



**City of Downey**

## **2019-20 ACTION PLAN**

*Community Development Department  
11111 Brookshire Avenue  
Downey, CA 90241  
(562) 904-7161*

**April 12, 2019**

# Executive Summary

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

### 1. Introduction

This is the City's 5<sup>th</sup> Annual Action Plan ("Action Plan") connected to the Consolidated Plan's 5-Year cycle. The 5-Year Consolidated Plan ("ConPlan") was approved on May 26, 2015 and covers five (5) consecutive program years, from 2015 through 2020. This Action Plan serves as the City of Downey's annual application to the U.S. Department of Housing and Urban Development ("HUD") for federal Community Planning and Development ("CPD") funds. The relevant federal CPD grants include the Community Development Block Grant ("CDBG") and the HOME Investment Partnership Program ("HOME") grants.

This Action Plan includes specific activities and projects which the City proposes to fund with federal resources expected during the next fiscal year. Each activity proposed in this Action Plan will be funded in whole or in part with funds obtained from HUD.

During the program year, these funds are projected to benefit the City by providing a variety of activities that will provide the following: specialized public services to 4,400 to 4,800 residents, improve 20-25 housing units, counsel 250 persons on fair housing issues, funding for code enforcement, and transitional housing for ten (10) homeless individuals or families under the rental assistance program. In addition, Section 108 Loan Guarantee Program funds will be utilized to meet HUD's National Objective to serve residents citywide via the Low/Mod Area benefit, through the construction of the City's first sports field complex.

### 2. Summarize the objectives and outcomes identified in the Plan

The City of Downey has ambitious objectives for spending its federal entitlement grant funding. The City allocates these and other state funds to maximize assistance and meet the priorities established by the ConPlan; these priorities can be achieved through a combination of the following five (5) main activity groups:

1. Provide decent and affordable housing;
2. Maintain and promote neighborhood preservation;
3. Support special needs programs and services;
4. Economic development; and,
5. Grant administration.

By focusing on these overall activity groups, the City seeks to address community concerns such as:

- A need for additional affordable housing to address housing problems (i.e. overcrowding, overpayment, and substandard housing conditions for the City's low- and moderate-income households);
- A network of support services to prevent homelessness, transition homeless to permanent housing, and prevent homeless families;
- The production of housing units made available to low- and moderate-income households;
- Affordable housing through a homebuyer assistance program;
- Supportive services that fill the needs assessed in the community through the public services program;
- Neighborhood preservation through the Code Enforcement program; and,
- Programs and activities promoting economic development and the creation of full-time equivalent jobs for low- and moderate-income households.

The objectives and outcomes for the priorities (needs assessment) are further detailed in the Action Plan. There are a total of 11 programs proposed utilizing the CDBG and HOME funding. During the next fiscal year, 100 percent of the total revenues will directly benefit low- and moderate-income households; however, when calculated over a three (3) year period, the percentage benefits to low- and moderate-income households will not be less than 70 percent.

### **3. Evaluation of past performance**

The City of Downey provides decent and suitable housing through their Housing Rehabilitation Assistance Grant Program. This program offers grants of up to \$35,000 for home improvements to qualified owner-occupied, low- and moderate-income households. During FY 2019-20, the City is expected to complete approximately 20 projects.

The City also provides financial assistance through a CDBG Subrecipient Program. During FY2017-18, the City funded three (3) subrecipients and three (3) City administered programs. The three (3) CDBG Subrecipients were The Whole Child, The Arc of the Los Angeles and Orange Counties, and the Downey Unified School District.

The Whole Child's ("TWC") assisted more than four (4) families in Downey by providing community based housing, re-housing families in Downey by providing stabilization and linking these families to supportive services to assist families through the stabilization process.

The Arc of Los Angeles and Orange Counties provided employment services to adults with disabilities. During FY 2018-19, the Arc is on track to assist over 30 persons.

The Downey Unified School District receives CDBG funding to allocate to two (2) programs: the 10-20 Club and True Lasting Connections (“TLC”) Family Resource Center. The 10-20 Club provided counseling services to at-least 80 Downey youth who are considered to be at-risk of substance abuse, gangs, and other delinquent behaviors. TLC utilized CDBG funds to help at-least 50 uninsured Downey children obtain the glasses they needed to see and succeed.

The ASPIRE program served at-least 100 students with fun, safe and educational after school program that encouraged the developmental growth of students grades K-8<sup>th</sup> grade.

The Senior First Monday meal program offered over 4,000 seniors a low cost daily lunch at the Barbara J. Riley Community and Senior Center.

Finally, the Adult Literacy Program provided confidential instruction to over 120 adults.

#### **4. Summary of Citizen Participation Process and consultation process**

As required by HUD, community members and nonprofit agencies were provided several opportunities to review and comment on the proposed Action Plan. Citizens were engaged through four (4) community meetings and two (2) public hearings.

##### Public Notice and Availability of the Plan

The notification process for the Action Plan included several components; first, the City published notices of meetings in the *Downey Patriot*. Second, public noticing and social media advertising provided program descriptions, estimates of available funding, planned objectives, and a list of locations where copies of the Plan could be reviewed. Third, the draft Action Plan was available for public review 30 days prior to final approval. A copy of the Action Plan was available for public review at the following locations:

- Downey City Clerk, 11111 Brookshire Avenue;
- Downey Housing Division Office, 11111 Brookshire Avenue; and,
- Downey City website ([www.downeyca.org](http://www.downeyca.org)).

##### Public Meetings

Citizens were encouraged to participate in the development of the Action Plan via a series of public hearings and community meetings. Participants in the process received information on the Action Plan, the citizen participation process, federal requirements, funding and revenue projections, and examples of how federal funds can be utilized. Residents were encouraged to provide City staff with their input on prioritizing the community needs.

The City held two (2) public hearings and four (4) community meetings: the schedule was as follows:

- Tuesday, February 12, 2019, Downey City Hall – Public Hearing;
- Tuesday, May 14, 2019, Downey City Hall – Public Hearing;
- Wednesday February 27, 2019, Downey Library – Community Meeting
- Saturday, March 9, 2019, Columbia Memorial Space Center – Community Meeting;
- Thursday, March 14, 2019, Columbia Memorial Space Center – Community Meeting; and,
- Thursday, May 28, 2019, Columbia Memorial Space Center – Community Meeting.

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

The City of Downey accepted all comments on the Action Plan and seeks to address as many of the public's concerns and priorities as soon as possible. The lack of adequate funding to address all needs during the five (5) year period covered by the Consolidated Plan (2015-2020) means that not all priority needs can be addressed, or fully addressed. Public comments related to the City's process for funding, coordinating, and monitoring projects, programs, and services under the Action Plan were also accepted and will be considered in the City's review of its internal processes.

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

All comments and/or views were accepted and considered in the development of the Annual Action Plan.

## **7. Summary**

The City of Downey is projecting to receive \$1,070,413 in CDBG entitlement funds and \$462,202 in HOME funds. The City is proposing to use excess program income and prior year resources carrying forward to FY 2019-20.

The City of Downey's City Council approved the 2019-20 Annual Action Plan on May 14, 2019. At the Public Hearing, City Council was supportive of staff's recommendations for allocation of CDBG and HOME funding presented. A summary of those recommendations are as follows:

- The continued funding towards the Housing Rehabilitation Assistance Grant program to assist 20 owner-occupied households;
- The continued funding of the Economic Development Program to create Full-Time Equivalent jobs for low- and moderate-income persons;

- The Continued funding of the Arc of Los Angeles and Orange Counties to assist people with intellectual and developmental disabilities with job training and assisting them achieve their goals;
- Continue funding of The Whole Child to assist with placing homeless families and families on the verge of becoming homeless in permanent housing;
- Continue funding the 10-20 Club program through the Downey Unified School District to assist at-risk youth with counseling services;
- Continue funding the True and Lasting Connections program through the Downey Unified School District to assist low- and moderate-income children with health screenings and reading glasses;
- Continue funding the ASPIRE program to assist low- and moderate-income children after school with homework;
- Continue funding the Senior Meals Program to assist our senior population attain affordable and healthy meals every day; and,
- The distribution of Section 108 Funds to the County of Los Angeles for the public facility development known as the Rancho Los Amigos South Campus Sports Fields with an objective to serve residents citywide via the low/mod area benefit.

DRAFT

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DOWNEY	Community Development
HOME Administrator	DOWNEY	Community Development

Table 1 – Responsible Agencies

#### Narrative (optional)

The City of Downey’s Community Development Department is the lead agency for overseeing the development and implementation of the Consolidated and Annual Action Plans. The Department coordinates the City’s funding allocation and monitoring for community based organizations, administration of federal funds, and operation of other housing and community service programs such as the Adult Literacy, ASPIRE, and the Senior First Monday meal program.

#### Consolidated Plan Public Contact Information

Jessica J. Flores, Economic Development and Housing Manager  
Housing and Economic Development Division  
Community Development Department

11111 Brookshire Avenue  
Downey, CA 90241  
(562) 904-7161  
[iflores@downeyca.org](mailto:iflores@downeyca.org)

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

### **1. Introduction**

In the preparation of the Action Plan, the City consulted with public and private agencies and nonprofit organizations to understand the community’s needs and available resources. The City met with several department representatives to provide information about the Action Plan and its process. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

#### **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))**

The Housing Authority of Los Angeles County administers the Section 8 Voucher Program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (“PHA”) 5-Year and One Year Action Plans. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Vouchers. The City provides information on the availability of Section 8 assistance to qualify residents. In addition, the City partners with nonprofit housing providers such as Jovenes and The Whole Child to provide affordable housing vouchers to people who are experiencing or on the verge of experiencing homelessness. Other key health, mental health, and service agencies that the City works closely with are listed in the next section. Each was consulted during the City’s Action Plan process.

#### **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 City of Downey is a part of the countywide Los Angeles Continuum of Care (“CoC”), coordinated by the Los Angeles Homeless Services Authority (“LAHSA”), a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. The City periodically reviews the CoC homeless system and provides HOME funding to nonprofit agencies to assist in eradicating homelessness within the City. The City is proposing to fund The Whole Child \$25,000 in HOME funds to assist in eradicating homelessness within the City.

**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**

In the preparation of the Action Plan, the City consulted with public and private agencies, as well as nonprofit organizations to understand the community's needs and available resources. City staff also met internally with several department representatives to provide information about the Action Plan and its process. Department staff provided input regarding how CDBG resources could be used and leveraged to provide services.

The Housing Authority of Los Angeles County administers the Section 8 Voucher Program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency ("PHA") 5-Year and One Year Action Plans. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Vouchers. The City provides information on the availability of Section 8 assistance to qualify residents. In addition, the City partners with nonprofit housing providers such as The Whole Child to provide affordable housing vouchers to people who are experiencing or on the verge of experiencing homelessness.

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

1	<b>Agency/Group/Organization</b>	The Whole Child
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Employment Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In the preparation of the Annual Action Plan, the City has consulted with public and private agencies and non-profit organizations to understand the community's needs and available resources. The City met with The Whole Child and determined that additional resources were needed to reduce homeless families. In addition, it was determined that a program is needed to fund the gap between homeless families/families on the verge of becoming homeless and housing assistance.

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

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Downey's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.

**Table 3 –Other local / regional / federal planning efforts**

**Narrative (optional)**

DRAFT

**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Downey published all public hearings and Action Plan summaries in the Downey Patriot, as well as the City’s website and social media outlets, for public review and comment. The Summary described the contents and purpose of the Action Plan and listed the locations where copies of the entire Plan could be examined. Upon completion of the draft Action Plan, it was available for public review and comment for 30 days. Copies of the Action Plan were available to the public at City Hall, and the Downey’s Barbara J. Riley Community & Senior Center.

As stated earlier, two (2) public hearings were held with the City Council on February 12, and May 14, 2019. Citizens who participated in the process received extensive information about the Action Plan, the Citizen Participation process, the HUD requirements for an entitlement city, the amount of funding that the City anticipates receiving and how those funds can be used by the City. At each one of the four (4) Community Meetings held on February 27, March 9, 14, and 28, 2019, residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The 30-day review period ended on May 13, 2018. During the 30-day public review period the City did not receive public comment.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	No Attendees	None Received	Not Applicable	
2	Public Hearing	Non-targeted/broad community	TBA	None Received	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	1 Attendee		Not Applicable	
4	Public Meeting	Non-targeted/broad community	1 Attendee		Not Applicable	
5	Public Meeting	Non-targeted/broad community	3 Attendees		Not Applicable	
6	Public Meeting	Non-targeted/broad community	1 Attendee		Not Applicable	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

In May 2019, HUD released the funding allocation for Program Year 2019, which correlates with the City’s Fiscal Year 2019-20 budget. The City will receive a total of \$1,532,615 in HUD grant funding during fiscal year 2019-20: \$1,070,413 in CDBG and \$462,202 in HOME funds. Additionally, staff anticipates receiving approximately \$100,000 in HOME program income from the repayment of home improvement loans and approximately \$2,544 in CDBG and \$370,649 in HOME funds carrying over from the prior year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,070,413	0	2,544	1,072,957	0	These figures are based on 2019 funding distribution formulas.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	462,202	100,000	370,649	932,851	0	These figures are based on 2019 funding distribution formulas.

Table 1 – 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 of Downey partners-up with housing and service providers using CDBG, HOME, and other sources of funding. These nonprofit organizations leverage significant financial and in-kind support from individual community members, foundations, and private organizations that help meet the needs identified in this plan. In addition to leveraging at the individual agency level, the City has historically matched the investment of HOME dollars with the investment of General and Housing Successor funds. The City meets the HOME 25 percent match requirement and has accumulated over \$5 million in excess match by investing local and state funds in HOME eligible affordable housing projects.

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

Not applicable.

**Discussion**

As mentioned earlier, in May 2019, HUD released the funding allocation for Program Year 2019, in which the City will receive a total of \$1,532,615 in HUD grant funding during fiscal year 2019-20: \$1,070,413 in CDBG and \$462,202 in HOME funds. Additionally, staff anticipates receiving approximately \$100,000 in HOME program income from the repayment of home improvement loans and approximately \$2,544 in CDBG and \$370,649 in HOME funds carrying over from the prior year.

DRAFT

## Annual Goals and Objectives

### 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	Provide decent affordable housing	2015	2020	Affordable Housing	City Wide CDBG Eligible Areas	Provide decent affordable housing	CDBG: \$87,500 HOME: \$815,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit Rental Assistance to Homeless Individuals: 10 Individuals Assisted
2	Maintain and promote neighborhood preservation	2015	2020		CDBG Eligible Areas	Maintain and promote neighborhood preservation	CDBG: \$120,000	Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit
3	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide	Support special needs programs and services	CDBG: \$153,583	Public service activities other than Low/Moderate Income Housing Benefit: 4290 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Grant Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Support special needs programs and services	CDBG: \$214,083 HOME: \$50,000	

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Provide decent affordable housing
	<b>Goal Description</b>	The City of Downey has a high priority to provide decent affordable housing to low- and moderate-income persons. The City has created a Housing Rehabilitation Assistance program that assists low- and moderate-income residents with grants. In addition, the City has created a Rental Assistance Program to assist persons who are experiencing homelessness or on the verge of becoming homeless.
2	<b>Goal Name</b>	Maintain and promote neighborhood preservation
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Support special needs programs and services
	<b>Goal Description</b>	

4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The City of Downey has a high priority to create Full Time Equivalent (FTE) jobs made available to low- and moderate-income persons. In 2017, the City awarded \$1,000,000 to Downey Nissan with the goal to create a minimum of 35 FTE jobs. In 2018, Downey Nissan created a minimum of 12 FTE jobs; in 2019, the goal is for Downey Nissan to create a minimum of 12 additional FTE jobs made available to low- and moderate-income persons.
5	<b>Goal Name</b>	Grant Administration
	<b>Goal Description</b>	The administration of the federal Community Development Block Grant and HOME Investment Partnership Programs.

**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):**

During the Reporting period, the City estimates assisting 20 families to rehabilitate their home and provide rental subsidies to 10 families who are homeless or on the verge of becoming homeless.

# Projects

## AP-35 Projects-91.220(d)

### Introduction

With its CDBG and HOME funds, the City of Downey will fund eligible projects based on the following goals: Provide decent affordable housing, maintain and promote neighborhood preservation, support special needs programs and services, economic development and grant administration.

### Projects

#	Project Name
1	HOUSING REHABILITATION PROGRAM
2	HOUSING REHABILITATION ADMINISTRATION
3	PUBLIC SERVICES
4	FAIR HOUSING PROGRAM
5	CODE ENFORCEMENT
6	SECTION 108 LOAN PAYMENT
7	HOME - GENERAL ADMINISTRATION
8	CDBG - GENERAL ADMINISTRATION
9	HOUSING PRODUCTION
10	ECONOMIC DEVELOPMENT
11	RENTAL ASSISTANCE PROGRAM
12	SOUTH CAMPUS SPORTS COMPLEX

Table 3 – Project Information

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

The City of Downey's allocation priorities are informed by the priorities of its local key stakeholders as a result of the City's community planning process. The City's citizen participation plan engages key stakeholders that include: residents and leaders of low-income neighborhoods, community-based organizations (including community building associations, nonprofit social service providers, supportive housing providers, and affordable housing developers), advocacy groups, elected and appointed officials, etc. For example, many of these key stakeholders are members of the Continuum of Care, which helped develop the CDBG Public Service funding priorities. Some of these priorities include: senior meal program, services for families and individual youths experiencing homelessness, fair housing and tenant/landlord services, and services for seniors/persons with disabilities. Additionally, key stakeholders ranked high the priorities of spurring economic development through the creation

and retention of jobs for low- and moderate-income persons, as well as improving the existing stock of affordable housing to both families and senior citizens.

The primary obstacle to meeting underserved needs is the availability of funding. The availability of governmental, nonprofit and service agencies to combine resources to implement programs related to housing and community development needs.

DRAFT

## Projects

### AP-38 Project Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	HOUSING REHABILITATION PROGRAM
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Provide decent affordable housing
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	CDBG: \$1,045,435 HOME: \$909,330
	<b>Description</b>	Provide decent and affordable housing units through the Rehabilitation Assistance Grant and Rebate Program.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 low- to moderate-income families will benefit from the proposed activity.
	<b>Location Description</b>	The activity will take place city-wide and CDBG eligible areas; the target population is low- and moderate-income households.

	<b>Planned Activities</b>	Provide grants to low- and moderate-income households to rehabilitate the existing residence. Some of the activities that qualify under the Rehabilitation Assistance Program are code violations, bringing substandard properties to conformance, lead and asbestos abatement, exterior and interior painting, weatherstripping, reroof, window change-out, flooring replacement, kitchen and bathroom remodel, addressing health and safety concerns, and the enhancement of energy and water efficiency.
<b>2</b>	<b>Project Name</b>	HOUSING REHABILITATION ADMINISTRATION
	<b>Target Area</b>	City-Wide
	<b>Goals Supported</b>	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Grant Administration
	<b>Needs Addressed</b>	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services
	<b>Funding</b>	CDBG: \$1,045,435 HOME: \$909,330
	<b>Description</b>	Administration of rehabilitation programs.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Planning and Administration.
<b>3</b>	<b>Project Name</b>	PUBLIC SERVICES

	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$1,045,435
	<b>Description</b>	CDBG ALLOCATION RESERVED FOR PUBLIC SERVICE ACTIVITIES INCLUDING GRANTS TO COMMUNITY SERVICE PARTNERS AND INTER CITY PROGRAMS
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through the Public Service project, approximately 4,290 low- and moderate-income persons will be assisted.
	<b>Location Description</b>	This project will take place City wide and in CDBG eligible areas.
	<b>Planned Activities</b>	The Arc – services persons with intellectual and developmental disabilities, expected to serve 15 individuals; ASPIRE – an afterschool program, expected to serve 100 individuals; Adult Literacy Program – literacy instruction to adults, expected to serve 25 individuals; 10/20 Club – provides counseling to at-risk youth, expected to serve 100 individuals; TLC Program – provides health screenings to children, expected to serve 50 individuals; and, the First Monday/ Meal Program – provides lunch & diner to seniors, expected to serve 100 individuals. Senior Center – provides services to seniors, expected to serve 4,000 individuals.
<b>4</b>	<b>Project Name</b>	FAIR HOUSING PROGRAM
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Support special needs programs and services
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$1,045,435

	<b>Description</b>	This program provides Fair Housing information counseling, landlord/tenant mediation, educational workshops, investigation services, and referrals to promote Fair Housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 250 low- and moderate-income households will benefit from Fair Housing Services. The benefits range from protection from discrimination and fair housing services, fair housing counseling services, landlord and tenant dispute resolutions, and the expansion of fair housing knowledge through workshops.
	<b>Location Description</b>	City wide.
	<b>Planned Activities</b>	For FY 2019-20, the City has planned to contract the Fair Housing Foundation to provide fair housing services to all residents.
5	<b>Project Name</b>	CODE ENFORCEMENT
	<b>Target Area</b>	CDBG Eligible Areas
	<b>Goals Supported</b>	Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	Maintain and promote neighborhood preservation
	<b>Funding</b>	CDBG: \$1,045,435
	<b>Description</b>	Program provides inspections of non-conforming and substandard properties in low- and moderate-income areas.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 250 persons will be counseled by Code Enforcement to maintain and promote neighborhood preservation.
	<b>Location Description</b>	The proposed activity shall take place in all CDBG Eligible areas.

	<b>Planned Activities</b>	During FY 2019-20, the Code Enforcement Division will assist approximately 250 persons to counsel, maintain and promote neighborhood preservation, and refer to the City's Rehabilitation Assistance Program to those who qualify as low- and moderate-income households.
6	<b>Project Name</b>	SECTION 108 LOAN PAYMENT
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	
	<b>Description</b>	Accrued interest and principle due on three (3) existing Section 108 loans from the U.S. Department of Housing and Urban Development (HUD).
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Repayment of the Section 108 Loans; no benefit to a number of families.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Repayment of three (3) Section 108 Loans.
7	<b>Project Name</b>	HOME - GENERAL ADMINISTRATION
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Grant Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$909,330

	<b>Description</b>	10 percent of HOME Entitlement allocated for program administration expenditures.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Since it is a Grant Administration activity, this activity will not benefit a number of families.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Grant administration of HOME funds.
8	<b>Project Name</b>	CDBG - GENERAL ADMINISTRATION
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Grant Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$1,045,435
	<b>Description</b>	20 percent of CDBG Entitlement allocated for program administration expenditures.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Since the activity is for the gran administration of CDBG funds, it will have no effect on the number of families assisted in Downey.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	The grant administration of CDBG funds.
9	<b>Project Name</b>	HOUSING PRODUCTION
	<b>Target Area</b>	CDBG Eligible Areas

	<b>Goals Supported</b>	Provide decent affordable housing
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	HOME: \$909,330
	<b>Description</b>	CHDO activities to develop or sponsor affordable housing for low- and moderate-income households.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The production of one (1) housing unit made available to a low- and moderate-income household.
	<b>Location Description</b>	Location for this activity shall be in CDBG eligible areas.
	<b>Planned Activities</b>	The development of one (1) housing unit.
10	<b>Project Name</b>	ECONOMIC DEVELOPMENT
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$1,045,435
	<b>Description</b>	The creation of 12 Full Time Equivalent (FTE) jobs for low- and moderate-income households.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>It is projected that 12 Full-Time Equivalent (FTE) jobs will be created through two (2) economic development activities:</p> <ul style="list-style-type: none"> <li>The assistance to Downey Nissan for operational costs to assist them with their relocation and expansion to a new location in Downey. The \$1,000,000 assistance will create an additional 35 FTE jobs for low- and moderate-income persons over the next three (3) years. During FY 2019-20, Downey Nissan will create at least 12 FTE jobs for low- and moderate-income persons.</li> </ul>
	<b>Location Description</b>	The economic development activity is targeted City wide.
	<b>Planned Activities</b>	During FY 2019-20, the City of Downey is planning to create additional Full-Time Equivalent jobs for low- and moderate-income persons by assisting local businesses with their expansions or eliminating blight.
<b>11</b>	<b>Project Name</b>	RENTAL ASSISTANCE PROGRAM
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Provide decent affordable housing Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	Provide decent affordable housing Maintain and promote neighborhood preservation
	<b>Funding</b>	HOME: \$909,330
	<b>Description</b>	The Rental Assistance Program assists people who are on the verge of becoming homeless and/or are currently experiencing homelessness in Downey. Assistance to people who are experiencing homelessness will be achieved through: rapid rehousing – assists in obtaining housing as quickly as possible; preventative subsidies – assists individuals and families in paying the previous balance owed for their rent, bringing them current so as to not lose their home; and, shallow subsidies – assists individuals and families to pay a portion of their rent, in order to increase the affordability of their home.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Rental Assistance Program through the partnership with The Whole Child, the activity is expected to assist approximately 10 families and/or individuals via rapid rehousing, preventative subsidies, and shallow subsidies. This goal is based on \$3,000 assistance per month subsidy per family/individual for a period of six (6) months.
	<b>Location Description</b>	The proposed activity is proposed City wide and CDBG eligible areas as long as it meets additional HOME regulations.
	<b>Planned Activities</b>	The continuation of the Rental Assistance Program through the partnership with The Whole Child, is expected to carry out the following activities: rapid rehousing, preventative subsidies, and shallow subsidies.
<b>12</b>	<b>Project Name</b>	SOUTH CAMPUS SPORTS COMPLEX
	<b>Target Area</b>	City Wide CDBG Eligible Areas
	<b>Goals Supported</b>	Provide decent affordable housing Maintain and promote neighborhood preservation
	<b>Needs Addressed</b>	Provide decent affordable housing Maintain and promote neighborhood preservation
	<b>Funding</b>	CDBG: \$1,045,435
	<b>Description</b>	The development of the Rancho Los Amigos South Campus Sports Fields Project includes: three (3) synthetic turf or grass soccer fields of various sizes to support play of youth through high school level of competition, with the largest field being able to host football and lacrosse play as well; a parking lot with an estimated 74 spaces; a 2,100 to 3,000 square-foot building that will house restrooms, concessions, administrative offices, storage and meeting space; shielded directional lighting of sports fields to allow for field usage during dusk/night; fencing along the project boundaries; temporary or permanent bleacher seating; and, drought tolerant landscaping.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the project will benefit 13,583 families citywide.
	<b>Location Description</b>	The development of a new public facility is targeted City wide.
	<b>Planned Activities</b>	During FY 2019-20, the City of Downey is planning to develop a public facility for residents Citywide by providing three (3) sports fields and thereby eliminating blight within a low/mod area.

DRAFT

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

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

The City of Downey is located in the heart of Southern California; situated 12 miles southeast of the Los Angeles Civic Center, 5 miles from Orange County, and about 10 miles from the beautiful Pacific coastline. The map shows the concentrated areas of low-income households, where median household incomes are below 80 percent of the area’s median income; these areas are classified as CDBG census tracts and will be the focus of assistance during the program year.

In the funding of all projects, and in providing assistance to specific beneficiaries, the City will ensure:

- Documentation of the low- and moderate-income status of households/individuals;
- The area where a project benefit will be realized has a population where at least 51 percent of the residents are low- and moderate-income; and/or,
- A slum and blight development meets the criteria as described in HUD regulations.

### Geographic Distribution

Target Area	Percentage of Funds
City Wide	75
CDBG Eligible Areas	25

Table 4 – Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Downey will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low- and moderate-income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

## Discussion

Most of the CDBG and/or HOME-funded programs and services are provided on a citywide basis to income-eligible and/or special needs households. Certain capital projects are assisted at a specific site, based on the location of the project, but projects may be proposed in any area of the City.

Human services are supported in a number of facilities and locations throughout the City, and in some cases just outside the City, as long as Downey residents are being served by the program. In order to avoid concentration of poverty, affordable housing assistance is provided anywhere in the City; this ensures fair access to affordable rental housing, rehabilitation assistance anywhere in the City; this ensures fair access to affordable rental housing, rehabilitation assistance, and homeownership opportunities in all neighborhoods. The City is always looking to improve blighted areas requiring major redevelopment, and private development throughout the City. Community resources such as parks, schools, and community/neighborhood centers are also dispersed throughout the City.

DRAFT

## Affordable Housing

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

#### Introduction

The section specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan also indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 25 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	4
Special-Needs	0
Total	10

**Table 6 – One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	30

**Table 7 – One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Downey is expected to assist approximately six (6) homeless households and four (4) non-homeless households with rental assistance. In addition, through the City’s homeowner Rehabilitation Assistance Grant Program, it is expected to rehabilitate 20 units.

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

### **Introduction**

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan. The City must identify the manner in which its plan will address the needs of public housing during the program year. If the public housing agency is designated as “troubled” by HUD or otherwise is performing poorly, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation. In this case, the City of Downey does not own or manage public housing.

### **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**

Not applicable.

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

### **Introduction**

Homelessness is a critical issue for all jurisdictions throughout the San Gabriel Valley and Los Angeles Metropolitan regions. Every community has a homeless population and providing adequate housing and services is a significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

### **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 coordinate as needed with LAHSA, Housing Authority of the County of Los Angeles (“HACOLA”) and financially support local nonprofits through CDBG and/or HOME funds to eradicate homelessness in Downey.

As part of the Greater Los Angeles Homeless County Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total 35 areas consisting of 28 cities and seven (7) communities enumerated all of their census tracts – including the City of Downey. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions.

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

As of 2017, HACOLA counted 124 individuals experiencing homelessness; of those, 38 were living on the street, 30 were in cars, 21 were in makeshift shelters, 10 were in RVs/campers, 20 were in tents, and four (4) were in vans. The state legislature thus enacted Senate Bill 2 to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing.

- **Emergency Shelters.** Emergency shelters are the first step in a homeless continuum of care program and are designed to allow homeless people a temporary place of stay. As of 2014, the Development Code was amended to define this use and permit an emergency shelter in the community;
- **Transitional Housing.** Transitional facilities typically accommodate homeless people for up to two (2) years as they stabilize their lives. The City allows transitional facilities serving six (6) or fewer residents in any residential zone, and has clarified the definition of facility in the Development Code; and,
- **Supportive Housing.** Supportive housing is affordable housing with on-site or off-site services that help a person or family with multiple barriers to employment and housing stability. As of 2014, the Development Code was amended to define supportive housing and permit such facilities in the community.

**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 to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will review and provide comments as needed to continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Annual Action Plan process. In addition, the City will continue to coordinate with LAHSA, County of Los Angeles Housing Authority and financially support local nonprofits through CDBG and/or HOME funds to eradicate homelessness in Downey.

**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.**

The Homeless Prevention and rapid Re-housing Program (“HPRP”) service to individuals and families with children are administered through Los Angeles County. HPRP is a once in a lifetime program that provides temporary assistance and stabilization services to either help those who are experiencing homelessness to be quickly re-housed and stabilized (rapid rehousing) or prevent eligible very-low income individuals and families from becoming homeless (prevention).

If eligible for L.A. County’s HPRP, monetary assistance is paid directly to the landlord and/or utility company for expenses such as security deposits, utility turn-on fees and back-due rent and/or utilities (gas/electric only). To be eligible for the L.A. County program, callers must be

either homeless or at-risk of becoming homeless, and be at or below 50% of the Area Median Income (“AMI”) and not eligible for CalWORKs or General Relief. The household must also have the ability to maintain their housing after HPRP assistance is provided.

In addition, the City of Downey is continuing the Rental Assistance Program that will assist families and individuals who are experiencing homelessness or on the verge of becoming homelessness with financial assistance. The Rental Assistance Program will assist such families and individuals through: rapid rehousing – assists in obtaining housing as quickly as possible; preventative subsidies – assists individuals and families in paying the previous balance owed for their rent, bringing them current so as to not lose their home; and, shallow subsidies – assists individuals and families to pay a portion of their rent, in order to increase the affordability of their home.

**Discussion**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction**

The Consolidated Plan identified a variety of barriers to the provision of affordable housing and also provided a strategy to address barriers. Outlined below are steps the City has identified it will undertake during the 2015-2020 planning period in an effort to overcome barriers:

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

**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**

#### Density Bonus Program

In 2008, the City adopted a comprehensive update to the Zoning Code, which included an updated density bonus program that is consistent with State law. During the planning period, no new development is expected to take advantage of the density bonus program for affordable housing. Although it is not expected for the program to be utilized during the reporting period, the program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code.

#### Planned Unit Developments

Continue to encourage Planned Unit Development ("PUD") as a means to provide affordable housing throughout creative land use techniques. Inform developers of the density incentives under the program. Throughout the planning period, the City continued to encourage projects pursuant to its PUD process.

#### Streamline Processing

The Community Development Department will continue to monitor permit processing times and investigate ways to streamline. The Department will continue to review information including building permits and the Zoning Code. The City will continue to offer streamlined

development processing throughout the planning period and continuously facilitate inter-departmental collaboration to ensure that the application process is as efficient as possible. In 2010 the City also implemented a new permitting software, Accela, which allows quicker review times and centralized document access.

#### Funding for Affordable Housing

In absence of the Downey Redevelopment Agency Low and Moderate Housing Set-Aside funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Through the passing of Measure H, the City is actively seeking new projects and ways how to leverage its CDBG and HOME funding to develop and/or acquire new units for affordable housing.

#### **Discussion:**

DRAFT

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

### **Introduction:**

The City of Downey uses a range of strategies to address the housing, homeless, and community development goals identified in the Consolidated Plan. This section discusses actions planned to foster and maintain affordable housing to reduce lead-based paint hazards, reduce the number of poverty level families in Downey, create low- and moderate-income jobs, and coordinate activities in these areas with other entities.

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

Given the diversity of needs in the community, one of Downey's major obstacles to meeting underserved needs is the limited amount of federal, state, and local resources available. The City of Downey will continue to pursue new State and Federal resources as available to meet underserved needs. The City has also taken actions to address obstacles to meeting underserved needs, such as embarking on new programs to generate local funds for low- and moderate-income households through new development or creation of full-time equivalent jobs.

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

To encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes the Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements. In addition, during the reporting period, the City will complete its Accessory Dwelling Unit Ordinance to allow second units within single family residential zones as mandated by the State. The ordinance will create an opportunity for developers to create affordable housing for rental and homeownership.

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

Lead poisoning reduction and abatement efforts in Downey are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City's Housing Rehabilitation Assistance Grant Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

In accordance with federal regulations and the City of Downey's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based

paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

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

Goal: To reduce poverty level incomes below current levels by 2020.

Downey's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training and opportunities, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Downey will also work to identify those individuals of below moderate income to refer to any new economic development project sponsored by the City. As a result, in fiscal year 2015-16 the City entered into an Operating Covenant Agreement to assist Downey Nissan with \$2,250,000 for the relocation and expansion of their facility; of which, \$1,000,000 would come from HUD'S Section 108 Loan Program. The assistance would create a minimum of 35 Full-Time Equivalent jobs for low- and moderate-income persons over a three (3) year period. Downey Nissan reopened its doors to the public in May 2017 and is in the process to provide their first report on the amount of new low- and moderate-income persons hired. During FY 2018-19, Downey Nissan was required to create a minimum of 12 FTE jobs. FY 2019-20, Downey Nissan is required to create a minimum of an additional 12 FTE jobs.

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

The City of Downey's Housing Division will administer all of the activities specifically identified in the investment plan. The City works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City's Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service

delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

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

The City’s Community Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Downey. The administration of program activities includes housing, public facility and infrastructure improvements; in addition, public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit and nonprofit organizations, in order to provide the aforementioned programming and services.

**Discussion:**

DRAFT

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

### **Introduction**

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.

DRAFT