

**Housing and Urban Development**



**2022-2023**

**ANNUAL ACTION PLAN**

**DRAFT**

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## Table of Contents

Table of Contents .....	2
Executive Summary.....	3
AP-15 Expected Resources – 91.220(c)(1,2).....	6
AP-20 Annual Goals and Objectives.....	9
AP-35 Projects – 91.220(d) .....	11
AP-38 Project Summary .....	13
AP-50 Geographic Distribution – 91.220(f).....	19
AP-55 Affordable Housing – 91.220(g) .....	21
AP-60 Public Housing – 91.220(h) .....	23
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	25
AP-75 Barriers to affordable housing – 91.220(j).....	27
AP-85 Other Actions – 91.220(k).....	28
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) .....	31
<b>Tables:</b>	
Table 60 – Expected Resources .....	7
Table 61 – Annual Goals.....	9
Table 62 - Goals Description.....	10
Table 63 - Project Summary .....	11
Table 64 – Project Information.....	18
Table 65 - Geographic Distribution .....	19
Table 66 - One Year Goals for Affordable Housing by Support Requirement.....	20
Table 67 - One Year Goals for Affordable Housing by Support Type.....	21
<b>Appendix:</b>	
Appendix A – Home Sales Data.....	32
Appendix B – Citizen Participation.....	33
Appendix C – SF424 Forms and Certifications.....	34

# Executive Summary

## 1. Introduction

As a condition for the City of Rosemead (City) to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds, the City must submit a five-year Consolidated Plan (Con Plan) outlining the jurisdiction's housing and community development needs and priorities, and an Annual Action Plan identifying how the jurisdiction plans to allocate its US Department of Housing and Urban Development (HUD) funding allocations to address those priority needs. This report utilizes HUD's current standard template for producing the 2022–2023 Annual Action Plan directly within HUD's Integrated Disbursement and Information System (IDIS).

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategies and projects outlined in the 2022-2023 Annual Action Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2020-2024 Con Plan-Strategic Plan.

During the development of the Con Plan, the City solicited input from residents to identify and prioritize the various community needs. Furthermore, the City consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The City consulted with the Los Angeles County Development Authority (formally the Los Angeles County Development Commission) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

Priority areas of need as determined from public participation and research for the Con Plan include:

1. Preserve the City's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

## 3. Evaluation of past performance

The City of Rosemead continually strives to improve the performance of its operations. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures and sub-recipients, staff is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in

the upcoming year. Overall, the City of Rosemead and its partners have been successful in implementing its fair housing program and housing projects established in the previous Annual Action Plan and the City foresees continued progress through the new Action Plan. For a more detailed summary of the City's evaluation of past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPER's) can be requested through the Administration Department

#### **4. Summary of citizen participation process and consultation process**

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Five-Year Consolidated Plan. The City informed the public that it was in the process of creating the 2020-2024 Consolidated Plan and encouraged public participation by hosting public meetings. The City has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG, and HOME programs.

Qualitative feedback collected through the community survey, and public hearings provided insight into priority needs in the community. Top needs identified via the survey were:

- Affordable rental housing, energy-efficient home improvements, senior housing, housing for disabled, and homeownership down payment assistance ranked as extremely important;
- Youth centers, and parks and recreation ranked as extremely important for most needed community facilities --followed by a neighborhood community center, senior centers, and having ADA accessibility to facilities;
- The prevention of homelessness ranked as extremely important;
- Community improvements including street and sidewalk improvements, street lighting, safe routes to school, and graffiti removal ranked as very important; and
- After-school care, addressing neighborhood crime, and at-risk youth, as well as park and recreation, needs ranked as extremely important.

Based on surveys received, housing discrimination had not been experienced by respondents, but believe that it may exist in their neighborhood for people of a different race, ethnicity, or disability.

Respondents identified the cost of home maintenance and the lack of larger housing units as challenges; and felt that single-family homes are most needed in the City, followed by senior housing, and multi-family apartments. Lastly, the high cost of housing and rising land prices viewed most commonly as impediments.

#### **5. Summary of public comments**

The Annual Action Plan was made available for public review from April 21, 2022 through May 23, 2022. The City prepared a notice announcing the Draft Action Plan was available for public review on the City's website, Rosemead City Hall, and Rosemead Library. The notice was published in the local

newspaper. The notice also indicated the date, time, and location of the City Council public hearing for adoption of the Annual Action Plan and included:

- The amount of CDBG/HOME assistance expected to be received during the plan duration;
- The range of activities that are proposed under the Action Plan using CDBG and HOME funds.

*No written or oral comments were received.*

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

*No written comments or views were not accepted.*

**7. Summary**

The City of Rosemead's 2022-2023 Annual Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years, financial assistance and the support of the community will be directed toward the following areas:

- Expand Fair Housing choice and access;
- Expand affordable housing opportunities;
- Maintain viable and efficient energy efficient housing and commercial areas;
- Maintain safe and green neighborhoods; and
- Provide vital public services.

The above goals support the preservation of existing housing stock, creation of more affordable rental units, homelessness prevention activities, community facilities, safe and walkable streets, and enhance recreation opportunities—all the community needs resulting from the Con Plan survey. The City of Rosemead will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in this 2020-2024 Consolidated Plan.

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

### **Introduction**

The Action Plan focuses on activities to be funded with the two federal entitlement grants—CDBG and HOME—administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

### **CDBG Program**

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

- Benefiting low–and moderate–income persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet an urgent need that the grantee is unable to finance on its own.

The City is anticipating receiving approximately \$708,981 in PY 2022-2023 CDBG funds. In addition, the City will be using approximately \$1,254,369 from prior years carryover funds and \$12,000 from program income from PY 2021-2022.

In addition, the City has received a total of \$972,328 in CDBG-CV in to assist residents and businesses impacted by the COVID-19 pandemic. These funds will continue to be used to aid in the prevention, preparation, and response to COVID-19.

### **HOME Program**

HOME funds are awarded annually as formula grants to participating jurisdictions (PJ's). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits.

HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$341,033 in PY 2022-2023 HOME funds. In addition, the City will use approximately \$1,840,627 from prior years carryover funds, and \$5,000 in program income from PY 2021-2022.

The City proposes to use its HOME funds for the Residential/Rental Rehabilitation Program, develop affordable housing through acquisition/rehabilitation, homeownership/down payment assistance, and for the general administration of the HOME Program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Rehab Public Improvements Public Services	\$708,981	\$12,000	\$1,254,369	\$1975,350	\$1,417,962	In Year 3, the City expects to receive \$708,981 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated capital improvements
HOME	Public-federal	Acquisition Homeowner rehab Multifamily rental new and rehab TBRA	\$341,033	\$5,000	\$1,840,627	\$2,178,139	\$682,066	In Year 3, the City expects to receive \$341,033 in HOME entitlement funds.

**Table 60 – Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Senior Nutrition Services and affordable housing projects)
- In-kind Donations
- Preserve the City’s existing affordable housing stock for low- to moderate-income households (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program (OOR)— Emergency Grant, Grant & Rebate)

Also, the following service providers budgeted additional federal and non-federal funds to their activities through funding from other cities, in-kind donations, United Way and other charitable organizations, and the Federal and State governments:

- Summer Youth Employment Program (SYEP);
- Senior Nutrition;
- Family Promises of San Gabriel Valley; and
- Fair Housing Services

The City of Rosemead anticipates assisting two low- to moderate-income homeowners through the Owner-Occupied Rehabilitation Program. Low- to moderate-income is defined as individuals or families whose household income is between 0 to 80 percent of the Median Family Income (MFI).

If the City received additional funds to assist with the preparation, prevention or response to the COVID-19 pandemic, the City will allocate these funds to activities already funded with the CDBG-CV funds or the City’s activities under the current fiscal year.

In addition to HOME providing affordable housing, the City implements the goals, objectives, and policies of the City's Housing Element by creating the incentive of density bonuses to developers that provide housing units affordable to low- to moderate-income households. A density bonus is allowed in development with five or more units, excluding density bonus units.

**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 currently owns one parcel in the City and intends to use it to incentivize developers to address economic development needs.

**Discussion**

Not applicable.

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Fair Housing choice and access	2022	2023	Public service	Community Wide	Fair Housing	CDBG:\$11,347	100: People
2	Expand affordable housing opportunities	2022	2023	Affordable Housing Public Housing Non-Homeless Special Needs	Community Wide	Affordable Housing	CDBG: \$510,500 HOME: \$1,746,782	2: Homebuyer 4: Homebuyers 1: CHDO Project
3	Maintain viable and efficient energy efficient housing and commercial areas	2022	2023	Affordable Housing Lead testing and abatement	Community Wide	Housing & Economic Development	CDBG:\$95,369 CDBG: \$527,500 HOME: \$405,775	2: Businesses 39: Households (6-Emergency, 27-Handyworker, and 3 Loans)
4	Maintain Safe and Green Neighborhoods	2022	2023	Public facilities including recreation and infrastructure	Eligible Low and Moderate - Income Block Groups	Housing Accessibility Pedestrian facilities	CDBG:\$265,838	1: Project
5	Provide Vital Public Services	2022	2023	Non-Homeless Special Needs	Community Wide	Supportive Services	CDBG: \$106,347	228: People
6	Planning and Administration-	2022	2023	Rehabilitation Administration Community Development CHDO support	Community Wide	Housing	CDBG:\$141,796 HOME:\$34,103	Efficient and effective administration of planning and execution of community development and housing rehabilitation.

Table 61 – Annual Goals

## Goal Descriptions

1	<b>Goal Name</b>	Expand Fair Housing Choice and Access
	<b>Goal Description</b>	The City will continue to collaborate with entities to assist families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems.
2	<b>Goal Name</b>	Expand Affordable Housing Opportunities
	<b>Goal Description</b>	Provide funding for new housing development and or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's Analysis of Impediments to Fair Housing Choice.
3	<b>Goal Name</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Goal Description</b>	Provide programs and funding for owner-occupied rehabilitation including activities related to exterior home repairs, and replacement of deteriorating windows, doors, and roofs as well as interior repairs, and upgrades to kitchens, bedrooms, and, bathrooms. Such activities may also include lead testing and clearance testing, remediation of lead/asbestos hazards of housing units constructed prior to 1978.
4	<b>Goal Name</b>	Maintain Safe and Green Neighborhoods
	<b>Goal Description</b>	Activities that improve the quality of life for residents include proactive code enforcement, improving parks, creating green streets, improving accessibility, and safe routes to school.
5	<b>Goal Name</b>	Provide Vital Public Services
	<b>Goal Description</b>	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

**Table 62 – Goal Descriptions**

## AP-35 Projects – 91.220(d)

### Introduction

The City is anticipating receiving approximately \$708,981 in PY 2022-2023 CDBG funds. In addition, the City will be using approximately \$1,254,369 from prior years carryover funds, and \$12,000 in program income from PY 2021-2023. The City is anticipating receiving approximately \$341,033 in PY 2022-2023 HOME funds. In addition, the City will use approximately \$1,840,627 from prior years carryover funds, and \$5,000 in program income from PY 2021-2022.

### Projects

#	Project Name	2022-2023 Allocation	Prior Years Carryover Allocation	2021-2022 Program Income	Total Allocation
<b>CDBG</b>					
1	Planning and Administration	\$141,796	\$0	\$0	\$141,796
2	Commercial Façade Improvement Program	\$0	\$95,369	\$0	\$95,369
3	Handyworker Grants	\$195,000	\$304,500	\$12,000	\$511,500
4	Emergency Grants	\$0	\$16,000	\$0	\$16,000
5	Homeownership Assistance Program	\$0	\$510,500	\$0	\$510,500
6	Rosemead Park Improvements	\$0	\$328,000	0	\$328,000
7	City Hall ADA Elevator Project	\$265,838	\$0	\$0	\$265,838
8	Summer Youth Program	\$30,000	\$0	\$0	\$30,000
9	Senior Nutrition Program	\$60,000	\$0	\$0	\$60,000
10	Family Promise	\$5,000	\$0	\$0	\$5,000
11	Fair Housing Services	\$11,347	\$0	\$0	\$11,347
	<b>TOTAL</b>	<b>\$708,981</b>	<b>\$1,254,369</b>	<b>\$12,000</b>	<b>\$1,975,350</b>
<b>HOME</b>					
12	Planning and Administration	\$34,103	\$0	\$0	\$34,103
13	CHDO Assistance	\$51,155	\$50,627	\$0	\$101,782
14	Homeownership Assistance Program	\$0	\$1,640,000	\$5,000	\$1,640,000
15	Owner-Occupied Housing Rehabilitation Loan Program	\$255,775	\$150,000	\$0	\$405,775
	<b>TOTAL</b>	<b>\$341,033</b>	<b>\$1,840,627</b>	<b>\$5,000</b>	<b>\$2,186,660</b>
<b>CDBG-CV</b>					
16	Planning and Administration	\$0	\$142,527	\$0	\$142,527
17	Small Business Assistance Program	\$0	\$468,592	\$0	\$468,592
18	Food Bank/Distribution	\$0	\$126,220	\$0	\$126,220
	<b>TOTAL</b>	<b>\$0</b>	<b>\$737,339</b>	<b>\$0</b>	<b>\$737,399</b>

Table 63 – Project Summary

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

Based on the Strategic Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2022-2023 to projects and activities that benefit low- and moderate-income people throughout the City.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources and the high cost of housing that is not affordable to low-income residents. The projects selected for funding represent programs designed to meet needs identified as high within the consolidated plan. Funding is limited, so not all projects requesting funding were able to be funded. The City strives to have a broad spectrum of programs to meet the needs of as many populations throughout Rosemead as possible.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$141,796
	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	CDBG Program Administration is located at City Hall
	<b>Planned Activities</b>	Program administrative costs for CDBG operations.
2	<b>Project Name</b>	Commercial Façade Improvement Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Needs Addressed</b>	Housing and Economic Development
	<b>Funding</b>	CDBG: \$95,369
	<b>Description</b>	Provide low interest grants/loans to business owners
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of businesses that will benefit from the proposed activities</b>	2 Businesses
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Provide low interest loans/grants to viable businesses to enhance exterior facades.
3	<b>Project Name</b>	Housing Rehabilitation – Handyworker Grants
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Needs Addressed</b>	Housing and Economic Development
	<b>Funding</b>	CDBG: \$511,500

	<b>Description</b>	Grants(maximum \$15,000) are available to eligible senior citizens (62 years and older) or handicapped/disabled citizens who need financial assistance for critical health and safety related improvements. The grant may be used for repairs related to code deficiencies such as new roofs, smoke detectors, and exterior painting.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27 Housing units
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Undertake several housing rehabilitation projects.
<b>4</b>	<b>Project Name</b>	Emergency Grants
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Needs Addressed</b>	Housing and Economic Development
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	Emergency grants (maximum \$2,000) are available to eligible senior citizens (62 years and older) for corrections to emergency code deficiencies which constitute an immediate health and safety risk.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 Housing units
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Answer residents questions, review applications, and assist with emergency.
<b>5</b>	<b>Project Name</b>	Homeownership Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Affordable Housing Opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$510,500
	<b>Description</b>	Provide grants/loans to low- to-moderate income homeowners of single-family homes and condominiums to purchase property.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Homebuyer
	<b>Location Description</b>	Location to be determined

	<b>Planned Activities</b>	Assist low-to-moderate income residents to purchase property in Rosemead.
<b>6</b>	<b>Project Name</b>	Rosemead Park Improvements Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Safe and Green Neighborhoods
	<b>Needs Addressed</b>	Improve the quality of life for residents
	<b>Funding</b>	\$328,000
	<b>Description</b>	Improvements at Park
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Project
	<b>Location Description</b>	Rosemead CA 91770
	<b>Planned Activities</b>	Park Improvements
<b>7</b>	<b>Project Name</b>	City Hall ADA Elevator Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Safe and Green Neighborhoods
	<b>Needs Addressed</b>	Improve the quality of life for residents
	<b>Funding</b>	\$265,838
	<b>Description</b>	ADA Improvement to Elevator
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Project
	<b>Location Description</b>	City Hall
	<b>Planned Activities</b>	ADA Improvement to Elevator
<b>8</b>	<b>Project Name</b>	Summer Youth Employment Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide vital public services.
	<b>Needs Addressed</b>	Homeless prevention and public services
	<b>Funding</b>	\$30,000
	<b>Description</b>	The Summer Youth Employment Program provides employment opportunities for high school aged youth.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 Youth
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The program provides summer employment for high school aged youth.
<b>9</b>	<b>Project Name</b>	Senior Nutrition Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide vital public services.
	<b>Needs Addressed</b>	Homeless prevention and public services
	<b>Funding</b>	\$60,000

	<b>Description</b>	Provide seniors with nutritious meals
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Seniors
	<b>Location Description</b>	Garvey Community Center, Rosemead
	<b>Planned Activities</b>	Provide Rosemead seniors with high quality, cost efficient and nutritious meals at the Garvey Community Center.
<b>10</b>	<b>Project Name</b>	Family Promise
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide vital public services
	<b>Needs Addressed</b>	Homeless prevention and public services.
	<b>Funding</b>	\$5,000
	<b>Description</b>	Provide families with shelter and food while helping residents find work, housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Families
	<b>Location Description</b>	1005 E. Las Tunas Blvd, San Gabriel, CA
	<b>Planned Activities</b>	Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite.
<b>11</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Fair Housing Choice and Access
	<b>Needs Addressed</b>	Fair housing education
	<b>Funding</b>	CDBG: \$11,347
	<b>Description</b>	Provide funding to handle fair housing cases and education
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Persons
	<b>Location Description</b>	Households within the City
	<b>Planned Activities</b>	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
<b>12</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$34,103

	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development, and housing programs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	HOME Program Administration is located at City Hall
	<b>Planned Activities</b>	Program administrative costs for HOME operations.
<b>13</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand affordable housing opportunities
	<b>Needs Addressed</b>	Affordable housing
	<b>Funding</b>	HOME: \$101,782
	<b>Description</b>	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Project
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds to future years in order to add future HOME funds to complete a more substantial project.
<b>14</b>	<b>Project Name</b>	Homeownership Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand Affordable Housing Opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$1,645,000
	<b>Description</b>	Provide grants/loans to low- to-moderate income homeowners of single-family homes and condominiums to purchase property.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 Homebuyers
	<b>Location Description</b>	Location to be determined

	<b>Planned Activities</b>	Provide grants/loans to homeowners of single-family homes and condominiums for low-to-moderate income residents to purchase property.
15	<b>Project Name</b>	Owner-Occupied Housing Rehabilitation Loan Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$405,775
	<b>Description</b>	Households who own and occupy their home and are age and income qualified may be eligible. Through these programs, may make certain rehabilitation improvements and upgrades to their single-family residence.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 Housing units
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Undertake several housing rehabilitation projects.
16	<b>Project Name</b>	CDBG-CV Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG-CV: \$142,527
	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's CDBG-CV programs. Such funds will assist in managing community development, and housing programs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	CDBG-CV Program Administration is located at City Hall
	<b>Planned Activities</b>	Program administrative costs for CDBG-CV operations.
17	<b>Project Name</b>	Small Business Assistance Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain Decent and Energy Efficient Housing and Commercial Areas
	<b>Needs Addressed</b>	Housing and Economic Development

	<b>Funding</b>	CDBG-CV: \$468,592
	<b>Description</b>	Provide grants to low- to-moderate income businesses that have been financially impacted by COVID-19.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 Businesses
	<b>Location Description</b>	Location to be determined
	<b>Planned Activities</b>	Provide grants/loans to homeowners of single-family homes and condominiums for low-to-moderate income residents to purchase property.
<b>18</b>	<b>Project Name</b>	Food Bank Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide vital public services
	<b>Needs Addressed</b>	Homeless prevention and public services
	<b>Funding</b>	CDBG-CV: \$126,220
	<b>Description</b>	Provide Rosemead residents who have been financially impacted by COVID-19 with quality, cost efficient and nutritious food.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 People
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	Provide Rosemead residents who have been financially impacted by COVID-19 with quality, cost efficient and nutritious food.

**Table 64 – Project Information**

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

To prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

There are exceptions to this policy for activities limited to low- and moderate-income block groups. Eligible activities in areas found to be low- and moderate-income block groups include street improvements, improvement to public facilities, and improvements to facilities for persons with special needs.

The low- and moderate-income (LMI) area benefit national objective applies if the activities benefit all persons in a residential area where at least 51 percent of persons will benefit from the activities. Housing conditions survey data report that many of these tracts (mostly multi-family residential) consist of a majority of structures and properties within the block require major repair of building systems. The LMI residential areas in the City cover the very most northern part and the Garvey district in the southern half of the City, below Highway 10. The Garvey district is comprised primarily of residential land uses. Neighborhoods west of Walnut Grove Avenue on Garvey consist mostly of medium density residential with three smaller zones of low density residential. All residential east of Walnut Grove Avenue is low density residential. The City is nearly completely built out and consists primarily of residential development. Most of the housing stock was built prior to 1989 and the rate of development of new units has tapered substantially.

A new map has been developed with Low- and Moderate-Income Summary Data (LMISD), resulting from the 2010 Census, became effective. The LMISD is the data that the City uses for the official determinations of activity compliance with the low- and moderate-income area benefit national objective, in accordance with the Housing and Community Development Act of 1974, as amended, and the CDBG regulations.

The City has traditionally used 80 percent or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum of 70 percent low/mod benefit level for CDBG activities). To continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these target areas, the City will continue to direct CDBG resources to these special geographic areas.

### Geographic Distribution

Target Area	Percentage of Funds
Eligible Low- and Moderate-Income Block Groups	30
Community Wide	70

Table 65 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

To accommodate future residential development, improvements are necessary in infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of the City are also constrained by various environmental hazards and resources that may affect the development of lower priced residential units. Although these constraints are primarily physical, and hazard related, they are also associated with the conservation of the City's natural resources.

### **Discussion**

See above.

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

**Table 66 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	36
Acquisition of Existing Units	6
Total	42

**Table 67 - One Year Goals for Affordable Housing by Support Type**

### Discussion

The City uses HOME funds for homebuyer assistance and rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95 percent of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95 percent of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

The City of Rosemead believes the 203(b) limits provided by HUD, for Los Angeles County, understate housing prices in Rosemead. Therefore, staff performed its own analysis to determine the 95 percent of median purchase price limits.

To conduct a local market survey, the City must collect and present sales data by type of housing (for example, one- to- four-unit, condos, coops and manufactured housing) on all or nearly all of the one-family house sales in the entire City. The data must be presented in ascending order of sales price, and include the address of the listed properties and their locations within the City.

The length of the reporting period varies with the volume of monthly home sales. If there are 500 or more housing sales per month within the within the City, a one-month reporting period must be used. If there are 250-499 sales per month, a two-month reporting must be used. If there are fewer than 250 sales per month, a three-month reporting period must be used. If the total number of sales reported is an odd

number, the median is established by the price of the middle sale. If the total number of sales is an even number, the higher of the two middle numbers is considered the median.

Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a three-month period using HDL data. This survey shows a median price of \$774,250 in the City of Rosemead and a 95 percent median value price of \$636,500 for Single Family homes and \$576,650 for Condominium sales (*see Home Sales data in Attachment A*).

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are no public-owned housing projects located in the City. LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon the date of preliminary application and Voucher availability.

Although there are no public housing units, there are several affordable housing developments. The following four housing developments received mortgage assistance with the help of federal, state, or local funds.

### **Angelus Senior Apartments**

The Angelus Senior Apartment was completed in 1995 and is owned by the Rosemead Housing Development Corporation. It consists of 51 one-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the City of Rosemead and the Rosemead Housing Development Corporation or until February 7, 2050. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the Con Plan. As mentioned earlier, the earliest possible conversion date for the Angeles Senior Apartment is February 7, 2050.

### **Garvey Senior Apartments**

The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead, and the Rosemead Housing Development Corporation or until October 30, 2057. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the Con Plan. As mentioned earlier, the earliest possible conversion date for the Garvey Senior Apartment is October 30, 2057.

### **Two (2) 3- Bedroom Single Family Homes**

During the FY 2007–2008 and FY 2010–2011, the City entered into agreements with RHDC for the production of affordable housing using the 15 percent CHDO set-aside funding as required under the HOME entitlement grant. As a result, the City approved two separate 0 percent deferred payment loans funded by the HOME CHDO Set-Aside Fund to the Rio Hondo Community Development Corporation for the purchase of two 3-bedroom rental property in the City. Both properties are restricted as rental, property for low- to moderate-income households and are subject to a 55year affordability covenant until May 2063 and March 2066, respectively.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

The above dwelling units are privately owned however because they are subsidized, individual dwelling units must be held to HUD standards for public units and inspection processes. The City works with the LACDA who provides rental assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and voucher availability.

**Actions planned during the next year to address the needs for public housing**

There is no action needed by the City.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

LACDA manages a resident engagement process with their public housing. However, there is no public housing in the City.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

This is not applicable to the City.

**Discussion**

See above discussion.

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

### Introduction

Given the limited resources and small amount of homeless in the City of Rosemead, homeless activities have been given a lower priority in the 2020–2025 Con Plan and subsequent Annual Action Plans. The City is relying on coordinated efforts with the Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities; the East San Gabriel Valley Coalition (ESGV) for the Homeless to provide information, counseling, and referral services to homeless persons that reside in the City, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. In 2021, the PIT Count was not conducted due to the COVID-19 pandemic. The most recent PIT Count of unsheltered persons was from 2020 and the results of Rosemead's count showed that the number of unsheltered homeless persons decreased from the 2019 count. In 2020 there were 79 unsheltered persons, down from 91 in 2019. Following is the breakdown for unsheltered persons in Rosemead on the night of the Homeless PIT Count 2020:

- Persons on the Street: 42
  - Persons in Cars: 7
  - Persons in Vans: 8
  - Persons in RVs/Campers: 12
  - Persons in Makeshift Shelters: 9
  - Persons in Tents: 1
- Total: 79

### **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 will work with the above agencies to reach out to homeless persons and assess their individual needs. As mentioned above, the City is in close coordination with the Los Angeles Homeless Services Authority (LAHSA) too facilitate regional coordination for homeless needs, Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County allows the Department of Public Health to target and track the needs of each area. The City of Rosemead is in SPA 3. Every year, the Los Angeles Continuum of Care coordinates a Shelter/Housing Inventory Count (HIC) and a Point-in-Time (PIT) inventory of service projects within the Los Angeles Continuum of Care. The HIC records how many beds and units are dedicated to serving the homeless, as well as a record of utilization of services on the night of the count. Family Promise is an emergency shelter for the homeless families with children located in the City of Rosemead.

While it is difficult to pinpoint the exact number of homeless persons, results of the annual PIT survey conducted for 2020 were 79 homeless individuals. The PIT survey also indicated that none of the homeless persons accounted for were sheltered. Within the City, indicators such as increasing housing costs, rising unemployment rates, and low wages coalesce to keep homelessness a problem in the San Gabriel Valley. The 2019 PIT survey indicates that the homeless population is primarily male adults (25–54 years old) of Hispanic ethnicity with a smaller percentage of White individuals. While the population of males is the

highest, a significant number (35.2 percent) of those counted are female. There is no data regarding the number of veterans and their families.

The City funds two public services organizations including a fair housing provider and Family Promise of San Gabriel Valley. The fair housing provider will continue to provide the City with fair housing services as well as handle future housing discrimination cases. Family Promise located on San Gabriel Boulevard, Rosemead provides food, shelter, and support services for homeless families. Counseling and homeless prevention services are provided for at-risk families. In 2020 Family Promise successfully found housing for 88 percent of its clients. In 2021-2022 Family Promise anticipates CDBG funding will assist 10 families. Outside of CDBG funding, the City also relies on El Monte Access Center, located several miles outside of Rosemead to provide intake/assessment services, case management, and transportation assistance for homeless individuals.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons.**

L.A.CADA was consulted as part of the public outreach process. L.A.CADA provides transitional and supportive housing for those in rehabilitation from substance abuse. This organization continues to have a growing need to supply housing for its clients. They intend to continue to grow their capacity to serve families recovering from alcohol and drug abuse throughout Los Angeles County. The El Monte Access Center as noted above also provides employment assistance, information, and referrals for housing placement and rapid re-housing services.

**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.**

As stated above, the City is relying on coordinated efforts with LAHSA, ESGV, and Family Promise of San Gabriel Valley to 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.

**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**

In addition to the agencies above, the City will continue to seek and work with local non-profit agencies that provide emergency food, clothing, and referral services to low-income City residents; many of which are homeless or at-risk of homelessness.

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

### **Introduction:**

**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.**

During the next five years, the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

In February 2020, the City adopted the 2020 Analysis of Impediments to Fair Housing Choice (AI). Through data analysis and community engagement activities the following barriers to fair housing were identified:

- Low number of affordable housing units.
- High housing land, construction, and labor costs.
- Lack of rent control/stabilization policies particularly for single-parent households, persons with disabilities and, seniors.
- Salaries are stagnant compared to the rising cost of housing.
- Lack of time or finances for increased education.
- Safe crosswalks and guards on routes to school.
- Access to the internet for school-age children.
- Limited amount of recreation and open play areas and public spaces.
- Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/programs.
- Lack of individual and local resources to maintain housing stock.
- Lack of wrap-around services for families purchasing homes for the first time.
- Expand local housing agencies' capacity for family placement services and create more housing opportunities in the City.
- Lack of implementation of local housing policies for affordable housing development.

The final chapter of the AI discusses the ways and means the City can begin to remediate or reduce the barriers to affordable housing. The following goals were adopted:

Goal 1: Create housing solutions for members of protected classes.

Goal 2: Increase affordable housing opportunities.

Goal 3: Support housing development initiatives that foster a collaborative approach between public/private housing to maximize the leveraging of funds.

Goal 4: Increase homeownership.

Goal 5: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 6: Increase job training and employment opportunities.

### **Discussion:**

See the above discussion.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The City plans to work with and partner with other agencies and development corporations to further the recommendations of the AI and affordable housing initiatives. The City strives to reduce homelessness, maintain existing housing stock, and stimulate economic growth by funding commercial façade rehabilitation programs.

#### **Actions planned to foster and maintain affordable housing**

The City will continue to look at non-traditional ways to increase affordable housing to meet the needs of the homeless, low- and moderate-income renters who want to purchase homes and develop new opportunities for residential development. The City will continue to combine funding sources and leverage private funds that can assist in the Con Plan's priority needs and goals.

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

The City continues to evaluate every housing rehabilitation project to assess lead-based paint hazards ultimately reducing risk each year. The City procures the service of a State Certified Lead Consultant to provide the following:

- Lead-based paint and soil inspection
- Lead-based paint risk assessment
- Lead-based paint hazard reduction monitoring
- Post-hazard reduction clearance test.

Under the Owner-Occupied Rehabilitation Programs, the City will continue to provide each owner who participates with both oral and written information regarding the dangers of lead-based paint and what to do about it. Owners of properties constructed before 1978 will be required to meet certain lead-based paint requirements prior to being assisted. These requirements include the following:

- Distribution of lead-based paint notification pamphlets to all households occupying assisted units.
- Inspection of all properties for defective paint surfaces.
- Abatement of all defective paint surfaces identified at the time of the inspection.

Through the Owner-Occupied Rehabilitation Programs, financial assistance will be provided to eradicate the problem. Full abatement will be undertaken in all rehabilitation projects over \$25,000. It is the responsibility of the City's Grants Specialist to ensure that properties constructed prior to 1978 meet the lead-based paint requirements and any abatement of defective paint surfaces are completed by contractors certified by the State of California Department of Health Services. A copy of the contractor's certification is kept on file.

In addition, the City requires clearance for all properties that fail an HQS inspection due to chipping, peeling, and cracking surfaces greater than 2 sq. ft. on the interior and 20 sq. ft. on the exterior of the unit or in common areas. A risk assessment will be required to be completed by a certified risk assessor whenever the City is notified that a child with an environmental intervention blood lead level (EIB) plans to live in a unit under the Down Payment Assistance Loan Program.

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

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The strategy is outlined in the following sections.

#### ***Housing and Community Development***

The following programs and services are either funded in part by the City or exist within the City providing for the daily needs of residents.

- **Angelus/Garvey Senior Housing**—rental assistance for seniors
- **Dial-A-Ride**—transportation service for seniors and disabled
- **Fair Housing Services**—landlord/tenant information and assistance
- **Family Promise**—homeless services for families
- **Garvey Community Center/Rosemead Community Recreation Center**—variety of services including counseling services, social service programs, recreational programs, and information and referral services
- **Senior Nutrition Program**—nutritious meals
- **LACDA**—rental assistance
- **Owner-Occupied Rehabilitation Programs**—rehabilitation of a home
- **Vintage California Mission Inn**—assisted living facility for seniors and disabled
- **YMCA of West San Gabriel Valley**—variety of services including childcare, after-school enrichment, youth leadership and development, mentoring and tutoring, youth and adult sports, fitness, camping, and family support activities
- **YWCA-Wings**—emergency shelter for women and children

#### ***Economic Development***

The City provides supported activities that promote economic development including the Business Attraction/Retention Program. Through this program, the City attracts new businesses as well as retaining the current businesses within the City. The City has also rolled out a Commercial Façade Improvement Program that will provide low-interest loans for exterior building improvements. Creating attractive and energy-efficient storefronts is a priority need in the City. The City is also assisting businesses that have been impacted by the COVID-10 pandemic.

#### ***Low Income Housing Tax Credit Coordination (LIHTC)***

Currently, the City uses CDBG funds and HOME funds for affordable housing development through housing rehabilitation programming. The City has participated in one tax credit development project. The City has a HOME-funded development fund. As part of that, there may be additional opportunities to use the Low-income Housing Tax Credit funds. In order to coordinate and assess the need for tax credits for the development of a housing project, the Housing Division staff will work with developers and non-profit agencies pro forma, serve as part of the team developing tax credit financing and will calculate the financing gap, along with the maximum and minimum subsidies. This will ensure that the City's HOME coordination will meet HOME requirements for the LIHTC program.

#### **Actions planned to develop institutional structure**

The City's Community Development department retains the responsibility of managing CDBG and HOME administration, project determinations, project funding and drawdowns, community and public services, staffing, and HUD monitoring. This role also requires continued coordination with the Continuum of Care in the region. One of the largest challenges the City faces is the lack of funding to maintain community facilities and services currently offered. Management of the network of agencies, programs, and

assistance available to residents is an ongoing and time-consuming task that requires a large number of City staff. Creating an institutional structure that can develop and share data on the progress and status of beneficiaries through the development of integrated information systems such as the Coordinated Entry System and CoC. These outside institutions play a major role in the delivery of community development programs.

It remains important that the City further support its social services that provide transitional and permanent housing, emergency shelters, and supportive services.

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

The City will carry out the 2022–2023 AAP through its various organizations including Family Promise, Senior Nutrition Provider, and the fair housing provider. In addition, City departments must work together to achieve the goals set in the AAP.

The City works with the County and State governments and private industry construction contractors, non-profit organizations, and social service providers to implement the projects within the AAP. The City is committed to extending and strengthening partnerships among all levels of government, nonprofits, and private sector.

**Discussion:**

See the above discussion.

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

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

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

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

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

**Other CDBG Requirements**

- |   |   |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(I)(2)**

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

*Other forms of investment are local and federal funds.*

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:

*See attached Resale/Recapture provision from the City's Policies and Procedures Manual*

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:

*See attached Resale/Recapture provision from the City's Policies and Procedures Manual*

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 has no plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.*



2022-2023 ANNUAL ACTION PLAN

JULY 1, 2022 THROUGH JUNE 30, 2023

APPENDIX A

Home Sales Data

*To be Inserted in Final Draft*



2022-2023 ANNUAL ACTION PLAN

JULY 1, 2022 THROUGH JUNE 30, 2023

APPENDIX B

Citizen Participation

*To be Inserted in Final Draft*



2022-2023 ANNUAL ACTION PLAN

JULY 1, 2022 THROUGH JUNE 30, 2023

APPENDIX C

SF 424 Forms and Certifications

*To be Inserted in Final Draft*