direction of the City Manager.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City will implement the CDBG and HOME programs in compliance with all applicable regulations and requirements, including planning, reporting, and monitoring.</td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution – 91.220(f)

<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 FY 2022-2023. In addition, the CHDO Reserve may be used to create one affordable housing unit.

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

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

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

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion
The City's housing programs are not targeted for special needs groups. However, some senior households are assisted under the Housing Rehabilitation Program.

AP-60 Public Housing – 91.220(h)

Introduction
No public housing projects are located in Alhambra.

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

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

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

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

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

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

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

According to LAHSA’s Point-in-Time Homeless Count in 2020, Alhambra had a very small homeless population, estimated at 46 persons (32 unsheltered and 14 sheltered). The Alhambra Police Department is familiar with the homeless population in the City and maintains a resource directory for referring homeless persons in need of assistance. Specifically, the Alhambra Police Department has a full-time 40-hour a week mental health clinician (from the County Mental Health Services Department) who rides along in the field with a corporal. The clinician works with the homeless to place them in psychiatric facilities, help locate their families, reunite them with family, reserve them space at shelters, and connect them with service providers, etc. The clinician assists with any other mental health issues in the schools, domestic calls, etc. The City will continue to partner with the County Mental Health Services Department to assist the homeless in obtaining more permanent housing arrangements and other supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

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

**Discussion**

See discussions above.

**AP-75 Barriers to affordable housing – 91.220(j)**

**Introduction**

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

Housing Element Compliance: Alhambra maintains a Housing Element as part of its state-required General Plan. The Housing Element provides estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low and moderate income households. A key component of the Housing Element is a review of the extent to which government policies act as barriers to housing development (and especially affordable housing development) and the jurisdiction’s commitment to eliminating or mitigating the barriers. Pursuant to the 2013-2021 Housing Element, the City amended its Zoning Ordinance to address the provision of emergency shelters, transitional housing, and supportive housing. The City adopted its Housing Element for the 2021-2029 planning period on February 2022. The new Housing Element focuses on expanding housing production. The Draft Housing Element for 2021-2029 has been submitted to the State for review and certification.

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

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

Discussion
See discussions above.

AP-85 Other Actions – 91.220(k)

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

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

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

**Actions planned to reduce lead-based paint hazards**

Lead-based paint abatement is fully integrated into the City's Housing Rehabilitation Program. The City's Code Enforcement staff will continue to provide information of lead-based paint hazards and resources for abatement to residents. Such information is also available at public counters.

**Actions planned to reduce the number of poverty-level families**

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

**Actions planned to develop institutional structure**

City staff will continue to consult with HUD staff and attend HUD trainings in order to better craft CDBG and HOME programs that can be delivered in a cost-effective manner.

**Actions planned to enhance coordination between public and private housing and social service agencies**

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

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

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

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The amount of urgent need activities</td>
<td>0</td>
</tr>
<tr>
<td>2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</td>
<td>100.00%</td>
</tr>
</tbody>
</table>
HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

No other forms of investment are intended.

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

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

The City enforces the following recapture provisions.

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

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

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

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

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

The City does not anticipate using HOME funds to acquire units during FY 2022-2023. 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, 2022

HCDA will conduct a public meeting on May 2, 2022 to review the Draft Action Plan for FY 2022-2023.

Public Comments Received

Public Review

The Draft Consolidated Plan and Action Plan will be available for 30-day public review commencing on April 22, 2022 through May 23, 2022.

Public Comments Received

Public Hearing

The City Council will conduct a public hearing on May 23, 2022 to consider the Draft Action Plan for FY 2022-2023.

Public Comments Received
Appendix B: CDBG Target Area
Appendix C: Certifications
Appendix E: Funding Application Process

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

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

Program information, including program guidelines and applications, is available on the City’s website and can be obtained from the City’s Development Services/Housing Division in person.
Appendix F: HOME 95% Determination Checklist
STATE OF CALIFORNIA

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

May 13

all in the year 2022

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

Dated at Los Angeles, California, this 13 day of May, 2022

______________________________
Signature
CITY OF ALHAMBRA
ADMIN SERV, 111 S. FIRST STREET
ALHAMBRA, California 91801

FILE NO. 0011536110
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles County

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of PASADENA STAR-NEWS, a newspaper of general circulation for the City of Pasadena by the Superior Court of the County of Los Angeles County, State of California, on the date of June 22, 1927, Case Number 223647. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/13/2022

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

Executed at Pasadena, California
On this 13th day of May, 2022.

Eva Almeida
Signature
Application for Federal Assistance SF-424

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

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

* 3. Date Received: 

* 4. Applicant Identifier: 

   k-22-wc-06-0501

5a. Federal Entity Identifier: 

5b. Federal Award Identifier: 

State Use Only:

6. Date Received by State: 

7. State Application Identifier: 

8. APPLICANT INFORMATION:

* a. Legal Name: City of Alhambra

* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000665

* c. UEI: 9K0CTBNT9M7J6

d. Address:

   * Street1: 111 South First Street
   * City: Alhambra
   * County/Parish: 
   * State: CA: California
   * Province: 
   * Country: USA: UNITED STATES
   * Zip / Postal Code: 91801-0511

e. Organizational Unit:

   Department Name: Office of the City Manager
   Division Name: 

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

   Prefix: Ms.  
   * First Name: Lucy
   * Last Name: Garcia
   Suffix: 

   Title: Assistant City Manager

Organizational Affiliation: 

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

* Email: lgarcia@cityofalhambra.org
**Application for Federal Assistance SF-424**

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

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (specify):*

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

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

GFDA Title:
    Home Investment Partnership Program

12. Funding Opportunity Number:

*Title:*

13. Competition Identification Number:

*Title:*

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

15. Descriptive Title of Applicant's Project:
    Fiscal Year 2022-2023 One Year Action Plan
    HOME Program consisting of the Housing Rehabilitation Program and CHDO Housing Development

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

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

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

17. Proposed Project:
   * a. Start Date: 07/01/2022  
   * b. End Date: 06/30/2023

18. Estimated Funding ($):
   * a. Federal  569,064.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL  569,064.00

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

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

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix:  Ms.  * First Name:  Jessica
Middle Name:  
* Last Name:  Binnquist
Suffix:  
* Title:  City Manager
* Telephone Number:  626-570-5011  Fax Number:  626-281-2248
* Email:  jbinnquist@cityofalhambra.org

* Signature of Authorized Representative:  
* Date Signed:  
Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0546-0042), Washington, DC 20503.

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

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

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

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

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

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

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

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

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

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

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1081-1083, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §704), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-518), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§200 dd-3 and 200 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination status(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


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

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


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

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

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

APPLICANT ORGANIZATION
City of Alhambra

TITLE
City Manager

DATE SUBMITTED

SF-424D (Rev. 7-97) Back
Application for Federal Assistance SF-424

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

*2. Type of Application:
  □ New
  □ Continuation
  * Revision, select appropriate letter(s):

*3. Date Received:

4. Applicant Identifier:
   M-22-M2-06-0511

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* * a. Legal Name:
  City of Alhambra

* b. Employer/Taxpayer Identification Number (EIN/TIN):
  85-6000665

* c. UEI:
  ERQTB942M75

d. Address:

* Street1:
  111 South First Street

Street2:

* City:
  Alhambra

County/Parish:

* State:
  CA: California

Province:

* Country:
  USA: UNITED STATES

* Zip / Postal Code:
  91801-0511

e. Organizational Unit:

Department Name:
  Office of the City Manager

Division Name:

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

Prefix:
  Ms.

* First Name:
  Lucy

Middle Name:

* Last Name:
  Garcia

Suffix:

Title:
  Assistant City Manager

Organizational Affiliation:

* Telephone Number:
  626-570-5011

Fax Number:
  626-281-2248

* Email:
  lgarcia@cityofalhambra.org
Application for Federal Assistance SF-424

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

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

11. Catalog of Federal Domestic Assistance Number:
   - 14-218

CFDA Title:
   - Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

* 15. Descriptive Title of Applicant’s Project:
   - Fiscal Year 2022-2023 One Year Action Plan
   - CDBG Program consisting of the provision of housing rehabilitation, public services and code enforcement programs.

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

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

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

17. Proposed Project:
   * a. Start Date: 07/01/2022
   * b. End Date: 06/30/2023

18. Estimated Funding ($):
   * a. Federal
      |
      | 870,616.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL
      | 870,616.00

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

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

   If "Yes", provide explanation and attach

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

   ☒ I AGREE

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

Authorized Representative:
Prefix: Ms.
* First Name: Jessica
Middle Name: 
* Last Name: Binnquist
Suffix: 
* Title: City Manager
* Telephone Number: 626-570-5011
Fax Number: 626-281-2248
*Email: jbinnquist@cityofalhambra.org

*Signature of Authorized Representative: 
* Date Signed: 


ASSURANCES - CONSTRUCTION PROGRAMS

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

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

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

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

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

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

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

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

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

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

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

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1686-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 82-285), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 260 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


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

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11773; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).


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

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

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7164) which prohibits grant award recipients or a sub-recipient from (1) engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

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<th>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</th>
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<th>APPLICANT ORGANIZATION</th>
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<td>City of Alhambra</td>
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SF-424D (Rev. 7-97) Back
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

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

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

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

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

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

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

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

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official: ___________________________  May 31, 2022
Date: ___________________________

City Manager: ___________________________
Title: ___________________________
Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021-2022, 2022-2023, 2023-2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

Excessive Force -- It has adopted and is enforcing:

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

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

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

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

[Signature of Authorized Official] [May 31, 2022]
[City Manager] [Date]
[Title]
OPTIONAL Community Development Block Grant Certification

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 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 particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

________________________________________________________________________
Signature of Authorized Official                                         Date

Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

[Signature]

Signature of Authorized Official

May 31, 2022

Date

City Manager

Title
Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.
Discharge Policy — The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

___________________________________________  _______________
Signature of Authorized Official                Date

___________________________________________
Title
Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official    Date

Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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