



**Five-Year  
Consolidated Plan**  
FY 2020-2024

**Annual  
Action Plan**  
FY 2020-2021



**City of Downey**

**Draft  
Public Review**  
April 10, 2020



**MDG**  
ASSOCIATES • INC.

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**City of Downey**

**2020/2024 CONSOLIDATED PLAN  
JULY 1, 2020 THROUGH JUNE 30, 2024**

**2020/2021 ANNUAL ACTION PLAN  
JULY 1, 2020 THROUGH JUNE 30, 2021**

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Mayor**

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# Executive Summary

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

### 1. Introduction

The City of Downey has prepared the 2020-2024 Consolidated Plan as a requirement to receive Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides the U.S. Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2020 and ending June 30, 2025..

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income residents, as discussed below.

The consolidated Plan consists of four major sections. They are as follows:

1. Process: This section describes the consultation and citizen participation process undertaken to collect information on the conditions and needs of the community from residents as well as stakeholders.
2. Needs Assessment: This section analyzes the needs related to affordable housing, special needs housing, community development and homelessness.
3. Market Analysis: This section looks at demographics, supply of affordable units, regional housing market, and other conditions that can impact the community needs and the programs that can address the identified needs.
4. Strategic Plan: This section identified specific goals for the City based on the highest priority needs identified by the Needs Assessment, Market Analysis, as well as the consultation with the residents and stakeholders of the City.

### Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;

- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

### HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

### Funding Availability

For the 2020-2021 program year, the City will receive \$1,094,600 of CDBG funds and \$457,821 of HOME funds. When combined with \$170,575 in HOME program income generated during the current program year, the 2020-2021 Action Plan allocates \$1,094,600 of CDBG funds and \$628,396 of HOME funds to the following program activities to be implemented from July 1, 2020 to June 30, 2021.

#### 2020-2021 CDBG Public Service Activities

Barbara J. Riley Community/Senior Center	\$73,800
Adult Literacy Program	\$14,200
ARC of Southeast LA County	\$8,500
Aspire Program	\$23,090
Downey Unified School Grant (10-20 Club)	\$20,800
Downey Unified School Grant (True Lasting Connections)	\$7,600
Senior First Monday	\$13,300
Human Services Association Meal Program	\$2,900
<b>Sub-Total</b>	<b>\$164,190</b>

#### 2020-2021 CDBG Capital Activities

Housing Rehabilitation Program	\$121,221
Code Enforcement	\$120,000
HUD Section 108 Loan Repayments	\$470,269
<b>Sub-Total</b>	<b>\$711,490</b>

#### 2020-2021 CDBG Administration

General Program Administration	\$204,920
Fair Housing Services	\$14,000
<b>Sub-Total</b>	<b>\$218,920</b>

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**TOTAL 2020-2021 CDBG PROGRAM      \$1,094,600**

#### 2020-2021 HOME Activities

Housing Rehabilitation Program		\$471,922
CHDO -Affordable Housing Partnership (15% of Grant)		\$68,635
Homeless Rental Assistance Program		\$25,000
	<b>Sub-Total</b>	<b>\$565,557</b>
<b>2020-2021 HOME Administration</b>		
General Program Administration		\$62,839
	<b>Sub-Total</b>	<b>\$62,839</b>
<b>TOTAL 2020-2021 HOME PROGRAM</b>		<b>\$628,396</b>

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

The priority needs and goals identified in the Plan needs assessment were identified based on analysis of information including the results of the City’s 2020-2024 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

In consideration of community input and available data, the priority needs listed below are established as part of this Plan:

- Increase the supply of affordable housing
- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Provide public services for low- and moderate-income youth, families, seniors
- Provide public services for low- and moderate-income residents with special needs
- Improve public facilities and infrastructure
- Provide neighborhood Services
- Homeless Prevention Services

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following seven measurable Strategic Plan goals:

	<b>Goal Name</b>	<b>Category</b>	<b>Need(s) Addressed</b>	<b>Goal Outcome Indicator</b>
1.	Affordable Housing	Affordable Housing	<ul style="list-style-type: none"> <li>• Increase the supply of affordable housing</li> </ul>	4 household housing units
2.	Affordable Housing Preservation	Affordable Housing	<ul style="list-style-type: none"> <li>• Preserve the supply of affordable housing</li> </ul>	100 household housing units
3.	Equal Access to Housing Opportunities	Affordable Housing	<ul style="list-style-type: none"> <li>• Equal Access to Housing Opportunities</li> </ul>	175 households assisted
4.	Public Services	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Services for low- and moderate-income youth and families</li> <li>• Services residents with special needs</li> </ul>	10,000 persons assisted
5.	Public Facilities Improvements and Section 108 debt Service	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Improve City public facilities and infrastructure</li> </ul>	3 public facilities 20,000 persons assisted
6.	Neighborhood Services	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Provide neighborhood services, community facilities and infrastructure improvements</li> </ul>	2,500 persons assisted
7.	Homelessness Prevention Services	Homeless	<ul style="list-style-type: none"> <li>• Prevent and eliminate homelessness</li> </ul>	25 persons assisted

**Table 1 - Strategic Plan Summary**

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

The investment of HUD resources during the 2015-2019 program years resulted in measurable accomplishments that contributed to positive outcomes for Downey residents. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to residents of Downey
- Expand affordable housing through acquisition, of 1 housing unit
- Provide sustainability of decent housing through rehabilitating 103 housing units and conducting 60 lead-based paint testing and abatement
- Enhance low- and moderate-income neighborhoods by inspecting 2,520 housing units through code enforcement
- Stimulate business investment and job development through direct financial assistance to businesses and section 108 repayment by providing 303 jobs
- Stimulate business investment and job development through direct financial assistance to businesses and section 108 repayment through 2 business

- Provide financial assistance to increase number of affordable housing units assisting 6 housing units
- Provide public service activities to 1,437 youth
- Provide public service activities to 495 persons
- Help provide services to persons with special needs to include seniors, battered and abused spousal programs, meal programs, and case management services to 124,748 people

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

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the City of Downey over the next five years.

In accordance with the City’s Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2020-2024 Consolidated Plan through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

In the preparation and public review of this 2020-2024 Consolidated Plan, the City of Downey consulted with local resources, the local CoC covering the City of Downey and all of Los Angeles County. The Performance Standards are included in the 2020-2021 Action Plan document in section AP-90.

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

Four community meetings to discuss the housing and community development needs in Downey were held on the following dates and locations:

Community Meeting Dates	Location
February 12, 2020; 2:00 pm	Stay Art Gallery
February 12, 2020; 6:00 pm	Columbia Memorial Space Center
February 22, 2020; 10:00 am	Barbara J. Riley Community Center
February 27, 2020; 6:00 pm	Barbara J. Riley Community Center

A public hearing to receive comments on the housing and community development needs in the community was held before the Downey City Council on January 14, 2019. No public comments were received.

A public hearing to receive comments on the draft 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan was held before the Downey City Council on May 12, 2020. A summary of public comments received are included in **Appendix B**.

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

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan. Refer to **Appendix B**.

## 7. Summary

Examination of 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed eight high priority needs to be addressed through the investment of an anticipated \$7.75 million of CDBG and HOME funds over the five-year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the seven goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the seven Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG or HOME funding.

# THE PROCESS

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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 Department
HOME Administrator		

Table 2 - Responsible Agencies

### Narrative ?

The City of Downey's Community Development Department is the lead agency responsible for the administration of the CDBG and HOME programs. In the development of this Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2020-2024 Consolidated Plan and each of the five Annual Action Plans, the Community Development Department shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

### Consolidated Plan Public Contact Information

#### Downey Community Development Department

11111 Brookshire Avenue

Downey, CA 90241

(562) 904-7161

## PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

### 1. Introduction

The City of Downey consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan.

### **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(I)).**

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of the NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

### **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**

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Downey, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to LAHSA to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the 5-year planning process.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC. All service providers within the CoC have the ability to refer people with varying needs to the appropriate service provider(s) in their area.

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

In the development of the 2020-2024 Consolidated Plan, the City of Downey consulted 53 housing, social service and other entities involved in housing, community and economic development in the City and throughout the region to obtain valuable information on the priority needs in Downey and how CDBG, HOME and other resources should be invested to provide decent affordable housing, a suitable living environment and economic opportunities for low- and moderate-income residents. The Los Angeles Homeless Services

Authority (LAHSA), the lead agency of the Continuum of Care (CoC), was consulted directly by telephone and email to discuss performance standards, outcomes, and policies and procedures for HMIS. **Table 3** provides a listing of the entities consulted as part of this planning process.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>1.</b>	<b>Agency/Group/Organization</b>	<b>Los Angeles County Child Protective Services</b>
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Los Angeles County Health Department</b>
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>3.</b>	<b>Agency/Group/Organization</b>	<b>Downey Fire Department</b>
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Community Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>4.</b>	<b>Agency/Group/Organization</b>	<b>LAHSA</b>
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
5.	<b>Agency/Group/Organization</b>	<b>Project Sister</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6.	<b>Agency/Group/Organization</b>	<b>Downey Chamber of Commerce</b>
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7.	<b>Agency/Group/Organization</b>	<b>Kaiser Permanente</b>
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
8.	<b>Agency/Group/Organization</b>	<b>City of Downey Public Works</b>
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
9.	<b>Agency/Group/Organization</b>	<b>Los Angeles Community Development Authority</b>
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
10.	Agency/Group/Organization	Southern CA Council of Governments (SCAG)

	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>11.</b>	<b>Agency/Group/Organization</b>	<b>Downey Unified School District</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Services - Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>12.</b>	<b>Agency/Group/Organization</b>	<b>Disabled American Veterans</b>
	Agency/Group/Organization Type	Services - Disabilities
	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>13.</b>	<b>Agency/Group/Organization</b>	<b>Catholic Charities</b>
	Agency/Group/Organization Type	Plan
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>14.</b>	<b>Agency/Group/Organization</b>	<b>Kids in Need of Defense</b>
	Agency/Group/Organization Type	Services – Unaccompanied Youth Services - Disabilities
	What section of the Plan was addressed by Consultation?	Public Services-Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>15.</b>	<b>Agency/Group/Organization</b>	<b>California Senate</b>
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Government
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>16.</b>	<b>Agency/Group/Organization</b>	<b>California Assembly</b>
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Government

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
17.	<b>Agency/Group/Organization</b>	<b>California Dept. of Housing and Comm. Dev.</b>
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
18.	<b>Agency/Group/Organization</b>	<b>Partnership Housing Inc.</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
19.	<b>Agency/Group/Organization</b>	<b>Commission on HIV - County of Los Angeles</b>
	Agency/Group/Organization Type	Services - HIV/Aids
	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
20.	<b>Agency/Group/Organization</b>	<b>Spectrum Linc, Inc</b>
	Agency/Group/Organization Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
21.	<b>Agency/Group/Organization</b>	<b>Los Angeles County Regional Broadband Consortium</b>
	Agency/Group/Organization Type	Broadband Advocates
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
22.	<b>Agency/Group/Organization</b>	<b>CA Emerging Technology Fund (CETF)</b>
	Agency/Group/Organization Type	Broadband Advocates
	What section of the Plan was addressed by Consultation?	Broadband

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>23.</b>	<b>Agency/Group/Organization</b>	<b>FEMA</b>
	Agency/Group/Organization Type	Emergency Management Agency; Floodplain Management Agency
	What section of the Plan was addressed by Consultation?	Housing Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>24.</b>	<b>Agency/Group/Organization</b>	<b>10/20 Club</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>25.</b>	<b>Agency/Group/Organization</b>	<b>Arc Mid-Cities</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>26.</b>	<b>Agency/Group/Organization</b>	<b>The Arc of Los Angeles and Orange Counties</b>
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>27.</b>	<b>Agency/Group/Organization</b>	<b>Children's Dental Health Clinic</b>
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>28.</b>	<b>Agency/Group/Organization</b>	<b>Community Family Guidance Center</b>
	Agency/Group/Organization Type	Mental Health Agency/Facility

	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>29.</b>	<b>Agency/Group/Organization</b>	<b>Downey Council PTA-Helps</b>
	Agency/Group/Organization Type	Services-Youth
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>30.</b>	<b>Agency/Group/Organization</b>	<b>Downey Family YMCA</b>
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>31.</b>	<b>Agency/Group/Organization</b>	<b>Downey Arts Coalition</b>
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>32.</b>	<b>Agency/Group/Organization</b>	<b>Fair Housing Foundation</b>
	Agency/Group/Organization Type	Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>33.</b>	<b>Agency/Group/Organization</b>	<b>Gateway Cities Council of Government</b>
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>34.</b>	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

35.	<b>Agency/Group/Organization</b>	<b>Helpline Youth Counseling, Inc.</b>
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
36.	<b>Agency/Group/Organization</b>	<b>Long Beach Small Business Development Center</b>
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
37.	<b>Agency/Group/Organization</b>	<b>LA County Dept. of Public Health Childhood Lead &amp; Poisoning Prevention Program</b>
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Lead Paint
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
38.	<b>Agency/Group/Organization</b>	<b>PATH</b>
	Agency/Group/Organization Type	HMLS/Formerly HMLS Resident (ESG Grantees)
	What section of the Plan was addressed by Consultation?	Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
39.	<b>Agency/Group/Organization</b>	<b>Q-Up (Therapeutic Horseback Riding for Disabled Person)</b>
	Agency/Group/Organization Type	Services - Disabilities
	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
40.	<b>Agency/Group/Organization</b>	<b>Saints of Value</b>
	Agency/Group/Organization Type	Public Services
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

41.	<b>Agency/Group/Organization</b>	<b>Save the Brave USA</b>
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
42.	<b>Agency/Group/Organization</b>	<b>Southern California Rehab Service</b>
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
43.	<b>Agency/Group/Organization</b>	<b>Southern California Resource Serv. For Independent Living</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
44.	<b>Agency/Group/Organization</b>	<b>St. Francis Medical Center Foundation</b>
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
45.	<b>Agency/Group/Organization</b>	<b>Stay Gallery</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
46.	<b>Agency/Group/Organization</b>	<b>The Whole Child</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
47.	<b>Agency/Group/Organization</b>	<b>True Lasting Connections (TLC)</b>
	Agency/Group/Organization Type	Mental Health Agency/Facility

	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>48.</b>	<b>Agency/Group/Organization</b>	<b>Watch-it-Grow Urban</b>
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>49</b>	<b>Agency/Group/Organization</b>	<b>City of Downey – Senior Meals Program</b>
	Agency/Group/Organization Type	Services – Elderly
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>50.</b>	<b>Agency/Group/Organization</b>	<b>Aspire Program</b>
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Public Service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>51.</b>	<b>Agency/Group/Organization</b>	<b>City of Downey – Adult Literacy Program</b>
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>52.</b>	<b>Agency/Group/Organization</b>	<b>Casa Youth Shelter</b>
	Agency/Group/Organization Type	Services – Unaccompanied Youth
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
<b>53,</b>	<b>Agency/Group/Organization</b>	<b>Los Angeles County Dept. of Children and Fam. Serv.</b>
	Agency/Group/Organization Type	Foster Care Agency/Facility
	What section of the Plan was addressed by Consultation?	Homeless Public Services

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
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**Table 3 – Agencies, groups, organizations who participated**

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

The City attempts to maintain a current and comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency’s choice.

If an agency or organization was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Downey Community Development Department (562) 904-7161.

**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	Los Angeles Homeless Services Authority (LAHSA)	The Homelessness Prevention goal within the Strategic Plan is consistent with the Ten-Year Plan to End Homelessness.
2014-2021 Housing Element	City of Downey	The Affordable Housing goals within the Strategic Plan are consistent with the Adopted and Certified 2014-2021 Housing Element.

**Table 4 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan. The City monitors CoC policy making to ensure that local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income people. Further, the Community Development Department works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Downey residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City

coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

## PR-15 Citizen Participation

### Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

The City established and followed a process for the development of this five-year Consolidated Plan that included broad participation from the community. These activities were coordinated and implemented by the Downey Community Development Department.

To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and also were made available at various public facilities.

Four community meetings to discuss the housing and community development needs in Downey was held on the following dates and locations:

Community Meeting Dates	Location
February 12, 2020; 2:00 pm	Stay Art Gallery
February 12, 2020; 6:00 pm	Columbia Memorial Space Center
February 22, 2020; 10:00 am	Barbara J. Riley Community Center
February 27, 2020; 6:00 pm	Barbara J. Riley Community Center

A summary of public comments received are included in Appendix B. In addition, all attendees were encouraged to complete the City's 2020-2024 Consolidated Plan Needs Assessment Survey.

A public hearing to receive comments on the housing and community development needs in the community was held in the City Council Chamber on December 11, 2014. A summary of public comments received is included in **Appendix B**.

A public hearing to receive comments on the housing and community development needs in the community was held in the City Council Chamber on January 14, 2020. A summary of public comments received are included in **Appendix B**. A public hearing to receive comments on the 2020-2021 CDBG and HOME funding recommendations was held before the Downey City Council on May 12, 2020. A summary of public comments received are included in **Appendix B**.

Public Hearing Dates	Location
January 14, 2020; 6:30 pm	City Council Chamber
May 12, 2020; 6:30 pm	City Council Chamber

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2020-2024 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans, CAPERs and the Analysis of Impediments to Fair Housing Choice are posted on the City website at: <https://www.downeyca.org>

### Citizen Participation Outreach

	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	Newspaper Ad	Non-targeted/broad community	Newspaper ad published October 31, 2019 in the Downey Patriot announcing a City Council Public Hearing on November 12, 2019, to receive input on the preparation of the City's 2020-2024 Consolidated Plan, 2020-2021 Action Plan; and 2020-2024 Analysis of Impediments to Fair Housing Choice.	No comments were received.	No comments were received.	Not applicable.
2	Newspaper Ad	Non-targeted/broad community	Newspaper ad in English and Spanish published February 6, 2020 in the Downey Patriot announcing Community Meetings to receive input on the preparation of the City's 2020-2024 Consolidated Plan, 2020-2021 Action Plan; and 2020-2024 Analysis of Impediments to Fair Housing Choice.	No comments were received.	No comments were received.	Not applicable.
3	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 12, 2020, at 2:00 p.m. at the Stay Gallery – 11140 Downey Avenue.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Publicly-noticed Community Meeting in English and Spanish on February 12, 2020, at 6:00 p.m. at the Space Center – 124000 Columbia Way.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.
5	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Publicly-noticed Community Meeting in English and Spanish on February 22, 2020, at 10:00 p.m. at the Barbara J. Riley Senior Center – 7810 Quill Drive.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.

	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of Response / attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
6	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 27, 2020, at 6:00 p.m. at the Barbara J. Riley Senior Center – 7810 Quill Drive.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.
7	Internet Outreach	Non-targeted/broad community	The 2020-2024 Consolidated Plan Survey was available online and in paper format in English and Spanish at various City facilities from January 29, 2020 to February 29, 2020. The City advised residents and stakeholders of the availability of the survey via email to stakeholders, posting on the City website, Facebook, Twitter, announcements at City Council meetings, and during the Community Meetings.	The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Downey for a variety of housing, community and economic development activities.  In total, 72 residents and stakeholders completed the survey. A summary of all survey responses, please refer to Appendix B.	All survey responses were accepted.	Not applicable.

	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 4, 2020 in the Downey Patriot announcing the availability of the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, 2020-2024 Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan for a 30-day public review and comment period.	<Insert Comments Received>	<Insert Comments Not Accepted>	Not applicable.
9	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 25, 2020 in the Downey Patriot announcing the public hearing before the Downey City Council on May 12, 2020.	<Insert Comments Received>	<Insert Comments Not Accepted>	Not applicable.
10	Public Hearing	Minorities  Non-English Speaking - Specify other language: Any other language  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public hearing before the Downey City Council on May 12, 2020 to receive comments on the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, 2020-2024 Analysis of Impediments to Fair Housing Choice, and draft Citizen Participation Plan prior to adoption and submission to HUD.	<Insert Comments Received>	<Insert Comments Not Accepted>	Not applicable.

**Table 5 – Citizen Participation Outreach**

# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Los Angeles County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

### Methodology

To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2011-2015 5-year estimates)
- Comprehensive Housing Affordability Strategy (2011-2015 5-year estimates)
- ESRI Economic Data
- 2019 Point in Time Count

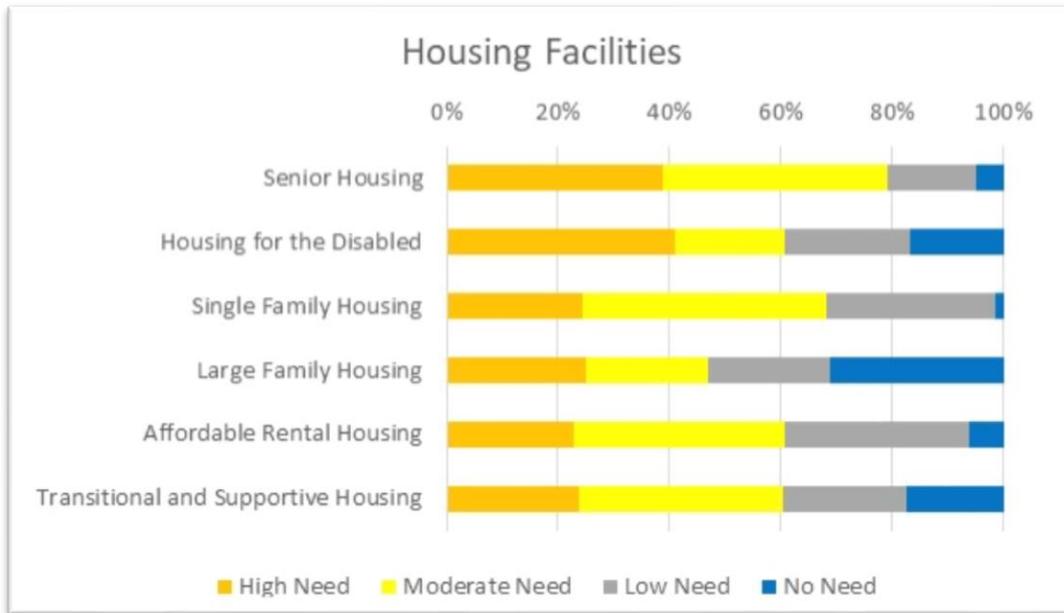
The 2011-2015 ACS 5-year estimates and the 2011-2015 5-year estimates were the most recent available complete datasets supplied through HUD's eCon Planning Suite planning framework.

### Consolidated Plan Survey for Residents and Stakeholders

Downey residents and program stakeholders had the opportunity to respond to the 2020-2024 Consolidated Plan Survey to rate the needs in Downey for housing facilities, housing services, community services, services for special needs populations, neighborhood services,

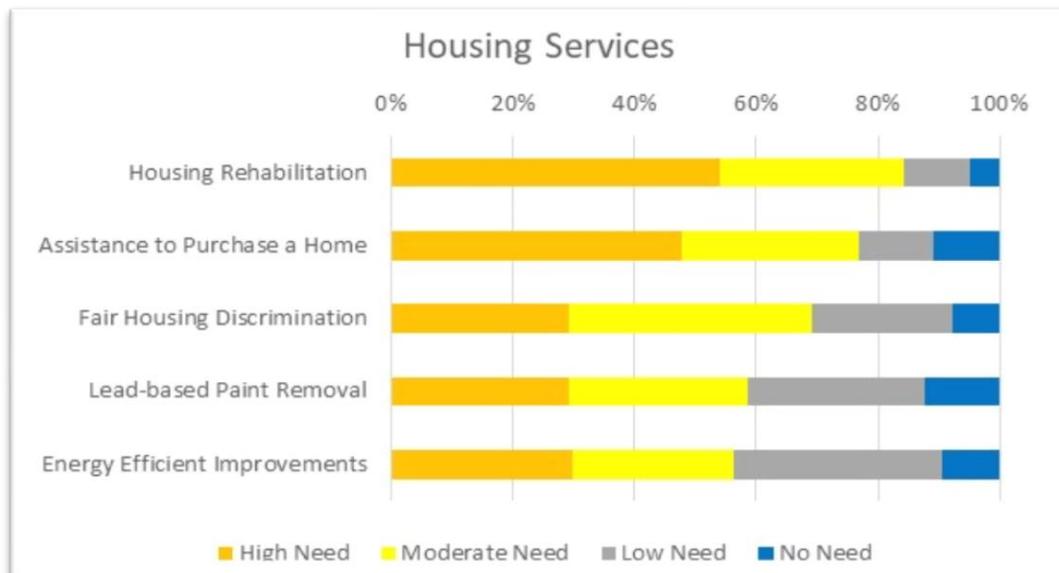
community facilities, infrastructure and business and jobs services. The results of the 72 City residents who respond to the survey are represented in **Figures 1-8** below.

*Q: Indicate the need for additional / improved housing types in Downey.*



**Figure 1: Need for Improved Housing Facilities**

*Q: Indicate level of need for improved/additional housing-related programs & services in Downey.*



**Figure 2: Need for Improved or Additional Housing Services**

Q: What types of public programs / services are the most needed in Downey?

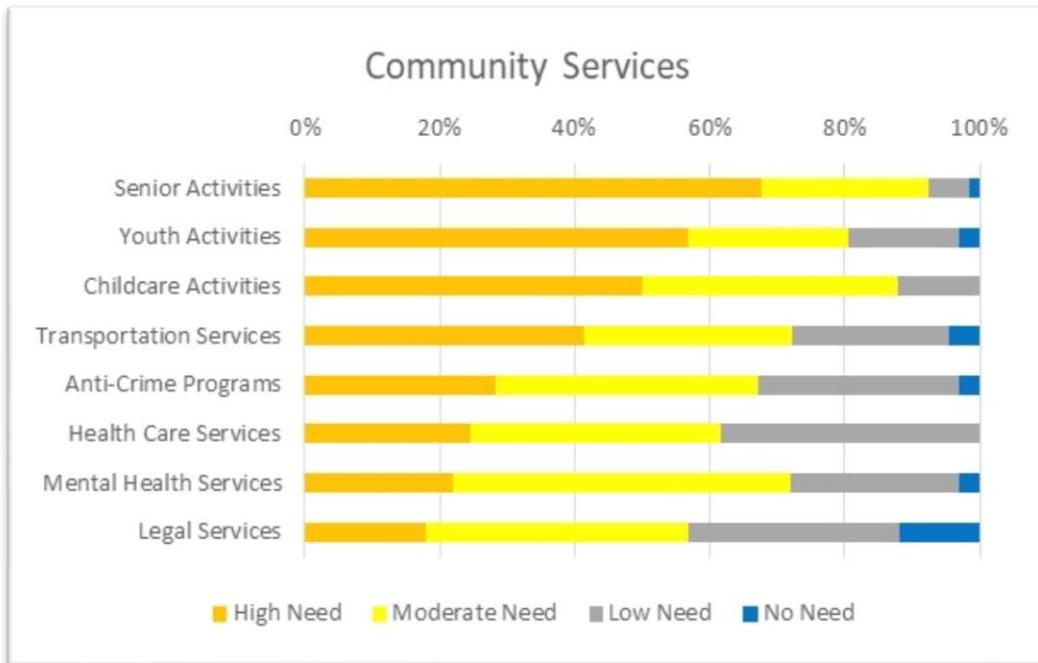


Figure 3: Need for Additional/Improved Comm. Services by Type Population

Q: Indicate the need for additional / improved special needs programs and services in Downey.

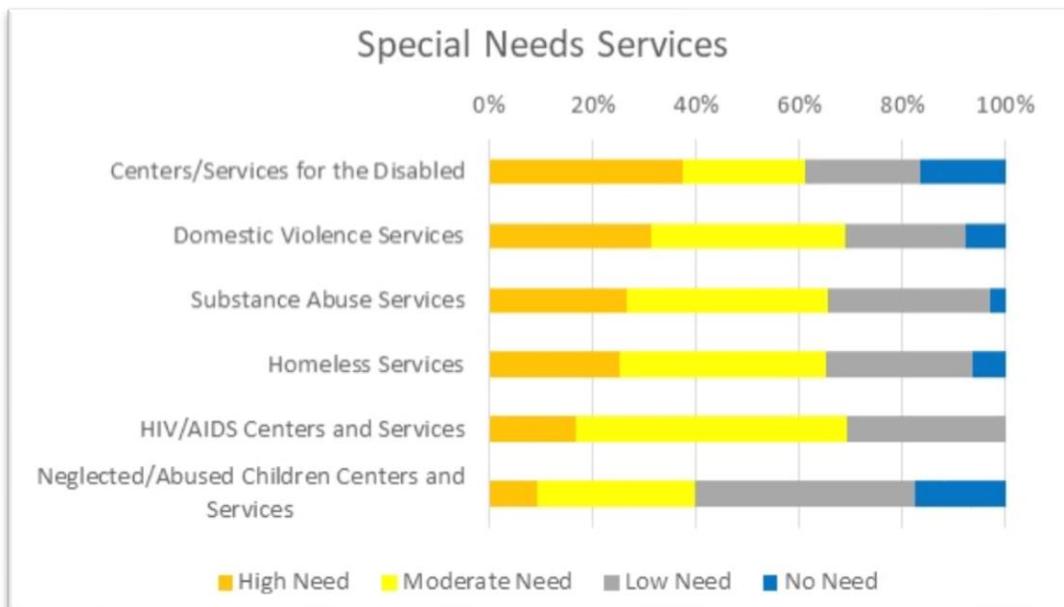


Figure 4: Need for Additional or Improved Services for Special Needs Population

Q: Indicate the need for additional / improved neighborhood services in Downey.

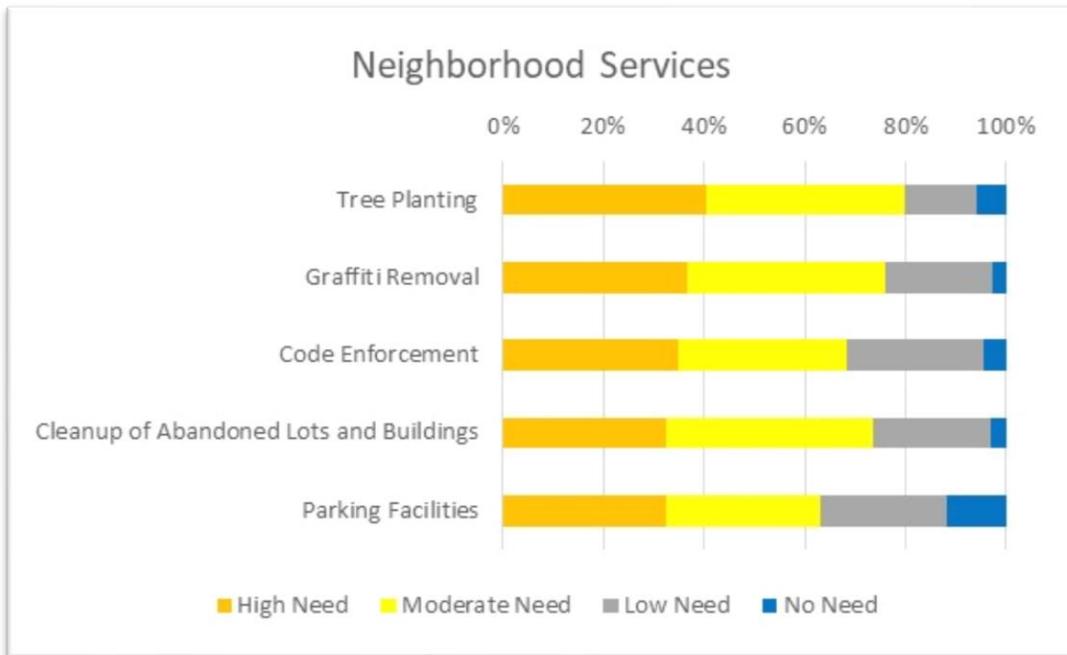


Figure 5: Need for Additional or Improved Neighborhood Services

Q: Indicate the level of need for improved / additional community facilities in Downey.

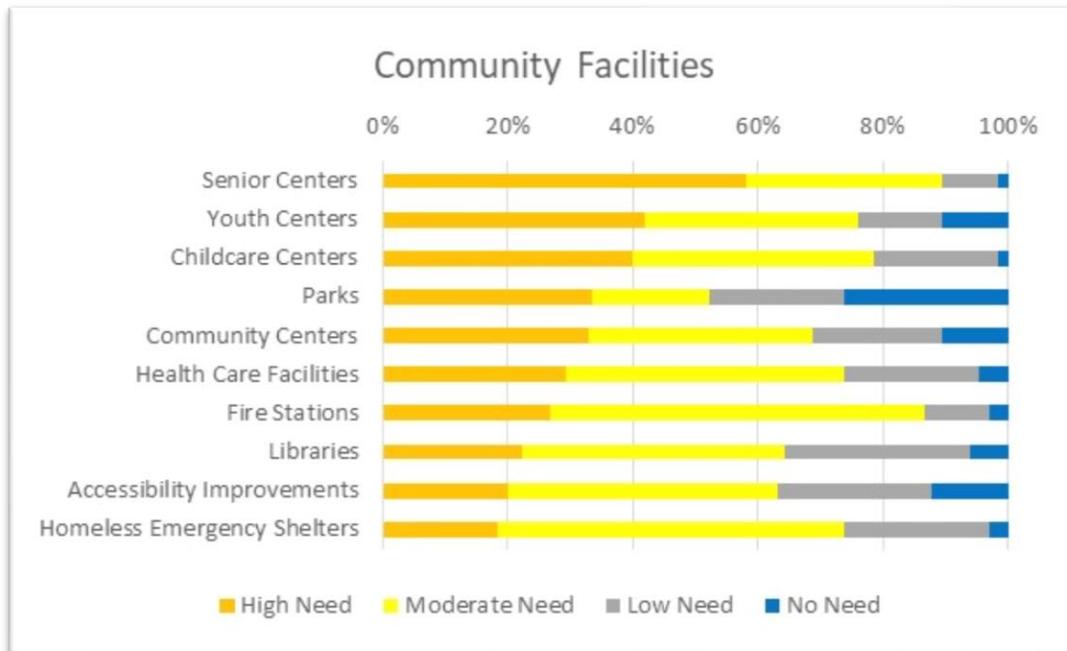


Figure 6: Need for Additional or Improved Community Facilities

Q: Indicate the need for improved or additional infrastructure improvements in Downey.

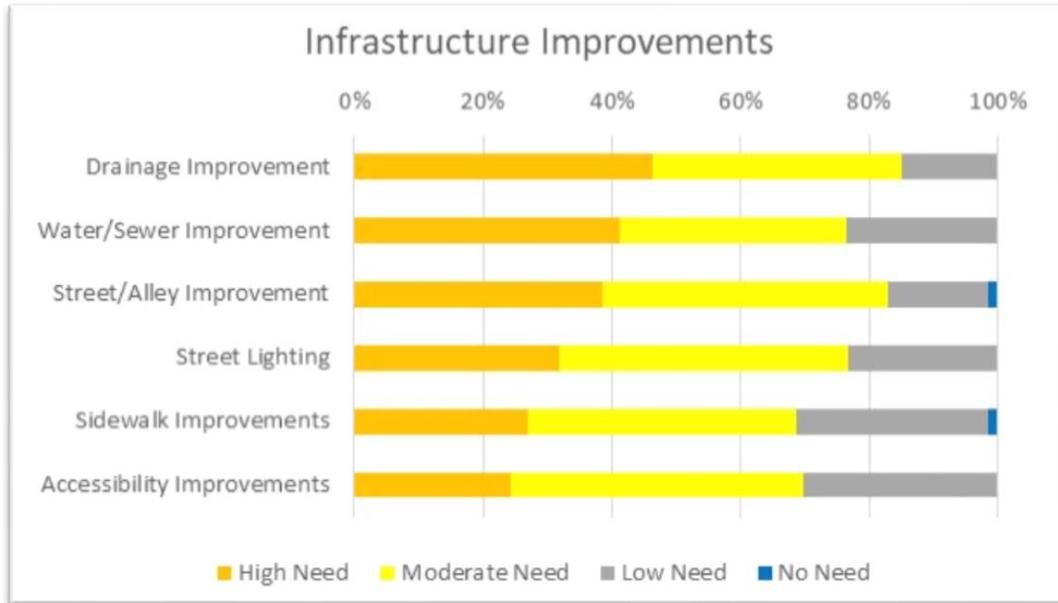


Figure 7: Need for Infrastructure Improvements

Q: Indicate the need for additional / improved business and jobs programs and services in Downey.

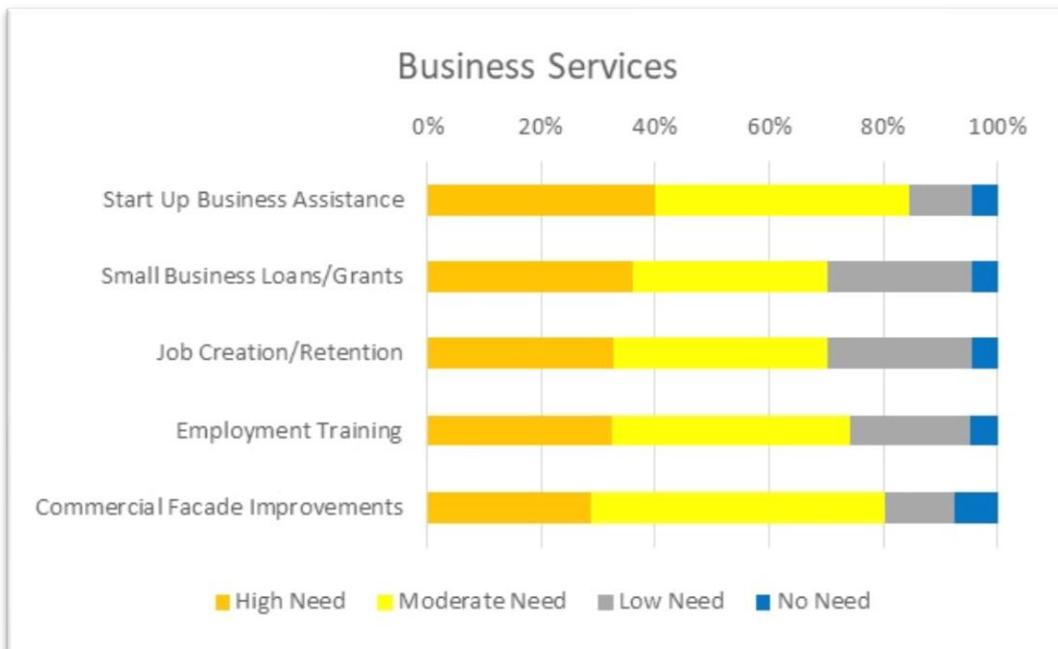


Figure 8: Need for Additional or Improved Business and Job Services

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

From 2009-2015, the City's population increased by one percent from 111,772 to 113,405 and the number of households increased by two percent from 32,095 to 32,740. The median household income increased eight percent from \$58,128 to \$62,897. The City of Downey includes 32,740 households, of which 20,826 or 63.6 percent earn less than 100 percent of Area Median Income (AMI) and 16,310 or 49.8 percent earn less than 80 percent of AMI.

Based on the evaluation of the 2011-2015 ACS and CHAS data in **Tables 6-12**, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households – meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

**Table 7** presents the number of different household types in the City for different levels of income. Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household. The income levels are divided by different HUD Area Median Family Income (HAMFI) levels corresponding with HUD income definitions as follows:

- 0-30 percent AMI: extremely low-income; 13 percent of all households.
- 30-50 percent AMI: low-income; 16 percent of all households.
- 50-80 percent AMI: moderate-income; 21 percent of all households.
- 80-100 percent AMI: medium-
- income; 14 percent of all households; and
- Greater than 100% of AMI upper income; 36 percent of all households.

**Tables 8 and 9** indicate the number of renter- and owner-occupied households for different Area Median Income (AMI) levels that are experiencing housing problems. HUD defines four different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower

3. Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	111,772	113,405	1%
Households	32,095	32,740	2%
Median Income	\$58,128	\$62,897	8%

**Table 6 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,235	5,130	6,945	4,516	11,810
Small Family Households *	1,780	2,310	3,365	2,470	6,625
Large Family Households *	455	1,035	1,490	1,040	1,985
Household contains at least one person 62-74 years of age	930	915	1,285	635	2,660
Household contains at least one-person age 75 or older	645	790	715	385	900
Households with one or more children 6 years old or younger *	870	1,374	1,780	800	825

**Table 7 - Total Households Table**

Data Source: 2011-2015 CHAS

The table below presents the number of different household types in the City for different levels of income. The income levels are divided by different HUD Area Median Family Income (HAMFI) levels corresponding with HUD income definitions as follows:

- 0-30% HAMFI: extremely low-income.
- 30-50% HAMFI: low-income.
- 50-80% HAMFI: moderate-income; and

- 80-100% HAMFI: medium income.

Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household.

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing – Lacking complete plumbing or kitchen facilities	215	105	45	65	430	20	20	20	30	90
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	200	270	220	20	710	35	20	55	25	135
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	375	425	530	290	1,620	25	165	215	130	535
Housing cost burden greater than 50% of income (and none of the above problems)	1,980	1,095	255	0	3,330	630	545	865	295	2,335
Housing cost burden greater than 30% of income (and none of the above problems)	125	1,230	1,490	430	3,275	160	305	605	915	1,985
Zero/negative Income (and none of the above problems)	135	0	0	0	135	95	0	0	0	95

**Table 8 – Housing Problems Table**

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,770	1,895	1,050	375	6,090	710	750	1,155	480	3,095
Having none of four housing problems	205	1,485	3,050	1,935	6,675	325	1,000	1,690	1,830	4,845
Household has negative income, but none of the other housing problems	135	0	0	0	135	95	0	0	0	95

**Table 9 – Housing Problems 2**

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,380	1,670	1,170	4,220	250	350	750	1,350
Large Related	360	590	435	1,385	15	290	485	790
Elderly	630	355	153	1,138	445	300	270	1,015
Other	415	430	370	1,215	99	80	185	364
Total need by income	2,785	3,045	2,128	7,958	809	1,020	1,690	3,519

**Table 10 – Cost Burden > 30%**

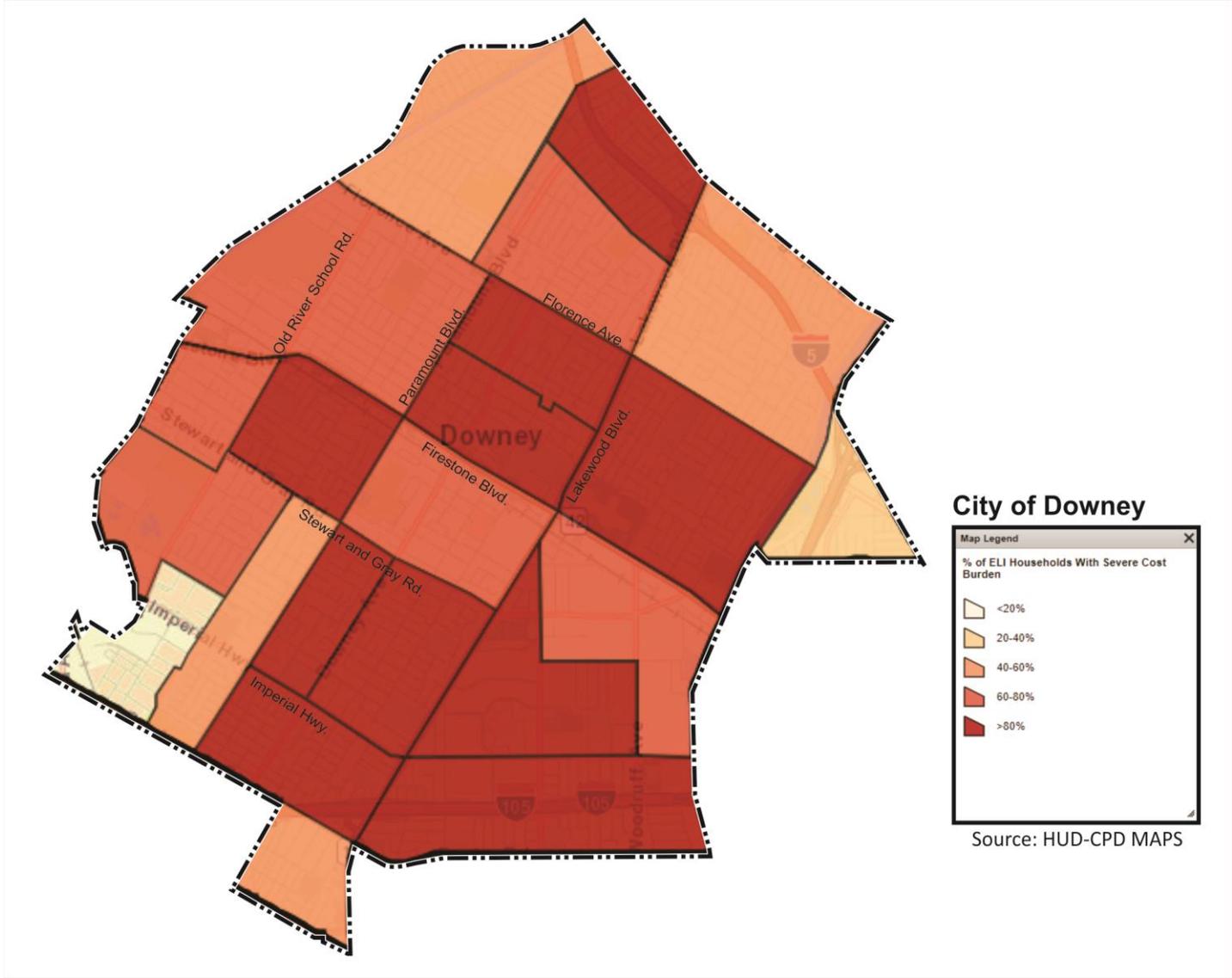
Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

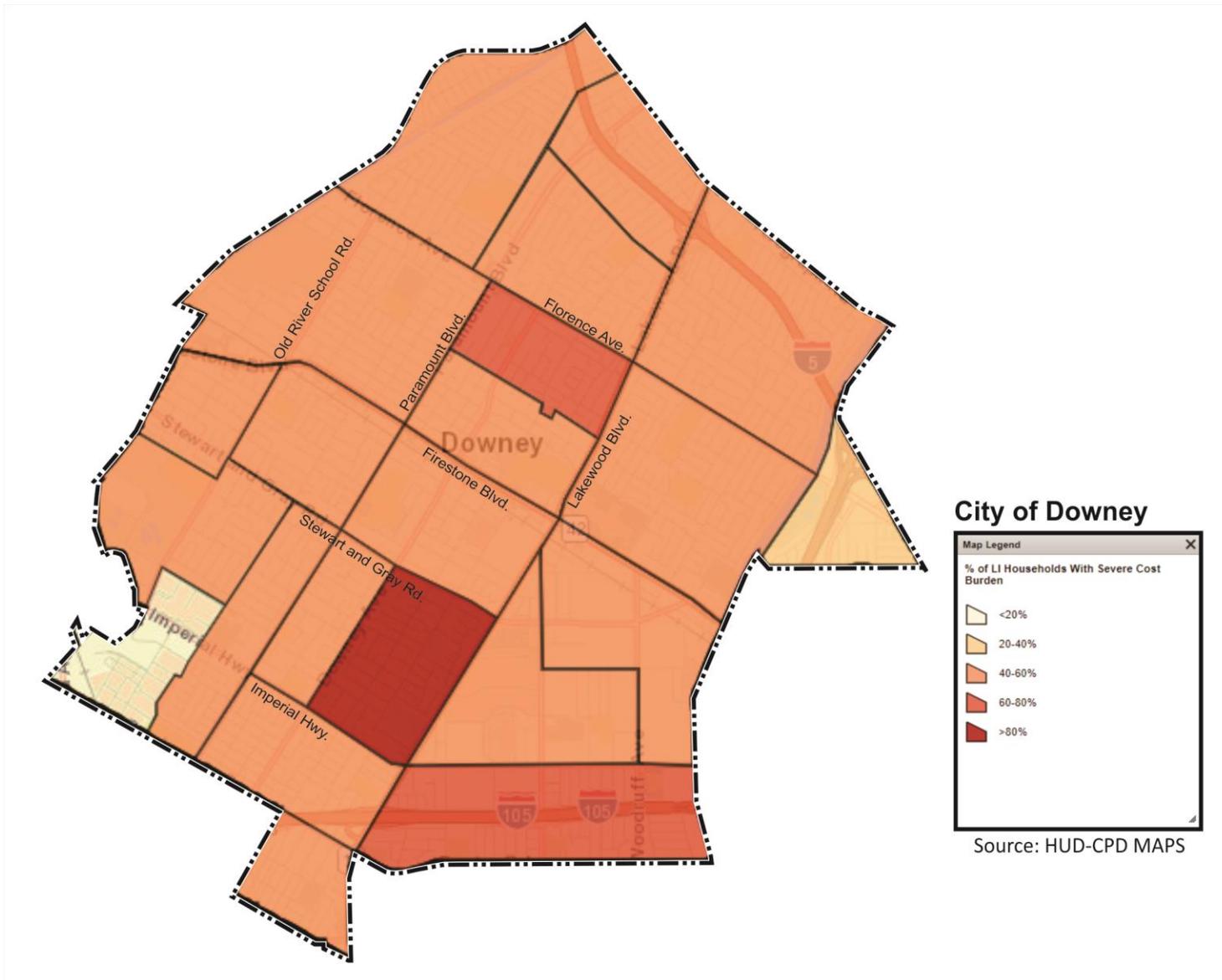
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,310	605	185	2,100	210	165	400	775
Large Related	315	160	40	515	15	250	230	495
Elderly	575	165	39	779	330	215	115	660
Other	390	245	30	665	95	60	170	325
Total need by income	2,590	1,175	294	4,059	650	690	915	2,255

**Table 11 – Cost Burden > 50%**

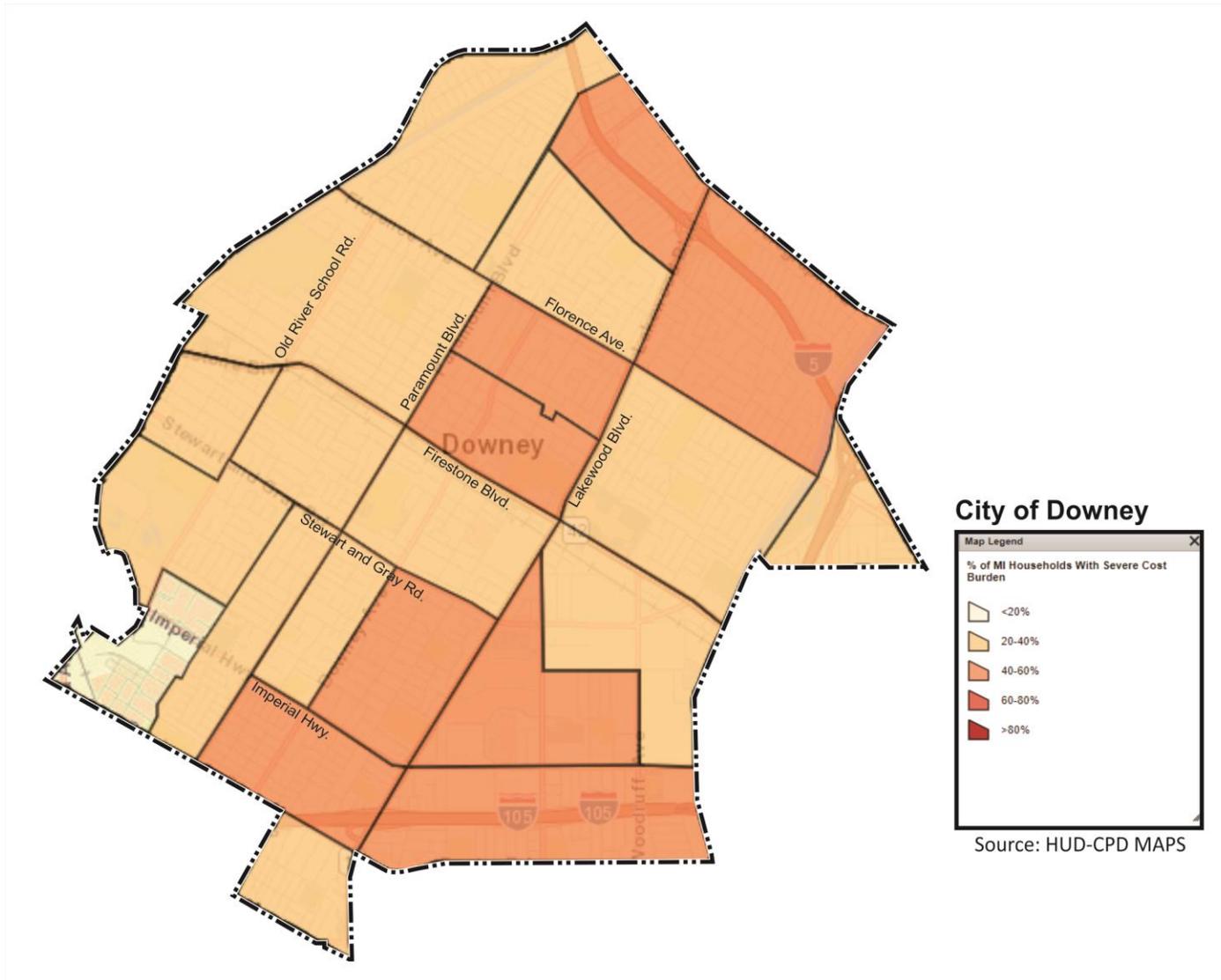
Data Source: 2011-2015 CHAS



**Figure 9: Extremely Low-Income Households with Severe Cost Burden**



**Figure 10: Low Income Households with Severe Cost Burden**



**Figure 11: Moderate Income Households with Severe Cost Burden**

5. Crowding Table - 1 (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	505	500	545	265	1,815	40	155	195	105	495
Multiple, unrelated family households	70	210	185	60	525	20	30	75	50	175
Other, non-family households	0	35	20	0	55	0	0	0	0	0
Total need by income	575	745	750	325	2,395	60	185	270	155	670

**Table 12 - Crowding Information - 1/2**

Data Source: 2011-2015 CHAS

6. Crowding Table - 2 (More than one person per room)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	760	1,175	1,290	3,225	110	199	490	799

**Table 13 - Crowding Information - 2/2**

Data Source: 2011-2015 CHAS

**Describe the number and type of single person households in need of housing assistance.**

There are 5,457 (ACS Table DP02) single person households in the City, representing 16.7 percent of all households. Approximately 2,074 of the single person households are 65 years of age or older according the ACS, indicating that approximately 3,383 single person households are ages 18-64. According to **Table 10**, 1,579 single person households categorized as “other” experienced a cost burden. Of those “other” households that are cost burdened and are renting, almost 70 percent are 0-50 percent of AMI. For homeowners, 185 “other” households or approximately 52 percent earn 50-80 percent of AMI, and are most cost burdened, 80 “other” households (approximately 21 percent) earn 30-50 percent of AMI, and 99 (approximately 27 percent) earn 0-30 percent of AMI. According to **Table 11**, 990 single person households categorized as “other” experienced a severe cost burden. Of

those “other” households experiencing a severe cost burden, the majority are renters earning 0-30 percent of AMI. By definition, single person households do not experience housing overcrowding. No data is available for single-person households occupying substandard housing units.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on ACS data, of the total Civilian Noninstitutionalized Population age 18 and over (84,349) in Downey, an estimated 8,728 persons have a disability and may require housing assistance.

Domestic violence, assault, and stalking are not always reported. According to the 2018 National Crime Victimization Survey, only 47 percent of all domestic violence events were reported to the police. However, the State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction ([openjustice.doj.ca.gov](https://openjustice.doj.ca.gov)). In 2018, the Downey Police Department responded to a total of 402 calls related to domestic violence. Of these calls:

- 357 of these domestic incidents did not involve a weapon
- 45 calls involved a weapon
- 1 domestic incident involved a firearm,
- 4 domestic incidents involved a knife or cutting instruments,
- 23 domestic incidents involved other dangerous weapons, and
- 17 domestic incidents involved personal weapons (i.e. feet or hands, etc.)

Therefore, there were at least 402 households during the period of a year who needed some type of domestic violence services. In households where physical violence occurred, it is possible that at least one member of the household will need to relocate within the next five years to escape recurring violence. If 75 percent need to move, approximately 302 individuals — possibly with minor children — may require temporary housing assistance.

The form of assistance needed is twofold. First, the City recognizes the essential need for rental housing opportunities for low- and moderate-income households in general because Los Angeles County is a “high-cost area” as defined by the U.S. Department of Housing and Urban Development in the HUD Mortgagee Letter dated May 20, 2019. Second, it is important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of household, seniors and transition age youth. To address special needs

populations, the City will also prioritize the provision of public services to remove barriers to accessing affordable housing.

### **What are the most common housing problems?**

The most common housing problem in the City is cost burden, which affects 70 percent of low- and moderate-income households, including 7,958 renter households and 3,519 owner households who pay more than 30 percent of their monthly gross income for housing costs. According to data in **Table 10** and **Table 11**, of the 11,477 cost-burdened renter households in Downey (households who pay more than 30 percent of the monthly gross income for housing costs) most are small and other related family households earning 0-30 and 30-50 percent of AMI, indicating a need for housing assistance targeted to extremely low- and low-income households of those renter households experiencing cost burden, X households experience a server cost burden . Of the severely cost burdened households, most are either small or large related family households.

630 households are extremely low-income elderly households. With the understanding that people (age 62+) have fixed incomes and are often unable to pursue employment, it is this group of extremely-low income elderly households that is most in need of rental assistance so that these households may afford the cost of daily living and meeting the basis needs such as food and prescription drugs.

According to information presented in **Table 8**, the second most common housing problem in the City is overcrowding. Overcrowded housing conditions occur primarily for one of two reasons. First, a single-family household will be overcrowded because the housing unit they occupy is too small to accommodate the number of people in the family. Second, overcrowding the households earning 0-80 percent of AMI, 2,585 or 15.8 percent are overcrowded, of which 2,070 (80 percent) are renter households and 515 are single family households.

### **Are any populations/household types more affected than others by these problems?**

For households earning 0-80 percent of AMI, 5,570 of small related households are cost burdened, of which 1,350 are owners. For renters, households that earn 0-30 and 30-50 percent of AMI experience more cost burden than other income groups. For owners, cost burden among the 50-80 percent AMI group is the highest at 750, representing 55 percent of owner small related households that are cost burdened. In both tenure types, small related family households are the largest groups experiencing cost burden.

According to data in **Table 11**, renters earning 0-30 percent of AMI are the most heavily impacted by severe cost burden, while owners earning 50-80 of AMI are the most severely cost burdened.

According to **Table 12**, overcrowded housing conditions primarily impact multi-family households with 80 percent of all overcrowded households comprised of renters. Of the renter households, that are overcrowded, 24 percent earn between 0-30 percent of AMI, 31 percent earn 30-50 percent of AMI, 31 percent earn between 50-80 percent of AMI, and 14 percent earn between 80-100 percent of AMI. Housing overcrowding mostly impacts extremely low- and low-income renters.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The leading indicators of risk for homelessness include extremely low-income and housing cost burden. **Tables 10 and 11** indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in **Table 10**, 3,594 of households earning 0-30 percent of AMI in the City experience a cost burden. Of these households, 2,785 (77 percent) are renters and 809 (23 percent) are owners. Most cost-burdened renter households. Of the 2,785 extremely low-income renters that are cost burdened, 2,590 are severely cost burdened, paying more than 50 percent of their income for housing costs. Because this group has the lower income and has housing costs that are less fixed than homeowners, this group is generally viewed as being the most at risk of homelessness.

According to **Table 7**, 870 of the 4,235 households earning less than 30 percent of AMI have one or more children 6 years old or younger. This represents 2.7 percent of the overall number of households in the City. While specific HUD data was unavailable in the format described in **Table 13**, kidsdata.org reports that in 2012-2016, 31.4 percent of Downey children, ages 0-17, lived in crowded households. This statistic may be indicative of the percent of low-income Downey children that are currently housed but may be at risk of residing in shelters or becoming unsheltered.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems. In Downey, the group that is most at-risk of homelessness includes those renters who earn 0-30 percent of AMI because this group has the lowest income and has housing costs that are not fixed.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The leading indicators of risk for homelessness include extremely low income, housing cost burden, and severe cost burden. As discussed earlier, there are 2,590 extremely-low-income severely cost burdened, renters in Downey. This group has the lowest income has the lower income and has housing costs that are less fixed. Therefore, this group is generally viewed as being the most at risk of homelessness.

### **Discussion**

Based on evaluation of 2007-2011 ACS and CHAS data in **Tables 6-12** below, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problem at a greater rate (10% or more) than the income level as a whole. For example, when evaluating 0-30% of AMI households, if 50% of the households experience a housing problem, but 60% or more of a particular racial or ethnic group of household’s experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in **Tables 14-17** below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of other housing problems
Jurisdiction as a whole	3,760	245	230
White	780	125	70
Black / African American	249	4	0
Asian	220	10	25
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	15
Hispanic	2,455	105	120

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,180	950	0
White	700	415	0
Black / African American	184	4	0
Asian	135	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,145	500	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,300	2,650	0
White	520	750	0
Black / African American	215	115	0
Asian	305	115	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	3,235	1,660	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

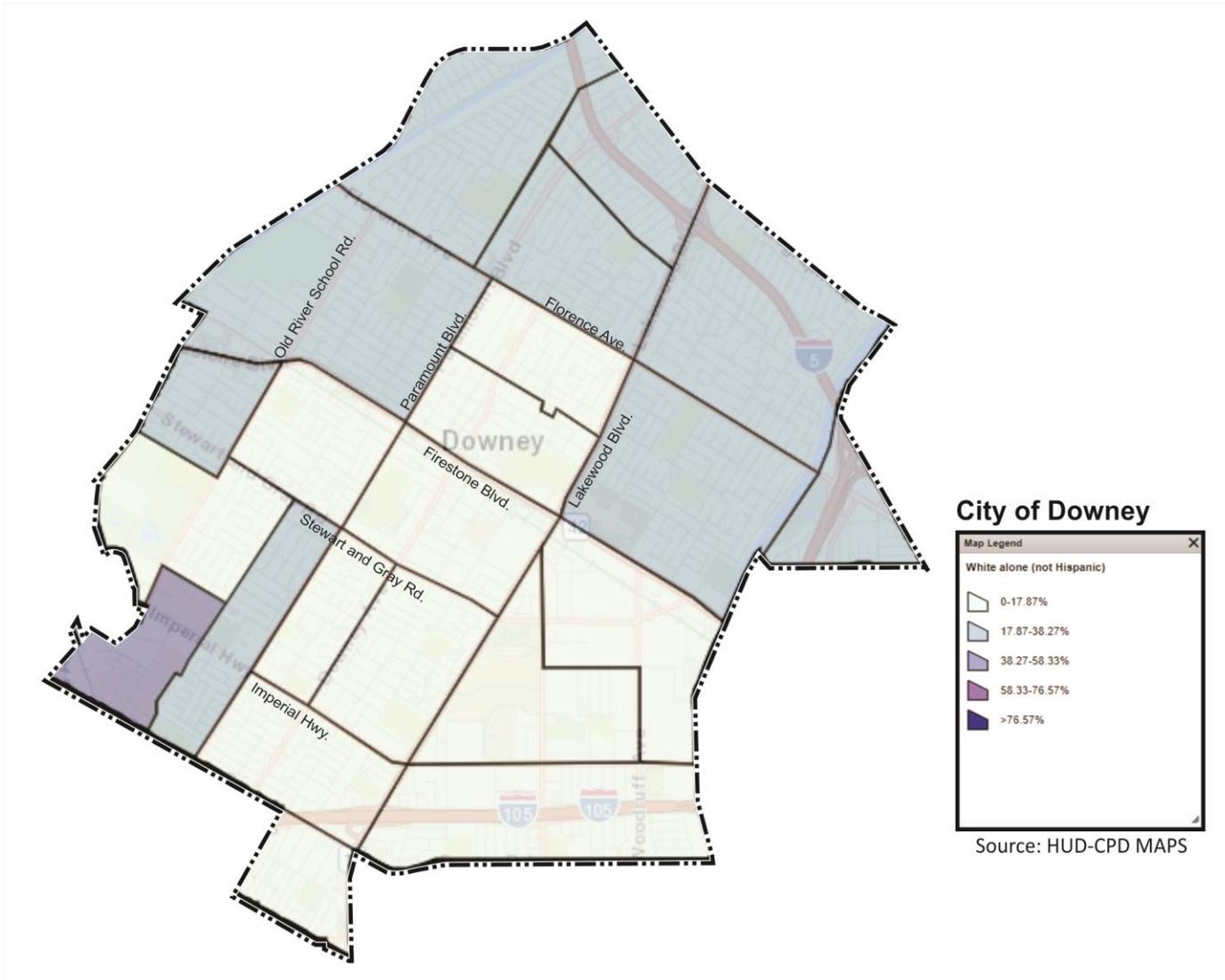
<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,200	2,415	0
White	280	665	0
Black / African American	55	115	0
Asian	185	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,670	1,420	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

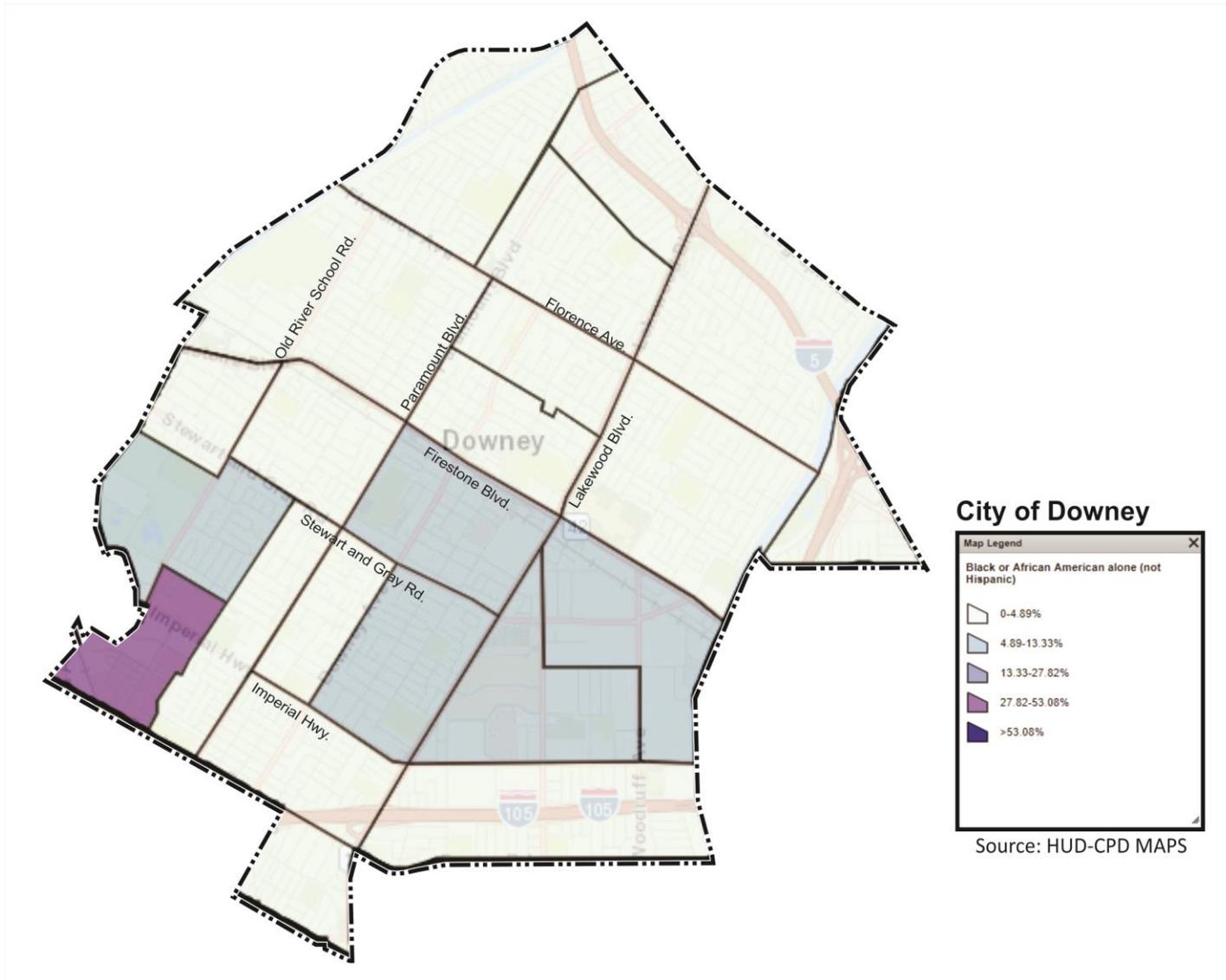
**Data Source:** 2011-2015 CHAS

\*The four housing problems are:

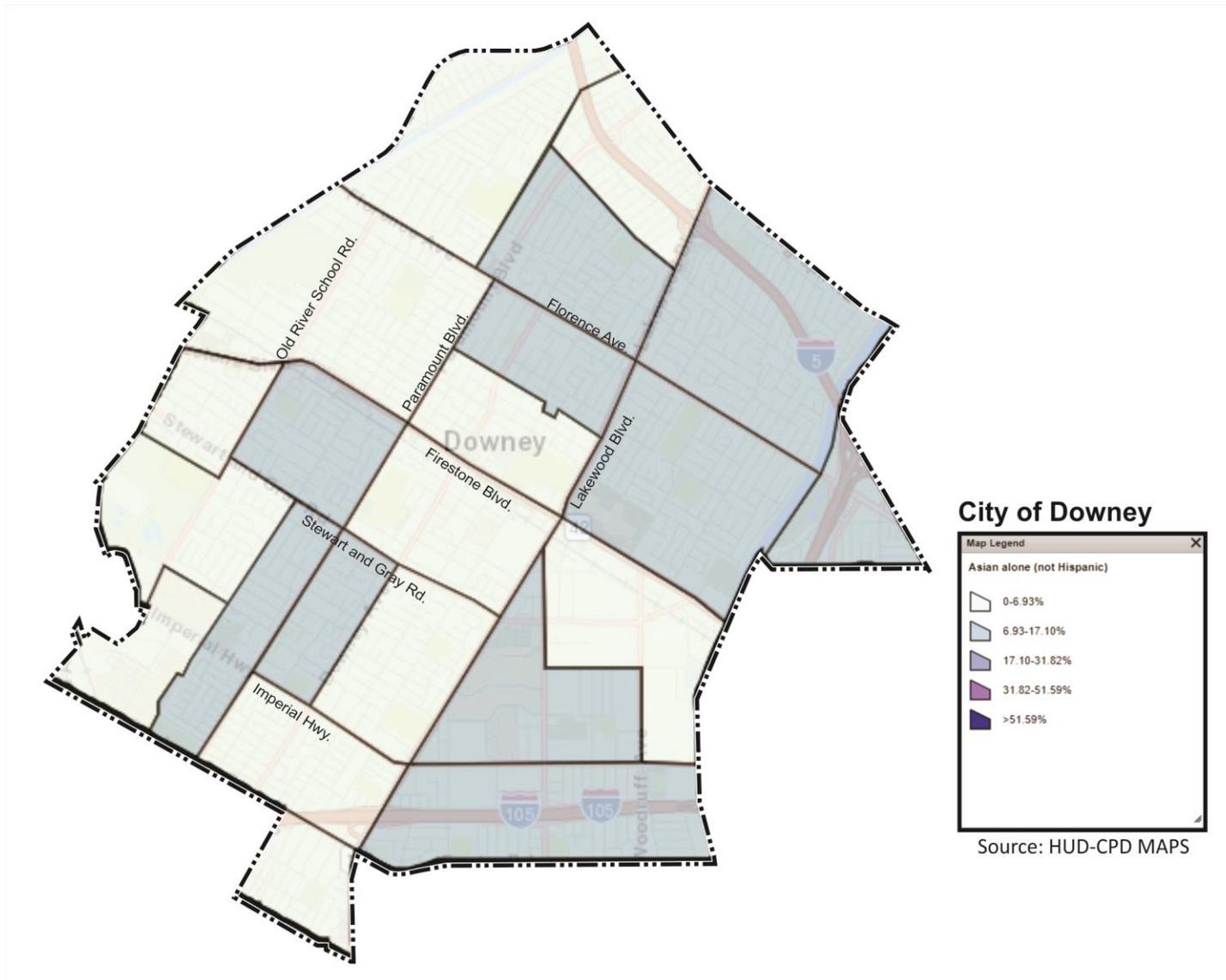
1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



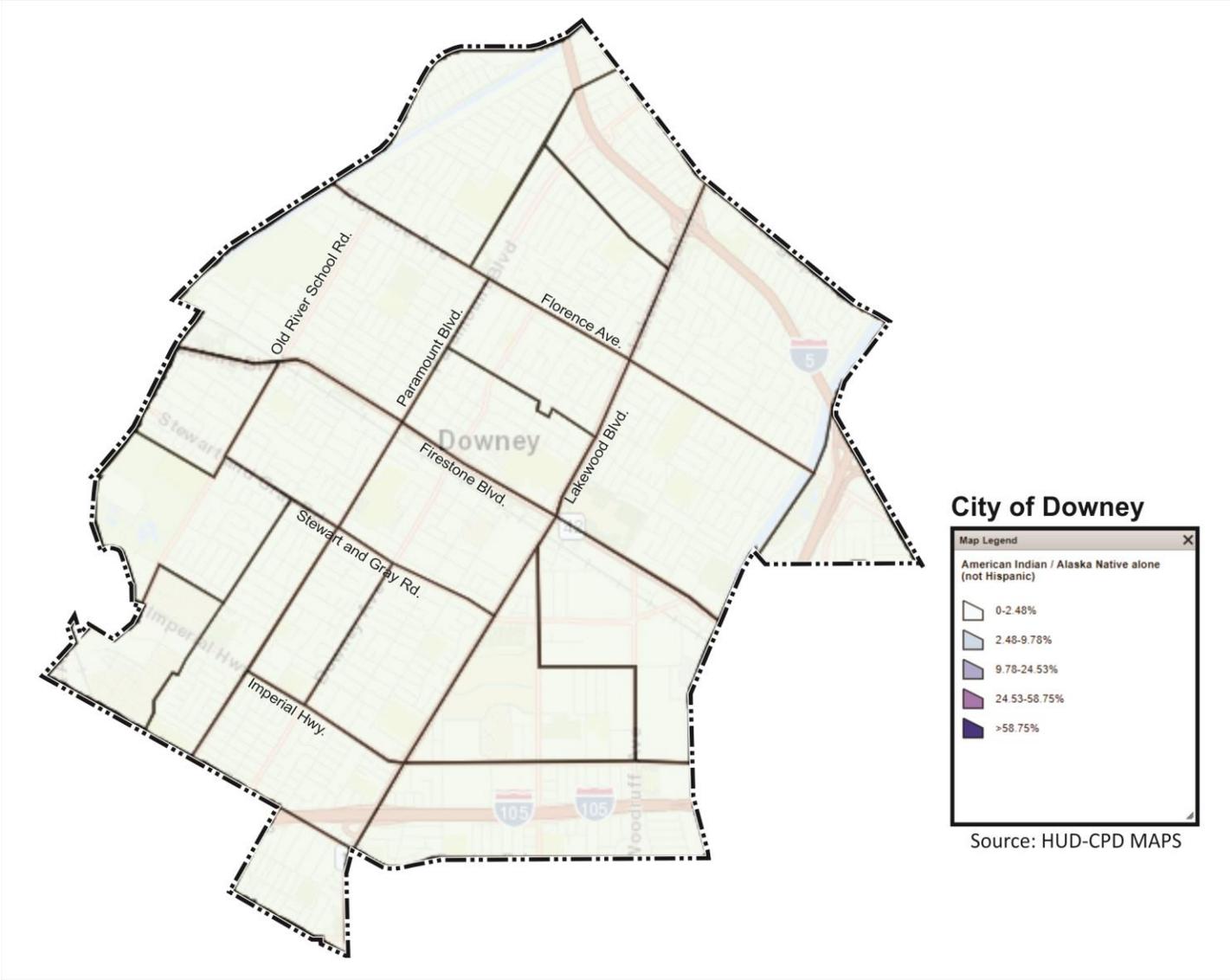
**Figure 12: White alone (not Hispanic)**



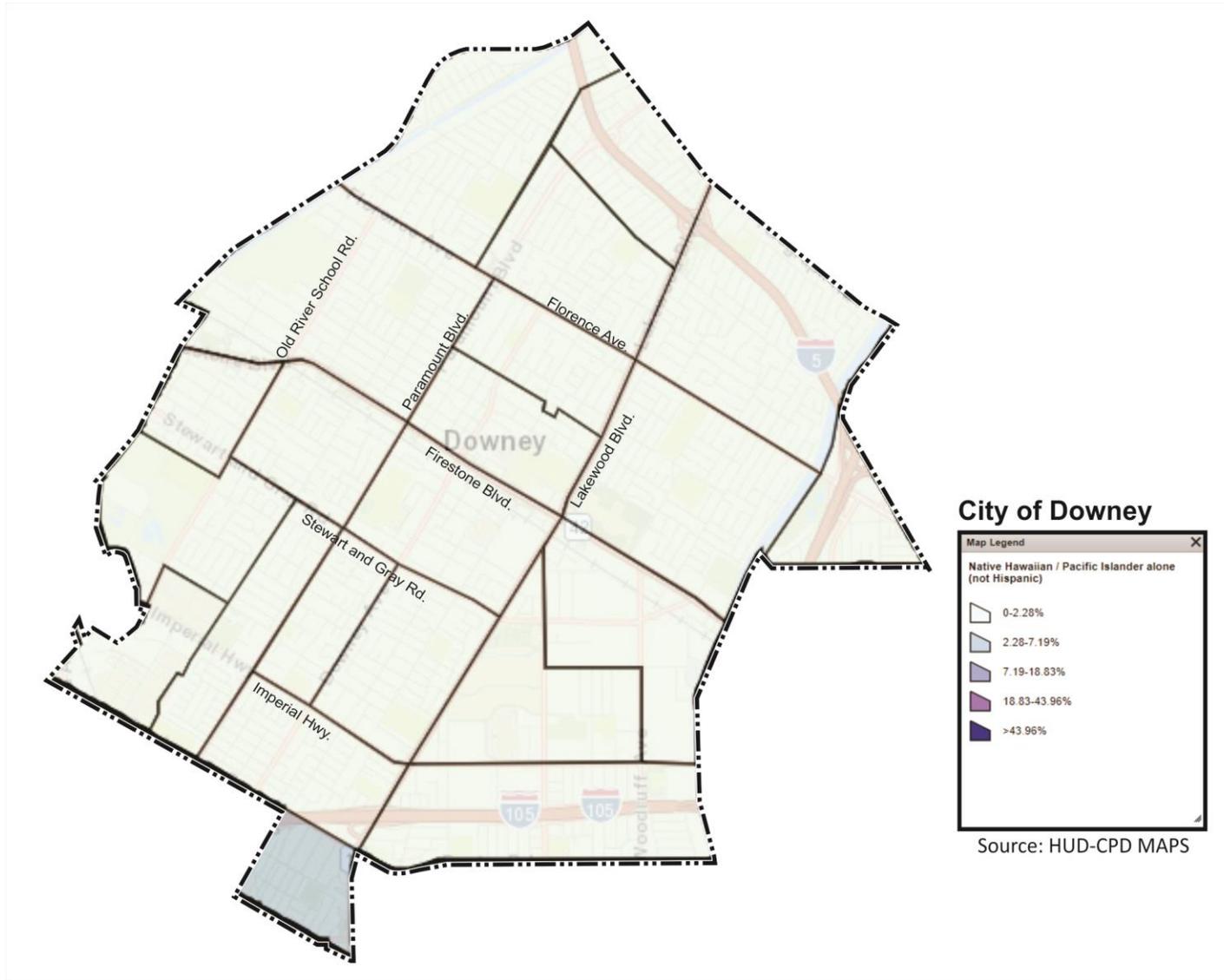
**Figure 13: Black / African American**



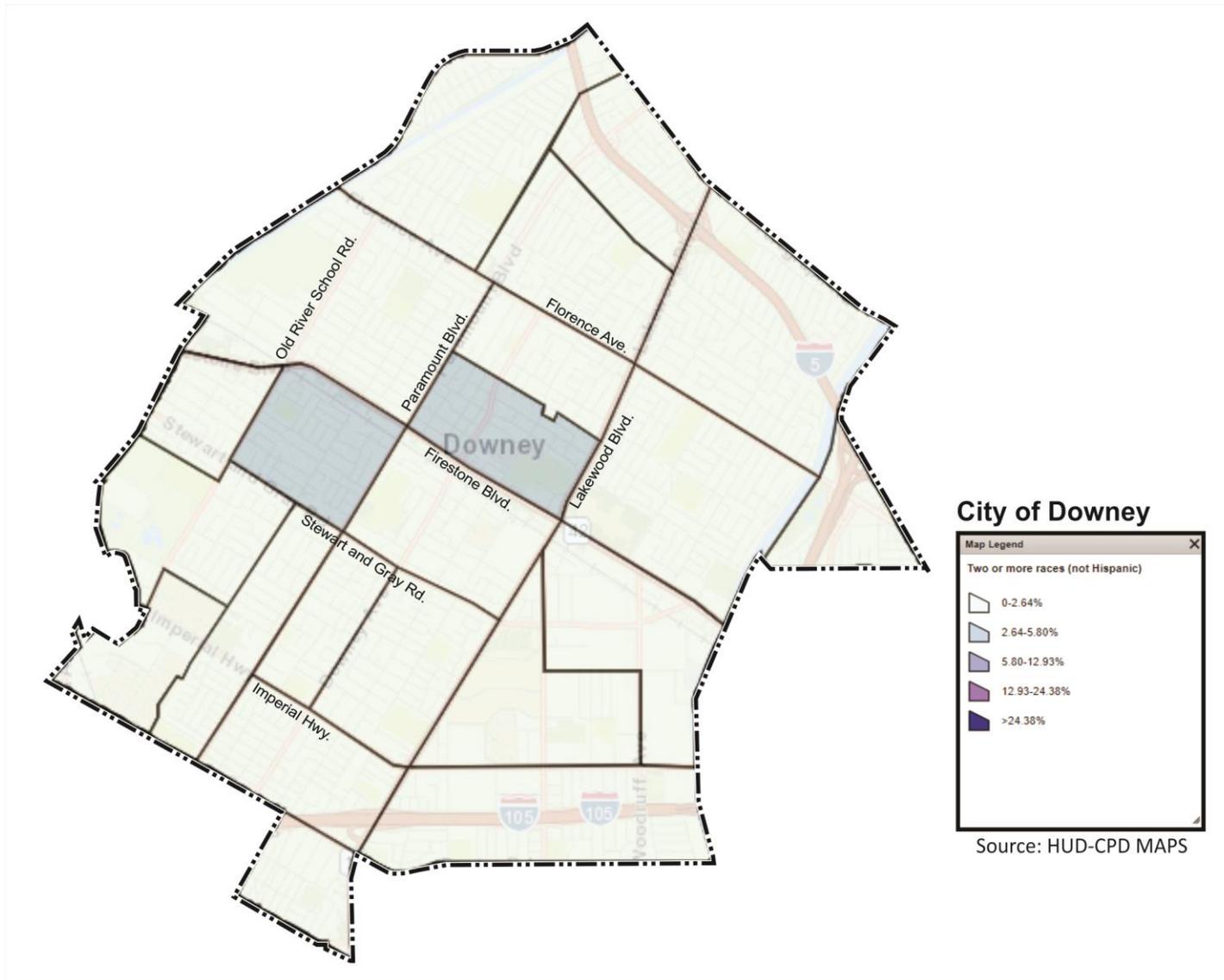
**Figure 14: Asian**



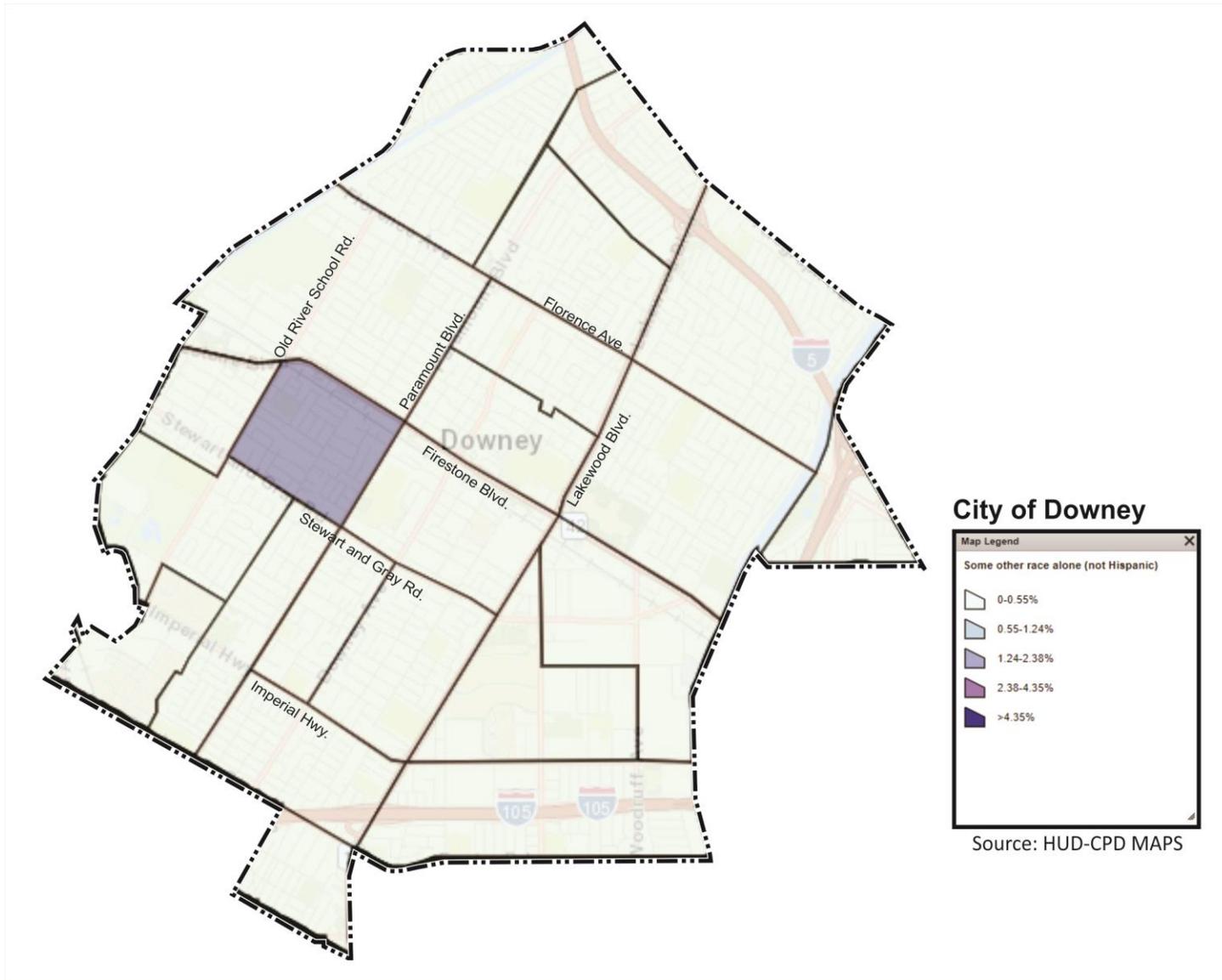
**Figure 15: American Indian / Alaska Native**



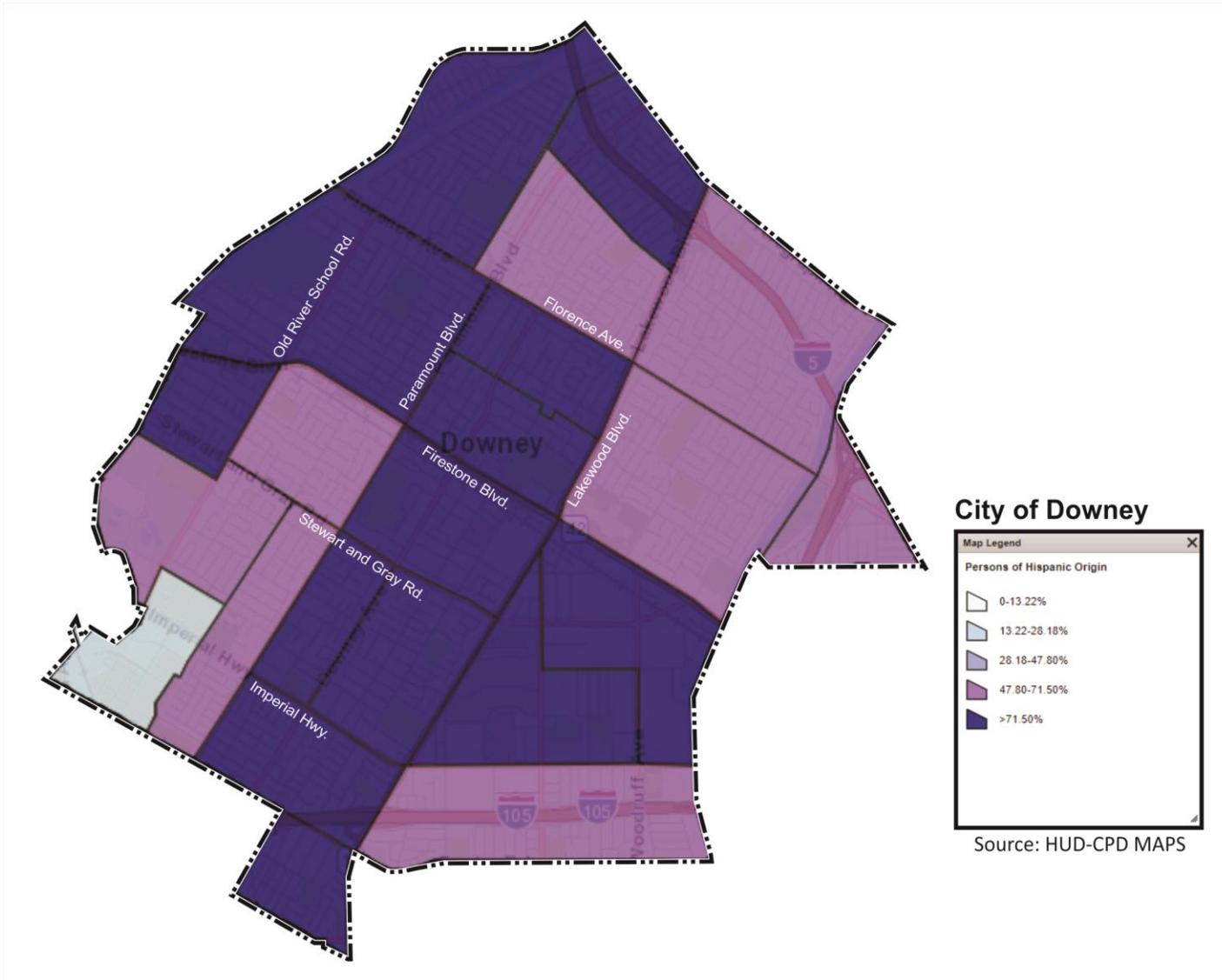
**Figure 16: Native Hawaiian / Pacific Islander**



**Figure 17: Two or more races**



**Figure 18: Some other race**



**Figure 19: Hispanic**

## Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- American Indian, Alaska Native households with incomes 0-30% of AMI
- Black / African American households with incomes 30-50% of AMI
- Asian households with incomes 50-80% of AMI

American Indians, Alaska Native households from 0-30% of AMI with housing problems represent .01% of all households of similar income with housing problems.

Black / African American households with incomes 30-50% of AMI represent 4.4% of all households of similar income with housing problems.

Asian households with incomes 50-80% of AMI represent 7.09 % of all households of similar income with housing problems.

Although Hispanics do not display a disproportionately greater need, it is worth noting that Hispanics represent the City's largest minority population and cumulatively experience in excess of 70% of cost and/or severe cost burden.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Similar to the previous section, **Tables 18-21** below provide data to determine if disproportionate housing needs exist for any racial or ethnic group present in the community that experience severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,480	530	230
White	720	185	70
Black / African American	194	60	0
Asian	165	65	25
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	15
Hispanic	2,350	215	120

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,645	2,485	0
White	370	740	0
Black / African American	125	65	0
Asian	80	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,065	1,585	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,205	4,740	0
White	235	1,035	0
Black / African American	80	250	0
Asian	155	265	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	1,715	3,175	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	855	3,765	0
White	70	880	0
Black / African American	10	155	0
Asian	59	280	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	720	2,370	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- Black/African American households with incomes 30-50 percent of AMI
- American Indian / Alaska Native households with incomes 50-80 percent of AMI

Black/African American households with incomes 30-50 percent of AMI represent 4.72 percent of all households of similar income with severe housing problems.

American Indian / Alaska native households with incomes 50-80 percent of AMI represent 0.18 percent of all households of similar income with severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household’s gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household’s gross income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,360	8,175	6,860	350
White	4,480	1,380	1,235	95
Black / African American	750	385	335	0
Asian	1,265	655	405	25
American Indian, Alaska Native	30	25	4	0
Pacific Islander	4	0	10	15
Hispanic	10,595	5,670	4,820	220

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion:

Based on this analysis, 25.2 percent of Downey households experience a cost burden and 21.2 percent of Downey households experience a severe cost burden, while 53.6 percent are not cost burdened or severely cost burdened. The following racial or ethnic groups were found to have a disproportionately greater cost burden or severe cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 42.4 percent of American Indian, Alaska Native experienced a cost burden, which is a rate 17.1 percent more than the City as a whole.
- 71.4 percent of Pacific Islanders experienced a cost burden, which is a rate 50.3 percent more than the City as a whole.

Based on the table above, nearly 49.2 percent of American Indian, Alaska Native households experience a cost burden or severe cost burden, while the jurisdiction as a whole experiences these housing problems at a rate of 46.4 percent.

Based on the table above, nearly 71.4 percent of Pacific Islander households experience a cost burden or severe cost burden, while the jurisdiction as a whole experiences these housing problems at a rate of 46.4 percent.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

**The following racial or ethnic groups had a disproportionately greater level of housing problems:**

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- American Indian, Alaska Native households with incomes 0-30% of AMI
- Black / African American households with incomes 30-50% of AMI
- Asian households with incomes 50-80% of AMI

American Indians, Alaska Native households from 0-30% of AMI with housing problems represent .01% of all households of similar income with housing problems.

Black / African American households with incomes 30-50% of AMI represent 4.4% of all households of similar income with housing problems.

Asian households with incomes 5-80% of AMI represent 7.09 % of all households of similar income with housing problems.

Although Hispanics do not display a disproportionately greater need, it is worth noting that Hispanics represent the City's largest minority population and cumulatively experience in excess of 70% of cost and/or severe cost burden.

**The following racial or ethnic groups had a disproportionately greater level of severe housing problems:**

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- Black/African American households with incomes 30-50 percent of AMI
- American Indian / Alaska Native households with incomes 50-80 percent of AMI

Black/African American households with incomes 30-50 percent of AMI represent 4.72 percent of all households of similar income with severe housing problems.

American Indian / Alaska native households with incomes 50-80 percent of AMI represent 0.18 percent of all households of similar income with severe housing problems.

**If they have needs not identified above, what are those needs?**

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Based on evaluation of CPD Maps, none of these racial or ethnic groups are located in specific areas or neighborhoods in Downey.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Downey does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is for LACDA activity in the City of Downey. LACDA currently has 0 public housing units in the City of Downey and has 467 Section 8 vouchers currently in use in Downey including 18 Veterans Affairs Supportive Housing vouchers and 1 Disabled voucher.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of Downey units vouchers in use	18	0	0	467	0	467	18	0	1
# of County units vouchers in use	460	1,147	6,842	41,673	1,066	39,687	872	10	0

**Table 23 - Public Housing by Program Type**

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	\$12,818	0	0	\$18282	\$0	\$18282	\$23,775	\$0
Average length of stay	6	0	0	12	0	12	4	0
Average Household size	2	0	0	2	0	2	2	0
# Homeless at admission	18	0	0	54	0	54	18	0
# of Elderly Program Participants (>62)	5	0	0	185	0	185	4	0
# of Disabled Families	17	0	0	247	0	247	7	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
Veterans Affairs Supportive Housing	Family Unification Program	Disabled *							
White	13	0	0	356	0	356	12	0	1
Black/African American	3	0	0	104	0	104	5	0	0
Asian	1	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	1	0	0
Pacific Islander	1	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Table 25- Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
Veterans Affairs Supportive Housing	Family Unification Program	Disabled *							
Hispanic	11	0	0	321	0	321	9	0	1
Not Hispanic	7	0	0	146	0	146	9	0	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Table 26 - Ethnicity of Public Housing Residents by Program Type**

Alternate Data Source Name: LACDA Public Housing and Section 8 Data

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

One type of disability discrimination prohibited by the Fair Housing Act is the refusal to make reasonable accommodation in rules, policies, practices, or services when such accommodation may be necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling under the program. Downey and the LACDA ensures that persons with disabilities have full access to all programs and services. This responsibility begins with the first inquiry of an interested family and continues through every programmatic area of the LACDA Housing Choice Voucher (HCV) program.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Although the City does not own any public housing, Downey's primary goal, through its relationship with the LACDA, is to ensure the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. The most pressing needs of residents include:

- Education support for youth
- Adult learning
- English as a Second language services
- Supportive services to special needs populations
- Workforce development
- Resident empowerment
- Public safety
- Social services

### **How do these needs compare to the housing needs of the population at large?**

The needs for additional services for public housing residents align with the needs of low- and moderate-income households in Downey.

### **Discussion**

The average number of voucher holders in Downey is 467. There is 1 disabled household who receive some form of vouchers.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

"According to the 2019 Annual Homeless Assessment Report (AHAR) to Congress, over one quarter of the nation's homeless population is in California and nearly half of all the nation's homeless individuals are in three states: California (27 percent), New York (16 percent), and Florida (five percent). California and New York have the highest rate of homelessness among all individuals, at 38 and 46 people per 10,000 individuals."<sup>1</sup>

Los Angeles County has more than 10 million residents and a geographic area of 4,081 square miles that includes 88 cities. Homelessness is addressed regionally through the Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority of the City and County of Los Angeles that coordinates and manages over \$300 million annually in federal, state, county and city funds for programs providing shelter, housing and services to men, women and children experiencing homelessness. The Los Angeles County Continuum of Care includes the entire county with the exception of the cities of Glendale, Pasadena and Long Beach, who administer and operate their own CoC systems. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Downey is part of Service Planning Area (SPA) 7 – East Los Angeles County.

### Nature and Extent of Homelessness in Los Angeles County vs. the National Average

To better understand the nature and extent of homelessness, every year on a single night in January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The most recent available data is from the Point in Time Homeless Count (PIT Count) held in January 2019 and conducted by the Los Angeles Homeless Service Authority (LAHSA). In recent years, HUD has expanded Point-in-Time (PIT) count data collection to include information on the number of young adults and children who are experiencing homelessness without a parent or guardian present.

Unaccompanied youth are people under the age of 25 who are not accompanied by a parent or guardian and do not have a parent presenting with or sleeping in the same place. Of the 36,361 unaccompanied homeless youth under the age of 25 nationally counted in 2018,

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<sup>1</sup> Source: <https://files.hudexchange.info/resources/documents/2019-AHAR-Part-1.pdf>

California reported the largest number of homeless unaccompanied youth (12,396 people), accounting for one-third of all unaccompanied youth. Of that amount, Los Angeles County reported 2,452 unaccompanied youth: an eleven percent decrease over the previous year. Of the 2,452 unaccompanied youth, 196 or 8.0 percent were reported in SPA 7, which includes Downey.

### 2019 PIT Count Results

The 2019 PIT Count reported that 58,936 men, women and children are homeless in Los Angeles County on any given night. Overall, 2019 PIT Count illustrates a 12 percent increase in homelessness when compared to the prior year PIT Count. The 2019 PIT Count for SPA 7 is 5,095 homeless persons on any given night. In 2018, the number of homeless persons in SPA 7 was 4,569 or higher by 11.5 percent. Conversely, the City of Downey 2019 PIT Count reported that 174 people are homeless on any given night. This represents a 3 percent decrease over the prior year of 180 homeless persons.

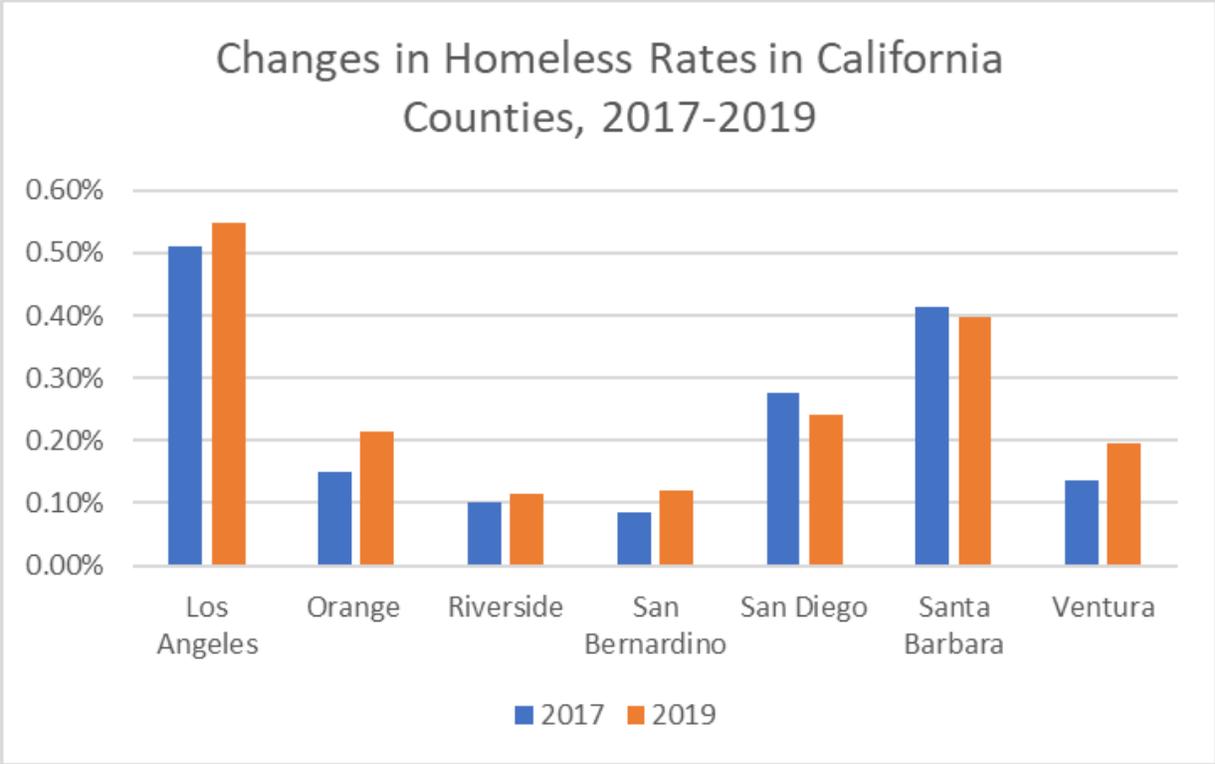
### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	279	97	0	0	0	0
Persons in Households with Only Children	171	42	0	0	0	0
Persons in Households with Only Adults	521	3,727	0	0	0	0
Chronically Homeless Individuals	67	1,261	0	0	0	0
Chronically Homeless Families	18	6	0	0	0	0
Veterans	142	298	0	0	0	0
Unaccompanied Child	0	5	0	0	0	0
Persons with HIV	3	5	0	0	0	0

**Table 27 - Homeless Needs Assessment – 2019 SPA 7 LA COUNTY \_ LAHSA**

Alternate Data Source Name:

Homeless Count & Survey Report



**Figure 20: Changes in Homeless Rates in California Counties, 2017 and 2019**

Data Source: California Department of Finance

Year	Unsheltered	Sheltered	Total
2013	12,934	22,590	35,524
2019	44,214	14,722	58,936

**Table 28 – County Point-In-Time Homeless Counts**

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

A chronically homeless individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition that has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. Of the 1,328 homeless individuals that were reported as chronically homeless in SPA 7, 67 individuals were sheltered, and 1,261 individuals were unsheltered.

Families with children include at least one household member age 18 or over, and at least one household member under the age of 18. According to the 2019 PIT Count for SPA 7, there were 376 homeless family members (those persons in family units with at least one adult

and one child). Of that amount, 279 family members were living in emergency or transitional shelters and 97 were unsheltered.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2019 PIT Count revealed 142 sheltered veterans and 298 unsheltered veterans in SPA 7. Of these homeless veterans, 181 were chronically homeless veterans that were unsheltered, and four chronically homeless veterans were sheltered.

Unaccompanied youth are individuals under the age of 18 years old, who are presumed to be emancipated if they are unsheltered without an adult. Five unaccompanied youth were reported homeless and unsheltered according to the 2019 PIT Count for SPA 7.

The 2019 PIT Count indicated that 855 homeless individuals in SPA 7 were severely mentally ill, meaning that they have mental health problems that are expected to be of long continued and indefinite in duration and will substantially impair their ability to live independently. Of the 855 homeless individuals in SPA 7 that were reported as severely mentally ill, 131 individuals were sheltered, and 724 individuals remained unsheltered.

The 2019 PIT Count indicated that there were eight persons that were homeless and living with HIV/AIDS in SPA 7. Of the eight persons, three were sheltered and five were unsheltered.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	124	1,416
Black or African American	372	290
Asian	8	16
American Indian or Alaska Native	5	65
Pacific Islander	2	75
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	385	2,241
Not Hispanic	8	88

**Table 29 – Nature and Extent of Homelessness**

**Data Source Comments:** LASHA 2019 Los Angeles Homeless Count – SPA 7 East Los Angeles County

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to the 2019 PIT Count, there were a total of 376 homeless persons in family units in the Los Angeles County Service Planning Area (SPA) 7. Of that amount, 279 were living in emergency or transitional shelters and 97 persons in family units were unsheltered. Of the total of 376 homeless persons in family units, 213 were children under the age of 18 years. Based on this data, 376 persons in family units require housing affordable to extremely low-income households to reduce the number of homeless families with children in SPA 7.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2019 PIT Count revealed a total of 440 homeless veterans. Of that amount, 142 veterans were sheltered and 298 were unsheltered veterans in SPA 7. Among the homeless veterans, 181 were chronically homeless and unsheltered and four were chronically homeless veteran were sheltered. In SPA 7, an estimated 185 homeless veterans require housing units that are affordable to extremely-low or low-income households in order to reduce the number of homeless veterans.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2019 PIT Count, of the 5,095 homeless persons counted in SPA 7, the majority (2,626 persons or 52 percent) identified as Hispanic/Latino, followed by 1,540 (30 percent) White and 662 (13 percent) identified as Black. This last statistic is in sharp contrast to the County, State and nation as a whole, where Black people are more likely than White people to experience homelessness in the United States.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2019 PIT Count, of the 174 homeless persons in Downey, 148 were unsheltered and 26 were sheltered. Of the 148 unsheltered persons, the majority, or 42 percent (62 persons), were living on the street; 27 percent (41 persons) were living in makeshift shelters; almost nine percent (13 persons) were living in tents; and the rest of the homeless persons counted were living in campers or recreational vehicles (11 persons); cars (12 persons) and vans (9 persons).

In SPA 7, approximately 5,095 people were homeless, of which 904 or 18 percent were sheltered and 4,191 or 82 percent were unsheltered. Countywide, approximately 44,214 people or 75 percent of Los Angeles County's homeless people were unsheltered and living in uninhabitable living environments including living on the streets, in vehicles or in tents. Thus, the majority of homeless persons found in Downey, SPA region 7, and the County remain unsheltered. The lack of affordable housing, current economic conditions and

barriers to receiving supportive services throughout the Los Angeles region contribute to homelessness.

In 2019, a total of 1,562 shelter and housing units were occupied in SPA 7. Of that amount, 443 or 28 percent were emergency shelter units and 384 or 24.5 percent were transitional housing units. SPA 7 also registered 23 safe haven units (a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services). Countywide, a total of 31,749 shelter and housing units were occupied. Of that amount, 7,825 or 25 percent were emergency shelters units, 8.5 percent, or 2,703 were transitional housing units, which included safe haven shelter units. Significant gains were achieved in permanent supportive housing placements. Permanent supportive housing includes housing choice vouchers made available directly to individuals or families; sponsor-based projects in which community organizations administer housing vouchers on behalf of a Public Housing Authority directly; and Project-Based Vouchers, in which the subsidy is tied directly to a Public Housing Authority project site. In 2019, 291 units of permanent supportive housing and 307 units of rapid re-housing units [a form of permanent housing that is short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance] were available to homeless persons in SPA 7.

### **Discussion:**

Within the past two years, Los Angeles County's homeless services system has doubled the number of people moving from homelessness into housing and tripled prevention, outreach, and engagement services. Yet, in 2019, the County as a whole experienced a 12 percent increase in the number of homeless persons. Similarly, SPA region 7 experienced a 12 percent increase, while the City of Downey saw a 3 percent decrease (180 homeless persons counted in 2018 to 174 homeless persons counted in 2019).

The lack of affordable housing continues to be the primary factor of homelessness within the County and has led to high rent burdens, overcrowding, and substandard housing, forcing many people into homelessness and placing a growing number of people at risk of becoming homeless.

Los Angeles County remains committed to ending homelessness. Los Angeles County voter-approved Measure H supports the development of permanent affordable housing units through new construction or rehabilitation of existing buildings and provides vital, comprehensive human services in permanent supportive housing critical for housing retention.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Downey will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

### Describe the characteristics of special needs populations in your community:

**Elderly and Frail Elderly:** The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2011-2015 CHAS data, of the 9,860 households containing at least one elderly person, 54 percent (5,280) households earn less than 80 percent of the Area Median Income in Downey.

**Persons with Disabilities:** HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population age 60 and older, 87,654 persons in Downey have a disability. Of these 53,114 or 60.6 percent are employed, and 39.4 percent are unemployed.

**Alcohol and Other Drug Addictions:** Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national 'opioid epidemic' began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug

overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

**HIV/AIDS:** Human Immunodeficiency Virus (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2017 Annual HIV Surveillance Report for Los Angeles County, there were 51,438 persons living with diagnosed HIV infection. Of that amount, 720 persons were living with AIDS. Within Los Angeles County, Downey is part of Service Planning Area (SPA) 7. In SPA 7, 3,572 persons were reported living with diagnosed HIV infection. Of that amount, 62 persons were living with AIDS.

**Victims of Domestic Violence:** Domestic Violence includes but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2018, the Downey Police Department responded to a total of 402 calls related to domestic violence. Of these calls, 357 of these domestic incidents did not involve a weapon. However, 45 calls involved a weapon of which 1 involved a firearm, 4 involved a knife or cutting instrument, 23 involved other dangerous weapons and 17 involved personal weapons such as feet or hands.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

To determine the level of need and types of services needed by special needs populations, including elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug additions, persons with HIV/AIDS and victims of domestic violence, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish

changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various Los Angeles's non-profit organizations to avoid becoming homeless or institutionalized.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

There were 51,438 persons living with HIV and 720 persons living with AIDS in Los Angeles County at the end of 2017. The number of persons living with HIV/AIDS in the County has decreased steadily since 2010. Males currently represent about seven out of eight (88%) persons living with HIV/AIDS in Los Angeles County. The majority of the persons (65 percent) living with HIV/AIDS are between the ages of 20 and 39 years old. About 48% of persons living with HIV/AIDS in the County are Latino, 18% White, 25% African American, and 5% Asian/Pacific Islander. In Service Planning Area (SPA) 7, which includes Downey, 3,769 persons were living with HIV. Of that amount, approximately 86 percent were male, and 14 percent were female. Seventy persons reported an AIDS diagnosis in SPA 7. A larger percentage AIDS cases were reported for males (87 percent) compared to females (13 percent).

Severe HIV Disease is also known as Acquired Immunodeficiency Syndrome, or AIDS. The annual number of AIDS diagnoses in the County has steadily decreased since 2010 from greater than 1,000 cases to approximately 720 cases (as of (2017). According to the 2017 Los Angeles County Public Health Annual HIV Surveillance Report, the annual number of AIDS cases decreased for all races/ethnicities in the last 10 years. Half (50 percent) of AIDS diagnoses occurred among Latinos, followed by African Americans at 22 percent, and 19 percent among whites.

### **Discussion:**

Downey residents with special needs include, but are not limited to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges these special needs populations face includes low-income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.

In the last five years, the City of Downey provided CDBG public service funds for activities including those support services for seniors and the disabled.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The City’s public facility priorities are to construct, expand or rehabilitate public facilities for the primary benefit of low-income persons. CDBG public facility projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan and address a CDBG National Objective will be considered for funding in the Annual Action Plans.

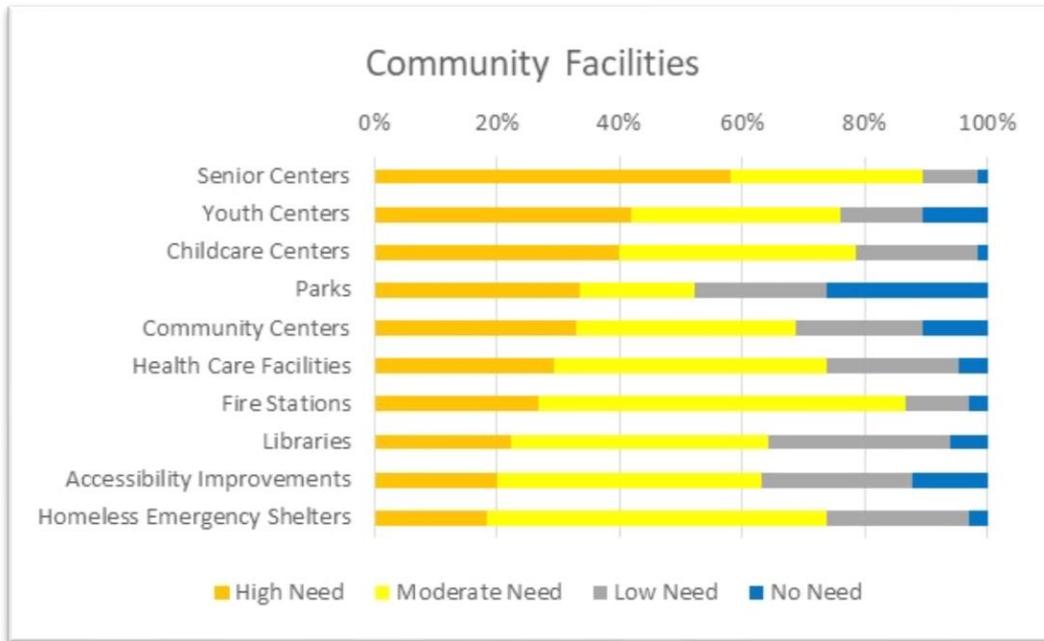
Within the Consolidated Plan, a goal has been established to improve public facilities used by low- and moderate-income residents. Such projects may include the construction of new facilities, rehabilitation of existing facilities or expansion of existing facilities to better meet the needs of Downey residents. Such facilities include but are not limited to parks and recreation facilities.

The City of Downey has the Barbara J. Riley Community and Senior Center which serves all age groups and genders and offers of variety of programs to enrich the lives of residents, including fitness center, senior clubs and organizations, computer labs, adult education, family services, and general information about public services available throughout the community.

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction and improve the overall aesthetic of a neighborhood. Funds can be used to acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas. The City of Downey has approximately 100 acres devoted to 11 community parks. Downey’s recreational areas support a wide variety of family sports activities. There is an extensive network of soccer, baseball, and basketball fields/courts. The City also has a fishing lake, a tennis center, a skate park, and a dog park. In addition, there is the 18-hole Rio Hondo Golf Course.

### **How were these needs determined?**

The needs identified for public facilities in the City were determined through community meetings, responses from the Consolidated Plan Survey and consultation with City officials. Historically, the City has used the CDBG program (including Section 108 loan funds) to expand on public facilities. Over the next five years, the Strategic Plan continues to priorities additional or improved public facilities to enhance or maintain the high level of services and amenities available to Downey residents.



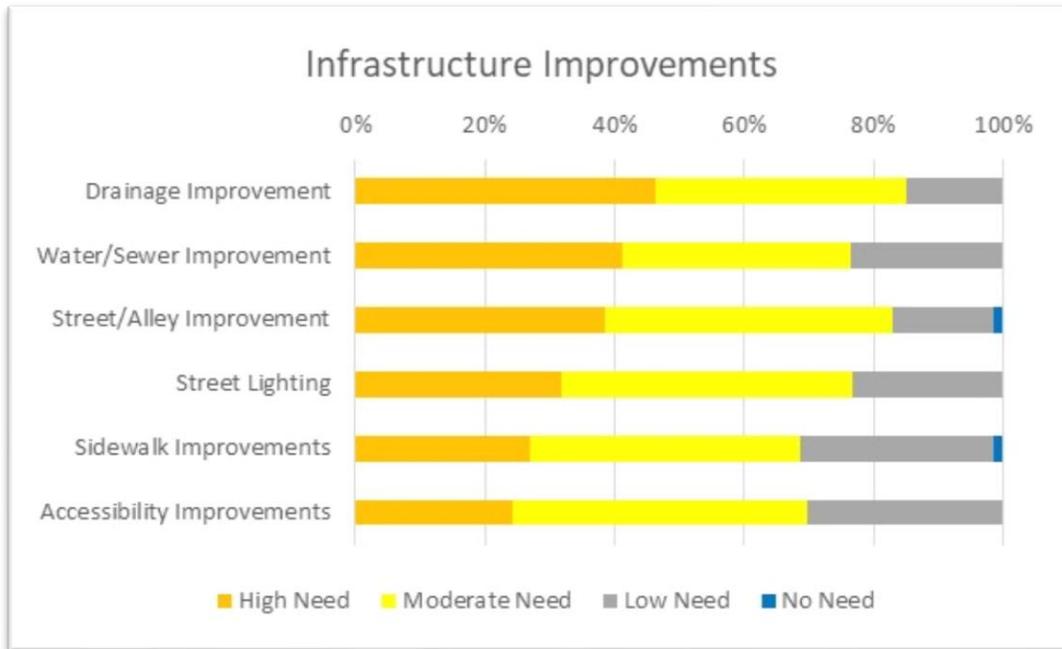
**Figure 21: Need for Additional or Improved Community Facilities**

**Describe the jurisdiction’s need for Public Improvements:**

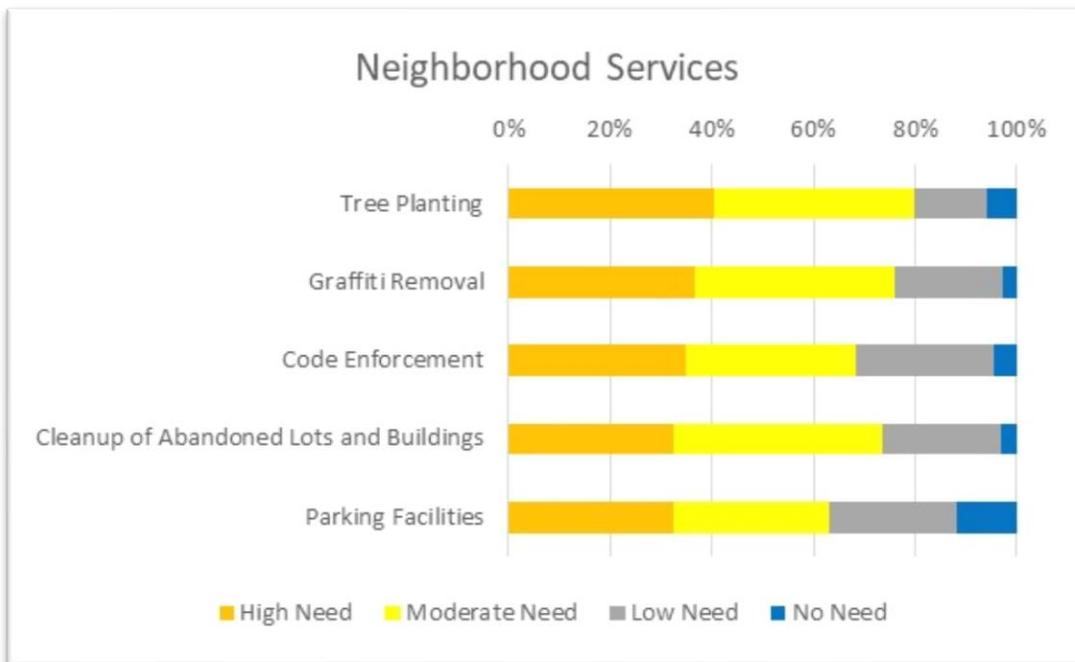
Although infrastructure such as streets, sidewalks, curbs, storm drains, sewers and street lights in the City of Downey are generally in good condition and well-maintained, infrastructure improvements are included as part of the Strategic Plan goal concerning City of Downey Public Facilities Improvements should the need arise to modify existing infrastructure or install new infrastructure to support a project that benefits an identifiable segment of the population comprised of low- and moderate-income residents or residents presumed under HUD regulations to be low- and moderate-income. Generally, new infrastructure is included in the cost of private developments. Therefore, it is anticipated that there will be relatively few opportunities to use CDBG or HOME funds for new infrastructure unless it is in connection with an otherwise eligible CDBG or HOME project such as the development of new housing.

**How were these needs determined?**

The needs identified for public infrastructure improvements in the City were determined in consultation with the City and respondents to the 2020-2024 Consolidated Plan Survey also indicated that improvements to sidewalks, streets and alleys are a high priority need.



**Figure 22: Need for Infrastructure Improvements**



**Figure 23: Need for Additional or Improved Neighborhood Services**

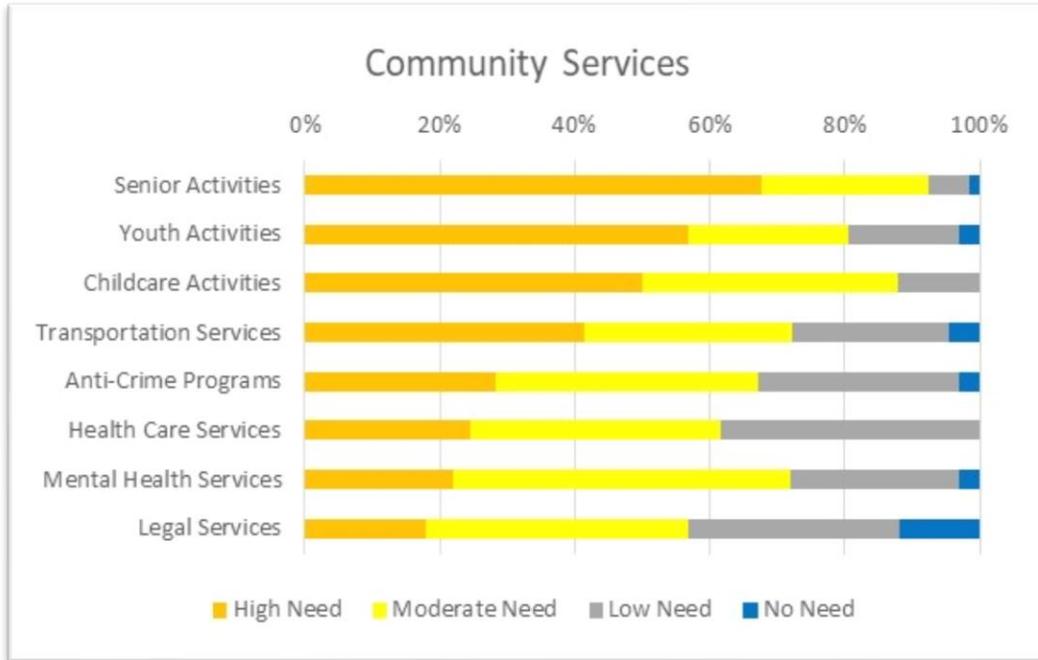
### **Describe the jurisdiction's need for Public Services:**

Public service activities are consistently ranked as a high priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. The City proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: youth and senior services, and services for disabled persons.

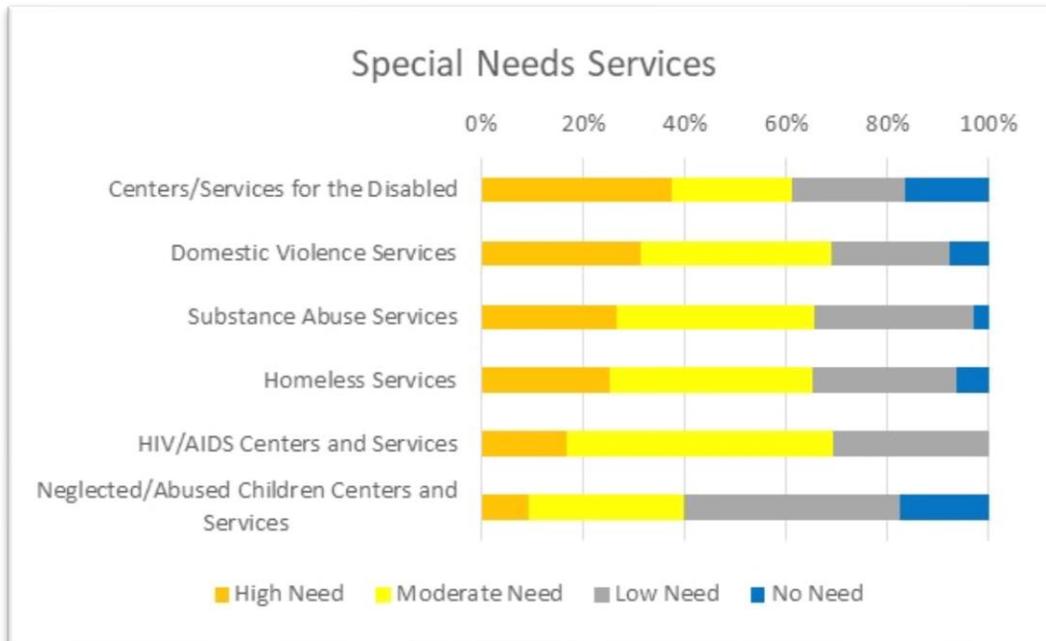
Downey residents rated supportive services for seniors as a high priority in the Consolidated Plan Survey. Historically, senior programs have been among the public services receiving CDBG funds on an annual basis for programs. Residents rated youth activities as a high priority in the Consolidated Plan Survey. The City administers a number of youth programs through the Downey Unified School District. These include the Downey Unified School Grant - 10-20 Club and the Downey Unified School Grant – True Lasting Connections. Childcare activities were also rated as a high or moderate need by residents and stakeholders. Consultation with the City indicates that childcare activities continue to be a high priority for funding to expand those services to residents who need high quality childcare.

### **How were these needs determined?**

Public service needs are based on the City's desire to ensure that high quality services are provided to residents to maintain a high quality of life and to promote the well-being of all Downey residents—particularly low- and moderate-income residents. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents a high priority in the Consolidated Plan.



**Figure 24: Need for Additional or Improved Community Services by Type or Target Population**



**Figure 25: Need for Additional or Improved Services for Special Needs Populations**

## MARKET ANALYSIS

### MA-05 Overview

#### Housing Market Analysis Overview:

The City analyzed existing housing market conditions in Downey in terms of housing supply, demand, condition and cost. Downey's housing stock primarily consists of single-family detached residential dwellings of two bedrooms. Approximately one third of the housing stock consisting of one to two-bedroom rental units available in many different neighborhoods throughout the community.

In the period between 2009 and 2015, the median home price in Downey decreased by 23 percent from \$554,200 to \$424,900 and the median contract rent increased by 14 percent from \$1,011 to \$1,157 as median income increased by only 8 percent. Downey rental households have become increasingly cost-burdened. The data shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI. The aforementioned time period represents the period for the data set provided by HUD.

More current data obtained through Zumper, a rental listing aggregator, shows the average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 (**Table 33**) and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to December 2019 (**Figure 24**), the median sales price rose from \$472,000 to \$595,000 (an increase of 26%), far outpacing the ACS estimates for median home value.

Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

According to **Table 36** in Section MA-15, there are 10,895 housing units in the City of Downey affordable to households earning less than 80 percent of AMI. According to **Table 7**, there are 16,310 households in Downey who earn less than 80 percent of AMI, resulting

in an estimated need for approximately 5,415 additional housing units that are affordable to households earning less than 80 percent of AMI.

In the last decade, the City has pursued opportunities to add to its inventory of affordable rental housing units and continues to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

Considering scarce monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recession, housing affordability problems will become an increasingly difficult challenge to the community during the period of the 2020-2024 Consolidated Plan.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2011-2015 ACS data, 67 percent of the City’s housing stock is comprised of single-family housing (1-4 units). Multifamily housing (5+ units) accounts for 33 percent of total housing units in the City and with a similar distribution of dwelling units being located in smaller multifamily structures containing fewer than 20 units compared to larger multifamily structures containing 20 or more units. Mobile homes comprise the smallest portion of the housing stock in the City (1 percent).

The majority of the City’s ownership housing (81 percent) is comprised of larger units containing three or more bedrooms. In comparison, only 19 percent of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,290	59%
1-unit, attached structure	1,225	4%
2-4 units	1,305	4%
5-19 units	4,970	15%
20 or more units	6,090	18%
Mobile Home, boat, RV, van, etc	250	1%
<b>Total</b>	<b>34,130</b>	<b>100%</b>

**Table 30 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	125	1%	770	5%
1 bedroom	235	1%	5,075	31%
2 bedrooms	2,785	17%	7,235	45%
3 or more bedrooms	13,465	81%	3,040	19%
<b>Total</b>	<b>16,610</b>	<b>100%</b>	<b>16,120</b>	<b>100%</b>

**Table 31 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

Project	Year Built	Tenant Type	Affordable Units	Tenure	Funding Programs	Earliest Conversion Date
8133 3 <sup>rd</sup> Street	1999	Family	31	Rental	HOME	2039
9303 Elm Vista	2007	Family	4	Rental	HOME	2042
12821 Blodgett Ave.	2010	Family	1	Owner	HOME	2055
Downey View Apts. (8301 2 <sup>nd</sup> St.)	2013	Family (rental)	50	Rental	TCAC	2068
Habitat for Humanity (Elm Street)	2017	Family	6	Ownership	HOME	2062

**Table 32 – Assisted Housing**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy. As of March 2020, the City has a total of 92 affordable housing units.

**Table 32** provides a description of the assisted housing developments in Downey. All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included in **Table 32**.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City’s affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. The City does not have any assisted developments that are at risk of potential conversion.

**Does the availability of housing units meet the needs of the population?**

According to the 2011-2015 American Community Survey Estimates, there are 34,130 residential properties in Downey. **Table 29** indicates that there are 33,880 residential properties (not including Mobile Home, boat, or RV units) available in the community. As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require

assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

In addition to challenges associated with housing affordability, housing conditions are also of concern. With more than 85 percent of the housing units older than forty years of age, a large portion of the City's housing stock may need substantial rehabilitation, including roofing, plumbing, electrical, mechanical and structural repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

#### **Describe the need for specific types of housing:**

According to **Table 34** in Section MA-15, there are 10,895 housing units in the City of Downey affordable to households earning less than 80 percent of AMI. According to **Table 7**, there are 16,310 households in Downey who earn less than 80 percent of AMI, resulting in an estimated need for approximately 5,415 additional housing units that are affordable to households earning less than 80 percent of AMI.

#### **Discussion**

The number and size of housing units in the City of Downey is sufficient for the number and type of households residing in the City according to the 2011-2015 ACS; however, housing affordability continues to be a challenge. During the period of the 2020-2024 Consolidated Plan from July 1, 2020 to June 30, 2025, the City will prioritize the development of additional affordable rental housing units and the preservation of both rental and ownership units that are currently affordable to low- and moderate-income households.

# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

**Table 33 and Figure 25** indicate the median home value and contract rent (not including utility or other associated costs). According to Zumper, a rental listing aggregator, average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to December 2019, the median sales price rose from \$472,000 to \$595,000 (an increase of 26%), far outpacing the ACS estimates for median home value.

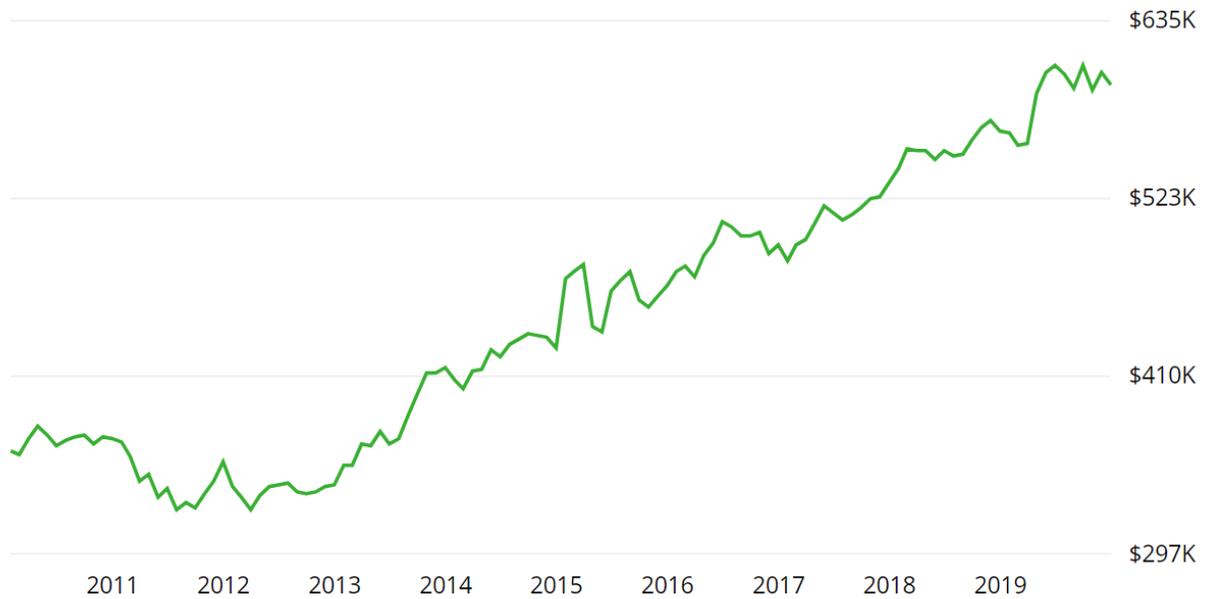
Based on the reported housing costs, **Table 36** indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

## Cost of Housing

	Jan. 2015	Feb. 2020	% Change
1-bedroom	\$1,107	\$1,575	42%
2-bedroom	\$1,495	\$1,850	24%
3-bedroom	\$2,145	\$2,800	31%

**Table 33 – Median Rental Costs by Bedroom Type**

Data Source: Zumper Research (accessed 2/24/2020)



**Figure 26 – Change in Median Sales Price**

**Data Source:** Zillow Research (accessed 2/24/2020)

	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Median Home Value	554,200	424,900	(23%)
Median Contract Rent	1,011	1,157	14%

**Table 34 – Cost of Housing (ACS Estimates)**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	356	2.2%
\$500-999	4,690	29.1%
\$1,000-1,499	7,610	47.2%
\$1,500-1,999	2,110	13.1%
\$2,000 or more	1,345	8.3%
<b>Total</b>	<b>16,111</b>	<b>100.0%</b>

**Table 35 - Rent Paid**

**Data Source:** 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	165	No Data
50% HAMFI	970	285
80% HAMFI	8,760	715
100% HAMFI	No Data	1,939
<b>Total</b>	<b>9,895</b>	<b>2,939</b>

**Table 36 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,279	1,517	1,956	2,614	2,857
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

**Table 37 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

According to the 2011-2015 ACS data in **Table 7**, there are 16,310 low- and moderate-income households in Downey who earn less than 80 percent of AMI. According to CHAS data in **Table 34**, there are 10,895 housing units in the City that are affordable to low- and moderate-income households. Subtracting the 10,895 units that are affordable to low- and moderate-income households from the 16,310 low- and moderate-income households in the City indicates a need for approximately 5,415 additional housing units that are affordable to households earning less than 80 percent of AMI.

Approximately 4,235 households earning less than 30 percent of AMI reside in the City; however, there are only approximately 165 dwelling units affordable to those at this income level. Similarly, the City has 5,130 households earning between 31 and 50 percent of AMI and only 1,255 housing units affordable to those at this income level. The shortage of affordable units is most prevalent for households with the lowest incomes. Unlike households earning over 50 percent AMI, those at the lower income levels will have difficulty finding housing they can afford. The City is home to 4,516 households earning between 81 and 100 percent AMI with 9,475 housing units that are affordable to those at this income level.

Although a housing unit may be considered affordable to a particular income group, this does not necessarily mean that the unit is actually occupied by a household in that income group.

Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

The data presented in **Tables 35 and 36** was sourced from 2011-2015 during a period of decline in the housing market that temporarily enhanced housing affordability in the City. As the housing market has rebounded since that period, home values and rents have risen , as documented in **table 33** and **Figure 24**, which will further exacerbate housing problems such as cost burden, severe cost burden and overcrowding—particularly for low- and moderate-income households.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The median contract rent according to 2011-2015 ACS data was \$1,157, which is slightly less than the current Fair Market Rent for an efficiency (no bedroom) unit. According to data in **Table 31**, five percent of rental units are efficiency units. According to data in **Table 8**, 2,330 renter households are overcrowded or severely overcrowded, which can be attributed to high rents as well as the lack of affordable units with three or more bedrooms.

To produce or preserve affordable rental housing units that carry a minimum HOME affordability period of 20 years, significant levels of subsidy are required. Taking only rents into consideration, an owner of a two-bedroom unit would forego \$87,120 of operating income when renting the unit at Low HOME rent levels instead of Fair Market Rent.

### **Discussion**

According to Zillow, from January 2015 to December 2019, the median sales price rose from \$472,000 to \$595,000 (an increase of 26%), far outpacing the ACS estimates for median home value. Similarly, rents increased by 24% for a 2-bedroom unit \$1,495 to \$1,850 and even higher rents for 1-bedroom units increasing at 42%. All this while median income increased by only 25 percent. As a result, Downey households have become increasingly cost-burdened.

Data from 2011-2015 CHAS shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI. In light of scarce land and monetary resources available to create new affordable housing units, housing affordability problems will become an increasingly difficult challenge to the community in the next five years.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, **Table 38** shows that 40 percent of owner-occupied households in the City have at least one selected condition and 50 percent of all renter-occupied households in the City have at least one selected condition.

### Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.

- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

‘Standard’ housing condition in the City of Downey is defined as being in conformance with the California State Health and Safety codes. For the purposes of the Consolidated Plan grant programs, a unit in substandard condition is considered suitable for rehabilitation provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,630	40%	8,105	50%
With two selected Conditions	525	3%	1,765	11%
With three selected Conditions	45	0%	50	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,415	57%	6,200	38%
<b>Total</b>	<b>16,615</b>	<b>100%</b>	<b>16,120</b>	<b>99%</b>

**Table 38 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	595	4%	309	2%
1980-1999	1,310	8%	2,415	15%
1950-1979	11,570	70%	11,360	70%
Before 1950	3,140	19%	2,035	13%
<b>Total</b>	<b>16,615</b>	<b>101%</b>	<b>16,119</b>	<b>100%</b>

**Table 39 - Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,710	89%	13,395	83%
Housing Units build before 1980 with children present	1,164	7%	349	2%

**Table 40 - Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

	2015	2016	2017	2018	Total
EBLLs*	14	21	17	17	69
Cases	0	1	1	2	4

**Table 41 - Number of Elevated Blood Lead Levels and Cases**

**Data Source:** 2015-2018 Childhood Lead Poisoning Prevention Program Los Angeles County Dept. of Public Health.

*\*Definition: \*EBLL means a BLL at or over 5 mcg/dL detected in capillary, whole venous, arterial, or cord blood (CDPH rounds BLLs to the nearest whole number so 4.5 mcg/dL would round to 5 mcg/dL).4.5 and greater. State cases before July 1, 2016 use the old definition and after July 1, 2016 the new definition is used. State case since July 1, 2016, means a child from birth up to age 21 years of age with one venous BLL ≥ 15 mcg/dL; or two BLLs ≥ 10 mcg/dL, the second of which must be venous and drawn at least 30 days after the first BLL. These BLLs do not have to be consecutive specimens. These children are eligible for full case management services. Prior to July 1, 2016, a child from birth up to age 21 years of age was eligible for full case management services if they had one venous BLL ≥ 20 mcg/dL; or two BLLs ≥ 15 mcg/dL, the second of which must have been venous and drawn at least 30 days after the first BLL. These BLLs must have been drawn at least 30 days apart but did not have to be consecutive specimens.*

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 42 - Vacant Units**

**Data Source:** No data available.

## Need for Owner and Rental Rehabilitation

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Downey's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 40 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 14,710 or 89 percent of the 16,615 owner-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 1,310 or 8 percent of the 16,615 owner-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)
- 13,395 or 83 percent of the 16,119 renter-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 2,415 or 15 percent of the 16,119 renter-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)

According to CHAS data, 75.0 percent of Downey's low- and moderate-income owner-occupied households experience some form of housing problem. HUD defines housing problems as housing overcrowding, housing cost burden, or units that are lacking adequate kitchen or plumbing facilities. Low- and moderate-income households are those households earning less than 80 percent of Area Median Income for Los Angeles County, adjusted for household size as published by HUD annually. In numbers, there are 16,310 low- and moderate-income owner-occupied households, of which 12,240 have a housing problem.

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Downey residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Residential Rehabilitation Program staff and responses to the 2020-2024 Consolidated Plan Needs Assessment Survey.

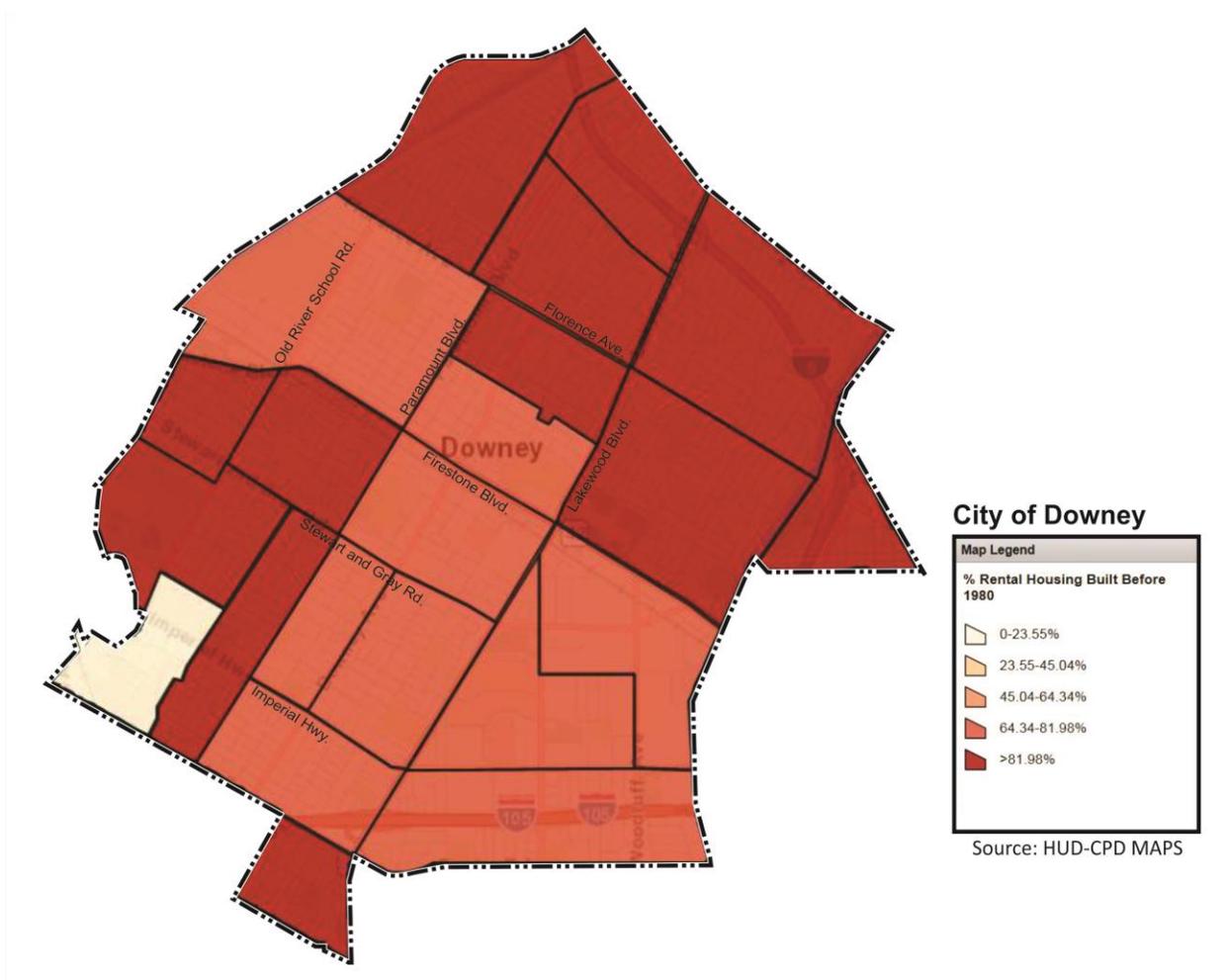
### **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

Residents of any housing built before 1978 are considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. A small number of Downey's housing stock (14.14 percent) was built after 1979, eliminating the residents of these homes from risk of lead-based paint hazards. Lead can cause severe damage in young children. It attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death.

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of

lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

There are 28,105 housing units built before 1980 that may contain lead-based paint, of which 14,710 are owner-occupied units and 13,395 are renter-occupied units. There are 1,513 units built before 1980 with children present, including 1,164 owner-occupied units and 349 renter-occupied units. According to data presented in **Table 7**, 50 percent of Downey's households are low- and moderate-income households. By extension, it could be estimated that 14,502 housing units with lead-based paint hazards may be estimated to be occupied by low- and moderate-income families. However, the majority of low- and moderate-income households live in the eligible CDBG Census Tract/Block Groups where the housing stock is generally older than that of the balance of the City.



**Figure 27 – Percent of Rental Housing Built Prior to 1980**

### Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an “elevated blood level (EBL).” However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an “elevated” blood lead level is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

In accordance with State of California regulations, \*EBLL means a BLL at or over 5 mcg/dL detected in capillary, whole venous, arterial, or cord blood (CDPH rounds BLLs to the nearest whole number so 4.5 mcg/dL would round to 5 mcg/dL).4.5 and greater. State cases before July 1, 2016 used the old definition of 10 mcg/dL and after July 1, 2016 the new definition of 5 mcg/dL is used. State case since July 1, 2016, means a child from birth up to age 21 years of age with one venous BLL ≥ 15 mcg/dL; or two BLLs ≥ 10 mcg/dL, the second of which must be venous and drawn at least 30 days after the first BLL. These BLLs do not have to be consecutive specimens. These children are eligible for full case management services. Prior to July 1, 2016, a child from birth up to age 21 years of age was eligible for full case management services if they had one venous BLL ≥ 20 mcg/dL; or two BLLs ≥ 15 mcg/dL, the second of which must have been venous and drawn at least 30 days after the first BLL. These BLLs must have been drawn at least 30 days apart but did not have to be consecutive specimens.

The State records the number of children tested each year, the number of children with blood levels exceeding certain levels, and the number of reported cases. The chart below shows the number of children tested, BLLs indicating increased exposure, and cases in the City of Downey. **Table 41** above provides these numbers for the prior 5 years.

## Discussion

As noted in the need’s assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the most prevalent condition is cost-burden – indicating that the housing stock is generally suitable for habitation. However, based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. The City will continue to address this need through the implementation of programs designed to preserve the stock of affordable housing.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

As indicated in section NA-35, the City of Downey does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is for LACDA Section 8 and Public Housing in the City of Downey and the narrative responses reference specific needs in the City of Downey.

### Totals Number of Units

	Program Type								
	Certificates	Mod-Rehab	Public Hsg.	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Downey units vouchers available	18	0	0	485	0	485	18	0	1
# of County units vouchers available	405	1,208	6,921	46,611	1,530	45,081	8,032	862	1,173
# of accessible units									

**Table 43 – Total Number of Units by Program Type**

*\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Data Source:** LACDA Public Housing and Section 8 Data

**Describe the supply of public housing developments:**

Not applicable, the City of Downey does not own HUD Public Housing.

**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:**

Not applicable, the City of Downey does not own HUD Public Housing.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
N/A	N/A

**Table 44 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Not applicable, the City of Downey does not own HUD Public Housing.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Not applicable, the City of Downey does not own HUD Public Housing.

**Discussion:**

The City of Downey does not own HUD Public Housing. LACDA is well-positioned to maintain and expand the supply of affordable housing units in the City of Downey.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The 2019 Greater Los Angeles Homeless Count identified 58,936 homeless people in Los Angeles County. Although, this was a 12% increase from the prior year count of 52,765 homeless persons, since 2017, Los Angeles County’s system of homeless services resulted in twice the number of people moving from homelessness into housing and tripled homeless prevention, outreach, and engagement services.

During 2018-2019, the Los Angeles County’s Continuum of Care (CoC), known as Los Angeles Homeless Services Authority (LAHSA), assisted 21,631 people move into permanent housing. Ninety-two percent of those permanently placed stayed housed through the end of 2018 and did not return to homelessness. Compared to 2015, services provided by LAHSA resulted in twice as many people placed into permanent homes, prevented three times as many people from falling into homelessness (5,643), and provided outreach to three times as many people (34,110). In the past year, 75,796 people were helped through programs and services of Los Angeles County’s homeless services system. Conversely, 23% (approximately 9,200 persons) of unsheltered persons experienced homelessness for the first time. Most reported (53%) economic hardship as the cause.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6,209	4,341	1,273	5,343	0
Households with Only Adults	5,845	13	2,123	14,876	0
Chronically Homeless Households	0	0	0	6,665	0
Veterans	175	0	472	6,071	0
Unaccompanied Youth	39	0	0	0	0
Youth*	344	0	714	242	0

**Table 45 - Facilities and Housing Targeted to Homeless Households**

**Data Source:** 2019 Housing Inventory Count LA CoC Totals (Countywide)\_LAHSA; \*Includes transition age youth (ages 18-24)

## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In California, the primary programs for assisting families in poverty are CalWORKs, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, childcare, and cash payments to meet basic needs such as housing, health care and transportation. A short description of each is provided below.

### **CalWORKs**

The California Work Opportunities for Kids (CalWORKs) program is a public assistance program that provides cash aid and services to eligible families that have a child or children in the home. Through this program, eligible families receive immediate short-term help with housing, food, utilities, clothing or medical care. Childcare is also available through this program.

### **CalFresh Program**

CalFresh, known federally as the Supplemental Nutrition Assistance Program or SNAP, provides monthly food benefits to low-income individuals and families. CalFresh benefits encourage families to purchase more nutritious food, including fruit, vegetables and other healthy foods. The amount of benefits a household receives is dependent on a household size's countable income, and monthly expenses, such as housing and utilities. The program issues monthly benefits on an Electronic Benefit Transfer (EBT) card. Food may be purchased at any grocery store or farmers market that accepts EBT cards.

### **Medi-Cal**

The California Medical Assistance Program (Medi-Cal or MediCal) serves low-income individuals, including families, seniors, persons with disabilities, children in foster care, pregnant women, and childless adults with incomes below 138% of federal poverty level. Benefits include ambulatory patient services, emergency services, hospitalization, maternity and newborn care, mental health and substance use disorder treatment, dental (Denti-Cal), vision, and long term care.

### **CDBG and HOME, and ESG Funded Activities**

Congress designed the CDBG, HOME and ESG programs to serve low-income people, some of which may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families. At least 70% of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: 1) benefits low- and moderate-income persons (at least 51 percent of the beneficiaries must be

low- to moderate-income; 2) addresses slums or blight, or 3) meets a particularly urgent community development need.

Under the HOME Investment Partnerships Program (HOME), households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME Participating Jurisdiction's (PJ's) annual HOME allocation that is invested in affordable rental housing must go to assist households earning no more than 60 percent of AMI.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The County's ESG program is administered through its Continuum of Care provider Los Angeles Homeless Services Authority (LAHSA), LAHSA provides leadership, advocacy, planning and management of program funding for a vast network of local, non-profit agencies with missions to help people leave homelessness permanently. This network of agencies is dedicated to providing as much assistance as possible, including a variety of support services that assist with health, mental health, and employment training and opportunities.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

For many Los Angeles County residents, the first entry into the CoC is through the County's Coordinated Entry System (CES). The CES facilitates the coordination and management of resources and services through a crisis response system. CES efficiently and effectively connects people to interventions that aim to rapidly resolve housing crises. Teams in each region, such as SPA 7 for Downey, meet regularly, working together to ensure full geographic coverage by coordinating and expanding outreach, effective assistance to help participants navigate the housing system, and efficient and accurate matches to housing and non-housing resources (such as medical supports) based on the individual needs and acuity level. CES integrates Housing First, Harm Reduction, and Trauma Informed Care approaches into its housing and supportive services.

- Housing First focuses on moving people experiencing homelessness into housing and providing additional support and services each person needs and wants to stabilize.

- Harm Reduction focuses on reducing and minimizing risky behaviors and consequences associated with drug and alcohol use.
- Trauma Informed Care focuses on understanding, recognizing, and responding to the effects of all types of trauma.

These approaches support CES in serving the highest-need, most vulnerable individuals and families in LA County. Once participants are housed through CES, these approaches promote the availability of supportive services in order to ensure stable tenancy.

Other components of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The ultimate goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing.

The City of Downey is committed to helping prevent and combat homelessness in the Community. The City has developed the following list of homeless services which will periodically be updated on its website.

<b>Facilities and Services Targeted to Homeless</b>	
<b>Food Banks</b>	
Downey First Christian Church	10909 New St., Downey 90241
Calvary Chapel Church	12808 Woodruff Ave., Downey 90242
St. Gertrude Church	7025 Garfield Ave., Bell Gardens 90201
Downey Council PTA H.E.L.P.S.	7830 Quill St, Suite S, Downey 90242
<b>Veterans Services</b>	
National Homeless Call Center	877.4AIDVET
VA Crisis Chat Line	800.273.8255
Bob Hope Patriotic Call – VA Multi-Service Center	1816 S. Figueroa St., LA 90015
Veteran’s VALOR Program	213.763.0300
Homeless Veterans Helpline	877.424.3838
Disabled American Veterans	562.404.1266
Veteran’s Affairs Field Office	562.204.0533
<b>Youth Services</b>	
Jovenes Inc. Youth Center	323.260.8035
Casa Youth Shelter (ages 12-17)	800.914.CASA
Runaway Youth Shelter (ages 10-17)	310.379.3620
CA Youth Crisis Hotline	800.843.5200
Home At Last Crisis Housing (ages 18-25)	323.750.7177
<b>Mental Health Services</b>	
Los Angeles County Dept. of Mental Health (LACDMH)	800.854.7771
Rio Hondo Mental Health Clinic	562.402.068
ENKI Mental Health Clinic	866.277.1302
National Alliance on Mental Health	800.950.6264
<b>Drug and Rehabilitation Services</b>	
Substance Abuse and Mental Health Services Administration (SAMHSA)	800.662.HELP
Imperial Alano Club	562.634.7500

Alcoholic Anonymous	323.589.5880
Substance Abuse Hotline	800.864.6600
<b>Homeless Outreach Services</b>	
People Assisting the Homeless Hotline (PATH)	562.373.5264
TLC Family Resource Center	13220 Bellflower Bl., Downey 90242
Coast to Coast Foundation	18340 Yorba Linda Blvd., Suite 107 Yorba Linda 92886
Homeless Outreach Prog. Integrated Care Syst. (HOPICS)	5715 S. Broadway, L.A. 90037
Homeless Multi-Service Center	1301 W. 12th St., Long Beach 90813
The Whole Child	9251 S. Pioneer Blvd, Santa Fe Springs 90670
LA-HOP Homeless Outreach Portal	<a href="http://www.la-hop.org">www.la-hop.org</a>
Los Angeles Homeless Service Authority (LAHSA)	811 Wilshire Blvd., 6th Floor, LA 90017
Kingdom Causes Bellflower	562.804.2189
Lava Mae – Free Showers	Whittier Narrows - 1201 Loma Ave. Area A, Bldg. 21., South El Monte 91733
2-1-1 Telephonic Resource Referral 24/7	2-1-1 or 800.339.6993
<b>Shelters</b>	
Salvation Army Bell Shelter	5600 Rickenbacker Road, Bell 90201
Year-Round Emergency Shelter Hotline	800.548.6047

**Table 46: Facilities and Services Targeted to Homeless for the City of Downey**

Finally, supplemental, collaborative services offered through Downey’s institutional delivery system includes, but is not limited to, the HOME funded Homeless Rental Assistance Program which provides 10 at-risk families with rental assistance. Downey’s institutional system offers resources that address the needs of homeless adults, veterans, youth or families that are homeless or at-risk of becoming homeless.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Downey will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2011-2015 CHAS data, of the 9,860 households containing at least one elderly person, 53.5 percent (5,280) households earn less than 80 percent of the Area Median Income in Downey.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population age 60 and older, 87,654 persons in Downey have a disability. Of these 53,114 or 60.6 percent are employed, and 39.4 percent are unemployed.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national ‘opioid epidemic’ began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

Human Immunodeficiency Virus (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2017 Annual HIV Surveillance Report for Los Angeles County, there were 51,438 persons living with diagnosed HIV infection. Of that amount, 720 persons were living with AIDS. Within Los Angeles County, Downey is part of Service Planning Area (SPA) 7. In SPA 7, 3,572 persons were reported living with diagnosed HIV infection. Of that amount, 62 persons were living with AIDS.

Domestic Violence includes but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2018, the Downey Police Department responded to a total of 402 calls related to domestic violence. Of these calls, 357 of these domestic incidents did not involve a weapon. However, 45 calls involved a weapon of which 1 involved a firearm, 4 involved a knife or cutting instrument, 23 involved other dangerous weapons and 17 involved personal weapons such as feet or hands.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on

support services from various Los Angeles's non-profit organizations to avoid becoming homeless or institutionalized.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in the community. Community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, there are 12 Residential Care Elderly facilities with a capacity of 1,179 persons; three Adult Day Program facilities with a capacity of 185 persons; 31 Adult Residential facilities with a capacity of 142 persons; and no Small Family Home facilities in the City of Downey.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The question is specific to State grantees. For response by an entitlement grantee, see below.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

During the 2020-2024 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to provide special needs services including, but not limited, to those concerned with disabled persons. In the 2020-2021 Annual Action Plan, the City will provide HOME funds to ARC of Southeast LA County people with intellectual and developmental disabilities the ability to form and work towards goals through training and education, based on their individual abilities.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2014-2021 Housing Element and market analysis, the primary barriers to affordable housing in Downey are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Downey and throughout Southern California in general. Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

In the last decade, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City places a high priority on non-housing community development needs including those associated with neighborhood services such as graffiti removal, code compliance, public facilities improvements such as park and other community facilities. During the implementation of the 2020-2024 Consolidated Plan, the City will use CDBG funds to address some of the highest priority needs and provide a suitable living environment for low- and moderate-income people.

To expand economic opportunities for low- and moderate-income people and to provide a pathway out of poverty, the Strategic Plan includes public service programs that support child education such as the two Downey Unified School District Grant programs, the 10-20 Club and the True Lasting Connections programs. This approach fulfills several needs in the community, including ensuring that all students have the opportunity to succeed without regard to family economic status.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	466	94	1	0	-1
Arts, Entertainment, Accommodations	5,130	4,947	12	15	2
Construction	1,853	827	4	2	-2
Education and Health Care Services	6,976	9,896	17	30	13
Finance, Insurance, and Real Estate	2,173	2,216	5	7	1
Information	948	176	2	1	-2
Manufacturing	4,953	2,803	12	8	-4
Other Services	1,565	2,116	4	6	3
Professional, Scientific, Management Services	2,961	1,182	7	4	-4
Public Administration	0	0	0	0	0
Retail Trade	5,099	5,782	12	17	5
Transportation and Warehousing	2,187	660	5	2	-3
Wholesale Trade	3,289	1,041	8	3	-5
<b>Total</b>	<b>37,600</b>	<b>31,740</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 47 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	57,840
Civilian Employed Population 16 years and over	53,115
Unemployment Rate	8.14
Unemployment Rate for Ages 16-24	22.20
Unemployment Rate for Ages 25-65	4.97

**Table 48 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	10,995
Farming, fisheries and forestry occupations	2,665
Service	6,270
Sales and office	14,775
Construction, extraction, maintenance and repair	4,170
Production, transportation and material moving	3,495

**Table 49 - Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,835	52%
30-59 Minutes	19,405	39%
60 or More Minutes	4,915	10%
<b>Total</b>	<b>50,155</b>	<b>100%</b>

**Table 50 - Travel Time**

Data Source: 2011-2015 ACS

## Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,315	695	3,860
High school graduate (includes equivalency)	10,725	865	3,560
Some college or Associate's degree	14,710	950	3,305
Bachelor's degree or higher	11,250	510	1,865

**Table 51 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	75	590	1,230	3,805	3,215
9th to 12th grade, no diploma	1,675	1,725	2,140	3,375	1,235
High school graduate, GED, or alternative	3,700	3,880	5,050	6,225	2,945
Some college, no degree	5,645	4,215	4,130	5,455	1,945
Associate degree	590	1,630	1,310	2,265	645
Bachelor's degree	695	3,645	2,435	3,795	1,210
Graduate or professional degree	30	1,050	970	1,725	660

**Table 52- Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,733
High school graduate (includes equivalency)	31,722
Some college or Associate degree	38,132
Bachelor's degree	49,458
Graduate or professional degree	72,109

**Table 53 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the business activity table above, Downey is home to a variety of companies and industries. According to the Longitudinal Employer Household Dynamics (LEHD) data, the major employment sectors in the City of Downey include Education and Health Care Services (6,976 jobs), Arts, Entertainment, Accommodations (5,130 jobs), Retail Trade (5,099 jobs), Manufacturing (4,953 jobs), Wholesale Trade (3,289 jobs), and Transportation and Warehousing (2,187 jobs). With access to key regional transportation routes, Downey's transportation, warehousing and logistics industry is stable.

### Describe the workforce and infrastructure needs of the business community:

The business community in Downey relies on a skilled workforce, starting with the Downey- Unified School District which employs over 1,700 people, and continuing with over 40 colleges and universities in the region. A diverse group of leading employers in education, healthcare, manufacturing, retail trade, transportation and warehousing in Downey benefit from the central location of Downey at the intersection of Interstate 5, the 605, and 105 freeways in Los Angeles County.

Prior to 1999, the aerospace industry was the primary economic sector of the City of Downey. Since the closure of the NASA facility, the City created a re-use plan for the area resulting in the development of the Downey Landing shopping center, a new commercial/retail area in Downey. In addition, the infrastructure improvements that have been made along Lakewood Boulevard, has increased the ability to support the needs of the existing businesses and enable the City to bring in new industrial/manufacturing/commercial development of the area and economy of the City of Downey.

The City of Downey is strategically located in a transportation hub surrounded by three interstate highways: the I-605 Freeway (San Gabriel River Freeway), which crosses the eastern portion of the City; the I-5 Freeway (Santa Ana Freeway), which crosses the northern portion of the City; and the I-105 intersection, which crosses the southern part of the City.

The freeways provide access to major employment centers in the region. These include the employment hubs of Los Angeles and Orange County. These same freeways provide access to major transportation hubs for goods including Los Angeles International Airport (LAX) and the Ports of Los Angeles and Long Beach. This accessibility makes Downey an attractive and highly sought-after place to live and work.

The City of Downey is for the most part, fully developed. As a result, most major infrastructure is already in place. The present infrastructure is, for the most part, sufficient to accommodate any future development.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Downey has been named “Most Business-Friendly City” in Los Angeles County by the Los Angeles County Economic Development Corporation (LAEDC), for cities with populations greater than 68,000. Downey was selected based on criteria such as commitment to economic development; excellence in programs and services designed to facilitate business entry, expansion, and retention; competitive business tax rates and fee structures; availability of economic incentives; and effective communication with and about business clients.

In the recent past, the City of Downey has made major strides in the development of the Downey Landing shopping center on the site of the former NASA site. The development includes a retail center, the new Kaiser Hospital Complex and high-tech manufacturing. The development has generated the creation of new businesses and employment opportunities for Downey residents. The City will continue to seek and assists businesses that wish to

locate or expand in the City by identifying potential site opportunities and guiding applicants through the entitlements process. Areas for potential economic opportunities include the Firestone Boulevard area, the City's primary commercial corridor; the Downtown Area, which is the City's central business district; Imperial Highway, a major arterial highway that runs the entire width of the City. Projects that are in the planning process include plans for the redevelopment of 21 acres at The Promenade; construction of new sport fields at Rancho South Campus; construction of Marriott Hotel and Avenue Theater; and the completion of the Rancho Los Amigos South Campus and Light Rail Station Specific Plan.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The majority of employees in the civilian labor force are highly educated. A minority of the workforce either has less than a high school diploma (8,315 people) or is a high school graduate or an equivalent (10,725 people), which matches up with industry sectors including manufacturing, retail, transportation and warehousing. People with some college (14,710 people) or a bachelor's degree or higher (11,250 people) have a level of educational attainment that matches up with some of the faster growing occupational sectors offer jobs that require higher education and training such as healthcare, finance, professional services scientific, management services, real estate, and education. Generally, the skills and education of the current workforce in Downey correspond to the employment opportunities in the City. Although there are a variety of job opportunities available in the City, 49 percent of the workforce commutes more than 30 minutes to work each day.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Southeast Los Angeles County Workforce Investment Board (SELACO WDB), is a private, non-profit agency formed by a public joint powers authority consisting of the cities of Artesia, Bellflower, Cerritos, Downey, Hawaiian Gardens, Lakewood, and Norwalk. SELACO WDB provides job search workshops including guidance to help place participants in a job that fits their knowledge, skills and abilities as well as equipping the participants with the knowledge and the tools for an effective job search journey. The program provides group and one-on-one assistance to prepare for the job search process, helping participants enrolled in intensive services to analyze their skills and interests, prepare a resume and match up with prospective employers.

Nearby community colleges contribute to economic vitality by providing training, education, and community-based programs that lead to success, employment and positive growth. These colleges include, but are not limited to Cerritos College in Cerritos, Rio Hondo College in Whittier and East Los Angeles College in Monterey Park. These colleges provide

educational services that are accessible to low- and moderate-income people wishing to increase their level of educational attainment and marketability in the workforce.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Downey participates in the Comprehensive Economic Development Strategy (CEDS) for the Gateway Cities Region. The Comprehensive Economic Development Strategy developed for the Gateway Cities Region prepared on November 2015 outlines the goals and strategies that will lead to job creation, business development and diversified economic base and improve the quality of life for the residents. The goals and strategies are as follows:

Goal 1: Reduce unemployment and underemployment within the region through creation of a broad range of jobs.

*Strategy: Industry cluster development*

Goal 2: Strengthen the labor force within the region by:

- Pursuing the commitment of local school boards to increase the awareness of available jobs and career paths at local high schools.
- Collaborating with educational institutions to address needs of Gateway Cities' employers.

*Strategy: Workforce development*

Goal 3: Make land use processes and permitting consistent with best management practices across the region to attract investment within our business sectors.

*Strategy: Bring certainty and streamline development processes a. Streamline processes to retain, attract, and grow new*

Goal 4: Develop and pursue action plans for infrastructure of regional importance.

*Strategy: Develop and maintain infrastructure*

Goal 5: Collaborate to increase federal, state, and grant dollars invested in the Gateway Cities on projects of regional importance for job creation.

*Strategy: Regional partnerships*

Goal 6: Support efforts to establish economic development tools to strengthen local economic development efforts, including but not limited to job creation, affordable housing, sustainable development, and quality of life enhancements within the Gateway Cities.

## Discussion

Downey's location in eastern Los Angeles County strategically located in a transportation hub surrounded by three interstate highways: the I-605 Freeway, the I-5 Freeway, and the I-105 freeway makes it a highly desirable location for a wide variety of businesses. Downey's location, infrastructure, and skilled workforce make it an ideal place for small and large companies to call home. The freeways provide access to major employment centers in the region. These include the employment hubs of Los Angeles and Orange County. These same freeways provide access to major transportation hubs for goods including Los Angeles International Airport (LAX) and the Ports of Los Angeles and Long Beach. This accessibility makes Downey an attractive and highly sought-after place to live and work. Downey is home to a variety of well-known regional companies including but not limited to Kaiser Permanente, Coca Cola, and Porto's Bakery.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on a review of CPD Maps, there are no specific areas of the City where multiple housing problems are concentrated. All Census Tracts in the City experience cost burden to some extent, with between 29 and 73 percent of all households paying more than 30 percent of their monthly income for housing costs. Evaluation of maps showing housing overcrowding and substandard housing did not reveal discernable concentrations, although housing overcrowding is more prevalent for extremely low-income households within the low- and moderate-income Census Tract/Block Groups.

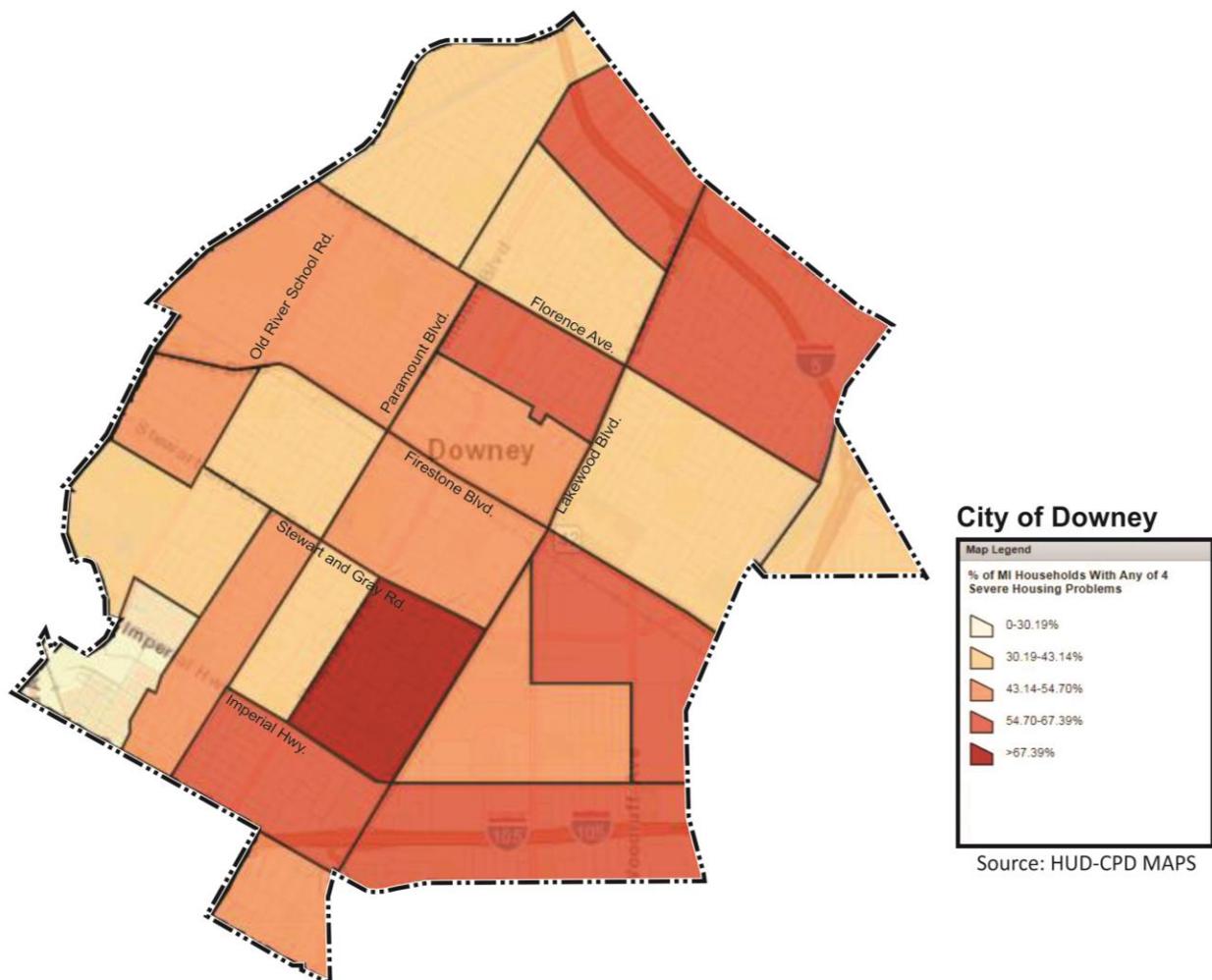


Figure 28 – Percent of Moderate-Income Households with Any 4 Severe Housing Problems

## Definitions of Concentration

### Low-Income

Threshold: A Census tract is deemed to have a concentration of low-income residents if the poverty rate of a given Census tract has 20 percentage points or more than the average poverty rate for the jurisdiction.

How to Determine:

1. Use ACS Table DP03 to identify poverty rate
2. In CPD Maps, using the Map Query Tool, select “Poverty Rate” as the data element
3. Set the minimum bound of the parameters to 20 percentage points over the City’s poverty rate
4. Identify the Census tracts that meet the threshold

### Minority

Threshold: A Census tract is deemed to have a concentration of minority residents if the share of minority residents of a given Census tract has 20 percentage points or more than the average minority concentration for the jurisdiction.

How to Determine:

1. Use ACS Table DP05 to identify share of White Alone (not Hispanic) population
2. Subtract 20 percentage points from the share of White Alone (not Hispanic)
3. In CPD Maps, using the Map Query Tool, select “White Alone” as the data element
4. Set the maximum bound of the parameters to the number determined in Step 2
5. Identify the Census tracts that meet the threshold

### Multiple Housing Problems

Threshold: A Census tract is deemed to have a concentration of multiple housing problems if a Census tract has 20 percentage points or more than the share of households experiencing cost burden AND overcrowding in the jurisdiction.

How to Determine:

1. From the NA/MA Calculation Sheet – identify total share of households experiencing cost burden and overcrowding
2. Add 20 percentage points to each figure
3. In CPD Maps, using the Map Query Tool select both Housing Cost Burden and Overcrowding data elements
4. Set the minimum bounds of each parameter to the numbers determined in Step 2
5. Identify the Census tracts that meet the threshold

## **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to Figure 19, at least 46 percent of the households in each of the Census Tracts within the low- and moderate-income areas are Hispanic.

### **What are the characteristics of the market in these areas/neighborhoods?**

According to demographic data generated through CPD Maps for the group of full Census Tracts containing low- and- moderate-income areas, more than 75 percent of the households in this area earn less than the citywide median income of \$79,877. With respect to housing conditions, 12.1 percent of the household housing units in the area are severely overcrowded with more than 1.51 occupants per room and an additional 23.8 percent of the household housing units in the area are overcrowded with between 1.01 occupants per room and 1.50 occupants per room. The housing stock is a mix of owner-occupied single-unit detached dwellings and renter-occupied dwellings ranging from single-unit detached to apartment complexes with 20 or more units. Owner-occupied units generally have three or more bedrooms and renter-occupied units range from one to three bedrooms with most units having two bedrooms.

### **Are there any community assets in these areas/neighborhoods?**

There are numerous community assets in the City's downtown area and low- and moderate-income areas such as:

- Downey City Hall
- Downey Public Library
- Metrolink Station
- Numerous parks and recreational facilities

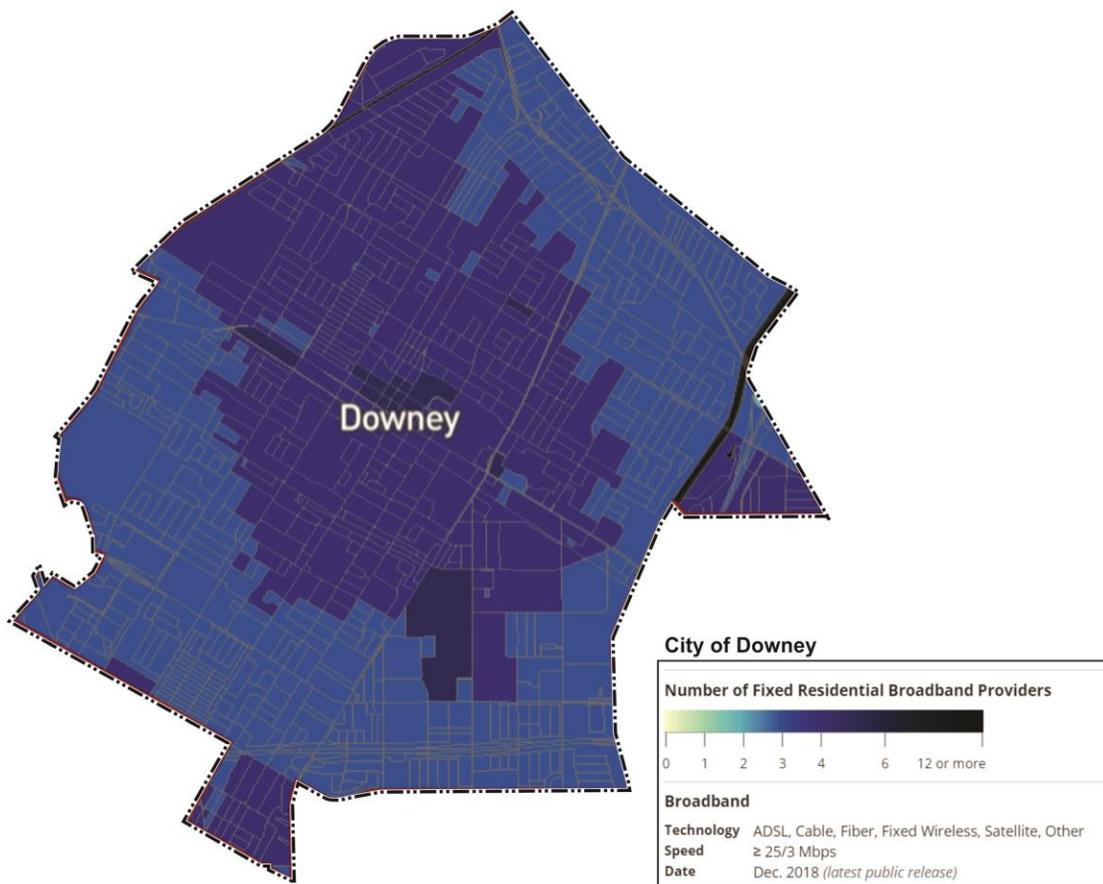
### **Are there other strategic opportunities in any of these areas?**

See discussion above.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Throughout the City of Downey, residents have several options to access broadband, high-speed internet. For broadband download speeds of 25 megabytes per second (mbps) or more, at least three residential broadband providers service 100 percent of residents. For download speeds of 100 mbps, one internet service provider services 95 percent of residents. According to broadbandnow, the average download speed in Downey is 72.71 mbps which is 125 percent faster than the average internet speed in California. The three primary internet service providers in Downey are Spectrum (Charter Communications), Frontier Communications, and Hughes Network Systems, LLC.



**Figure 29 - Number of Residential Broadband Providers**

**Data Source:** FCC Broadband Provider Coverage (Dec. 2018)

Of those who participated in the Resident Survey, 92 percent of respondents indicated that they had access to broadband internet.

Downey complies with HUD's [\*Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing\*](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Throughout the city, residents are serviced by multiple internet service providers who offer high-speed internet. The two primary service providers in Downey are Spectrum and Frontier. Additional providers with service in the same zip codes include AT&T and EarthLink. ViaSat Internet and HughesNet are satellite-based services covering 100 percent of Downey, albeit at generally lower speeds than most of the other residential providers.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in Downey. To help counter the impact of these risks, the city adopted its Energy Action Plan in January 2015 and the Green Task Force Report in 2010 in addition to complying with California Green Building Code. Through all three of these documents/initiatives, the City promotes multiple strategies to mitigate the impact of climate-related hazards by promoting green building, reducing water usage/ storm water run-off, improving weatherization of residential properties, and promoting alternative transportation and permeable pavement and landscaping.

One area of the city, located along the Rio Hondo Channel on the northwest border of the City, is located within a 100-year floodplain and at a greater risk for experiencing flooding events.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk to weather conditions such as extreme heat.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of Downey to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2020 and ending June 30, 2025. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the priority needs listed below are established as part of this Strategic Plan.

- Increase the supply of affordable housing
- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Provide public services for low- and moderate-income youth and families
- Provide public services for low- and moderate-income residents with special needs
- Improve public facilities and infrastructure
- Provide neighborhood Services
- Homeless Prevention Services

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following eight measurable Strategic Plan goals:

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1.	Affordable Housing	Affordable Housing	<ul style="list-style-type: none"> <li>• Increase the supply of affordable housing</li> </ul>	4 household housing units
2.	Affordable Housing Preservation	Affordable Housing	<ul style="list-style-type: none"> <li>• Preserve the supply of affordable housing</li> </ul>	100 household housing units
3.	Equal Access to Housing Opportunities	Affordable Housing	<ul style="list-style-type: none"> <li>• Equal Access to Housing Opportunities</li> </ul>	175 households assisted
4.	Public Services	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Services for low- and moderate-income youth and families</li> <li>• Services for low- and moderate-income residents with special needs</li> </ul>	10,000 persons assisted
5.	Public Facilities Improvements and Section 108 debt Service	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Improve City public facilities and infrastructure</li> </ul>	3 public facilities 20,000 persons assisted
6.	Neighborhood Services	Non-Housing Community Development	<ul style="list-style-type: none"> <li>• Provide neighborhood services, community facilities and infrastructure improvements</li> </ul>	2,500 persons assisted
7.	Homelessness Prevention Services	Homeless	<ul style="list-style-type: none"> <li>• Prevent and eliminate homelessness</li> </ul>	25 persons assisted

**Table 54 - Strategic Plan Summary**

Historically, the City of Downey has used the CDBG and HOME programs to support activities that meet one of the aforementioned goals or similar goals established in prior Consolidated Plans. Over the next five years, the City will continue to support public services through the provision of CDBG funds to public service providers and other activities that meet the goals of this Plan.

The City has established the following priority ranking system for housing and community development activities to be funded over the next five years:

- **High Priority:** Activities meeting a high priority Strategic Plan Goal are expected to be funded during the 2020-2024 period.
- **Low Priority:** Activities meeting a low priority Strategic Plan Goal may be considered for funding if sufficient funds are available after high priority activities are funded, up to but not exceeding the five-year goal outcome indicator set forth in this Strategic Plan.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

1	Area Name:	Low- and Moderate-Income Areas
2	Area Name:	City Wide

Table 55 - Geographic Priority Areas

### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

According to data from the 2011-2015 American Community Survey 5-Year Estimates in HUD’s eCon Planning Suite for the 2020-2024 Consolidated Plan, the City’s household median income is \$62,897. Evaluation of maps generated through HUD’s Community Planning and Development mapping system (CPD Maps) reveals that approximately 15 of the 22 Census Tracts in the City of Downey that are at or below 100 percent of the median household income are concentrated in the southern section of the City, south of Firestone Boulevard.

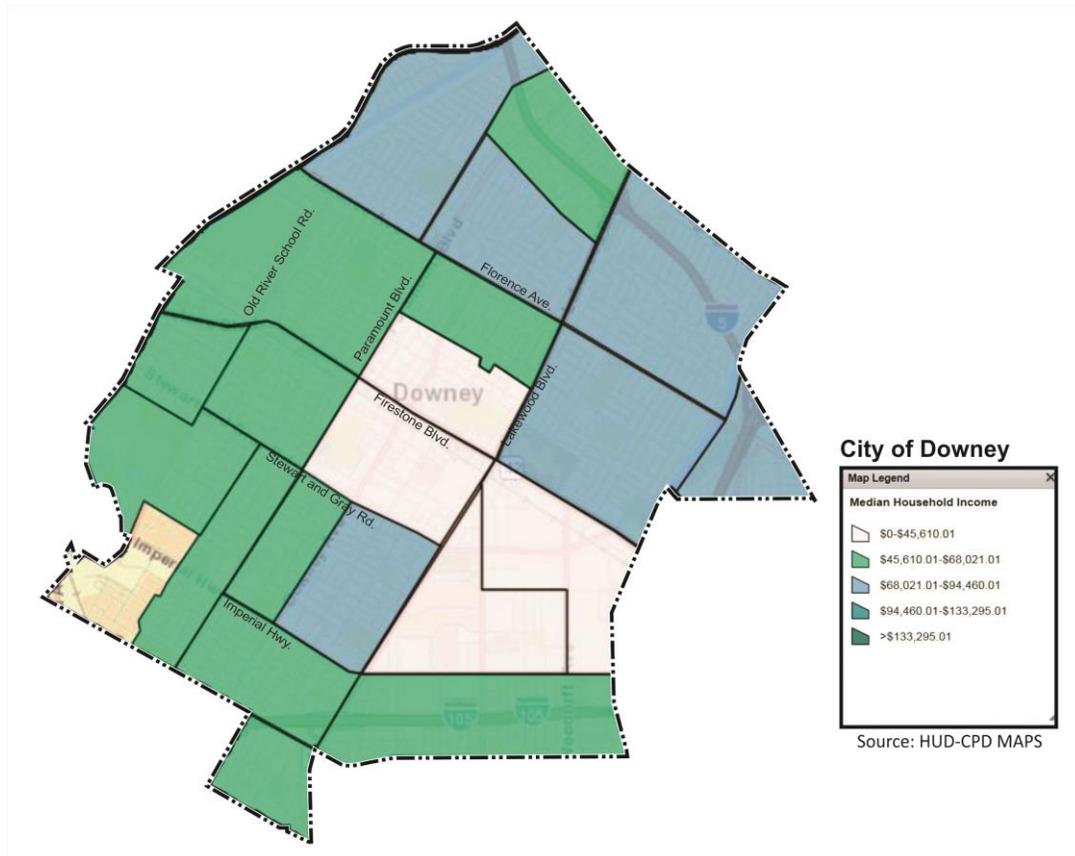
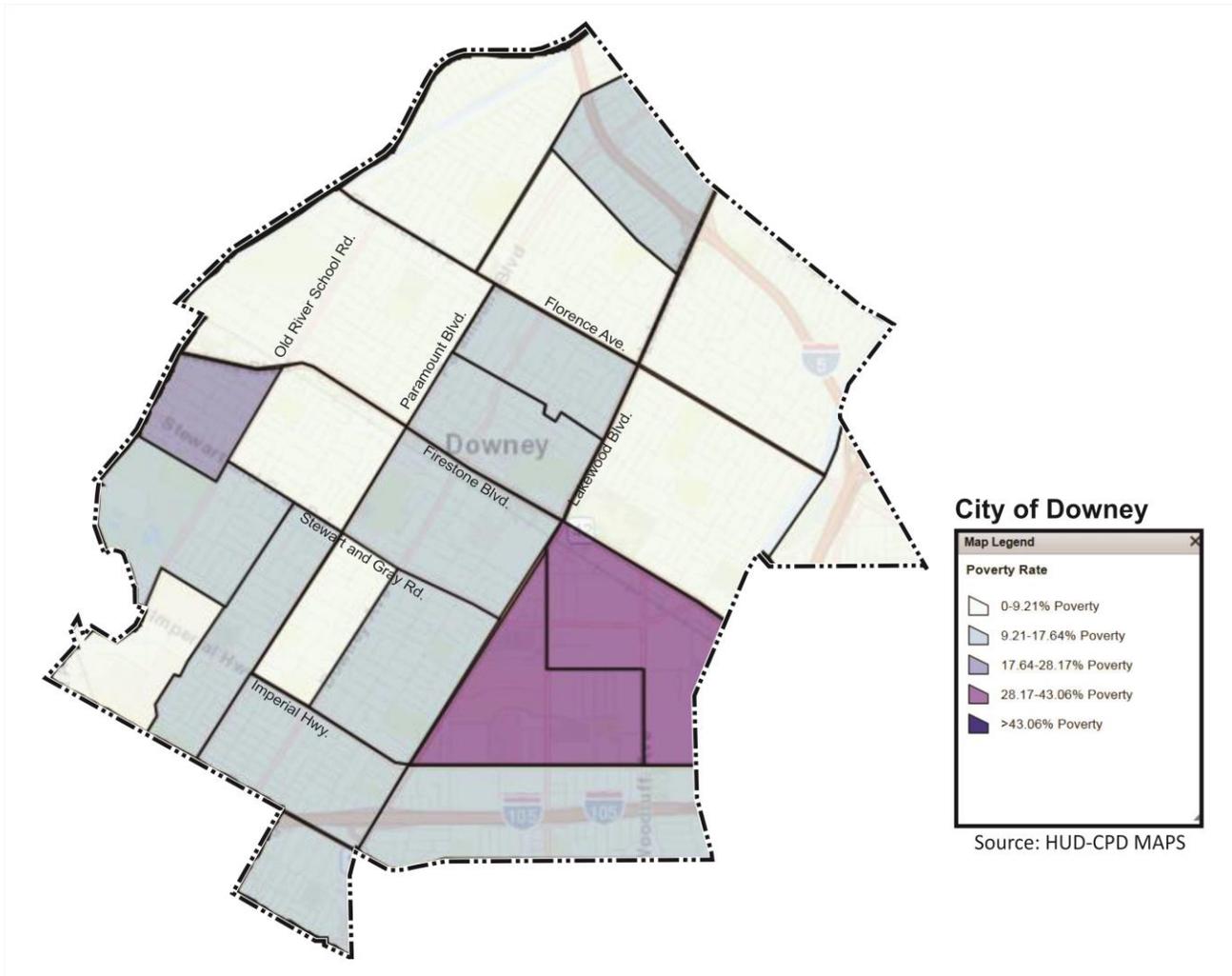


Figure 30 – Median Household Income

Similarly, analysis of the concentration of households in poverty indicates that the two Census Tracts south of Firestone Boulevard and east of Lakewood Boulevard exhibit poverty rates between 28-43 percent. Median household income increased in every Census Tract throughout the City since 2010.



**Figure 31 – Poverty Rate**

Based on evaluation of CPD Maps data, the southern part of the City exhibits a greater level of need for affordable housing or services for low- and moderate-income residents; therefore, one geographic priority is being established within the Consolidated Plan and efforts for allocation priorities in this area will be made to address this need.

The low- and moderate-income Census Tract/Block Group map will be used by the City when making funding determinations using CDBG and HOME funds in order to address the areas with the highest priority needs.

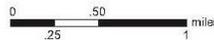


**City of Downey**

**CDBG - LOW AND MODERATE INCOME AREA MAP**  
**2010 CENSUS AREAS**

**LEGEND:**

- CITY BOUNDARY
- LOW AND MODERATE INCOME BLOCK GROUPS
- CENSUS TRACT
- BLOCK GROUP



**Figure 32: Low- and Moderate-Income Area Map**

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Priority Needs Summary		
1	<b>Priority Need Name</b>	Increase the supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness. Based on the evaluation of the ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households – meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters.
	<b>Basis for Relative Priority</b>	The development of additional housing units affordable for low- and moderate-income households is rated as the highest priority need due to the number of severely cost burdened households in Downey. Additionally, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey support the development of additional affordable housing units in Downey.  Data from 2011-2015 CHAS shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI. In light of scarce land and monetary resources available to create new affordable housing units, housing affordability problems will become an increasingly difficult challenge to the community in the next five years.
2	<b>Priority Need Name</b>	Preserve the supply of affordable housing
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Affordable Housing Preservation
<b>Description</b>	<p>As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.</p> <p>The age and condition of Downey's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> <li>• 14,710 or 89 percent of the 16,615 owner-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)</li> <li>• 1,310 or 8 percent of the 16,615 owner-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)</li> <li>• 13,395 or 83 percent of the 16,119 renter-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)</li> <li>• 2,415 or 15 percent of the 16,119 renter-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)</li> </ul> <p>With more than 85 percent of the housing units older than forty years of age, a large portion of the City's housing stock may need substantial rehabilitation, including roofing, plumbing, electrical, mechanical and structural repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.</p>

	<b>Basis for Relative Priority</b>	<p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community can live in decent housing that meets local standards.</p> <p>Housing preservation is rated as a high priority need based on the demand for service reported by the City’s Community Development Department and responses to the 2020-2024 Consolidated Plan Survey indicating that housing rehabilitation and energy efficiency improvements are priorities for residents.</p>
3	<b>Priority Need Name</b>	Equal access to housing opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low; Low; Moderate; Middle; Large Families; Families with Extremely Low Low Moderate Middle Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Veterans Persons designated as a protected class
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Equal access to housing opportunities

	<b>Description</b>	All recipients of federal housing and community development assistance such as CDBG and HOME must take actions to affirmatively further fair housing choice within their communities. The City of Downey will certify its compliance with HUD’s requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG and HOME funds. The City will contract with a third-party organization with expertise counseling residents and real estate industry professionals about their rights and responsibilities under the law. The types of services needed include individual counseling for low- and moderate-income Downey residents concerning their rights and responsibilities under the Fair Housing Act; community workshops to facilitate greater understanding of the law; monitoring for discriminatory advertisements in the private sector; advocacy on behalf of residents seeking reasonable modifications/accommodations; and monitoring of data to detect unfair lending practices.
	<b>Basis for Relative Priority</b>	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Downey. In accordance with HUD requirements, this priority will be addressed using CDBG Administration funds.
4	<b>Priority Need Name</b>	Provide public services for low-income youth and families
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	Downey residents rated supportive services for seniors and youth as a high priority in the Consolidated Plan Survey. Historically, youth programs have been among the public services receiving CDBG funds on an annual basis for programs. The Downey Unified School District administers a number of youth programs through the School District. These include the Downey Unified School Grant - 10-20 Club and the Downey Unified School Grant – True Lasting Connections. Childcare activities were also rated as a high or moderate need by residents and stakeholders. Consultation with the City indicates that childcare activities continue to be a high priority for funding to expand those services to residents who need high quality childcare.

	<b>Basis for Relative Priority</b>	Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with affordable childcare, affordable housing, education, arts and recreation for children, youth, and families. Consistent with the results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the provision of a wide range of public services for low- and moderate-income residents is a high priority.
5	<b>Priority Need Name</b>	Public services for residents with special needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homeless Homeless Individuals Homeless Families with Children Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Victims of Human Trafficking Veterans
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Special Needs Services

	<b>Description</b>	<p>Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to elderly and frail elderly as well as those concerned with mental, physical, and developmental disabilities, and other conditions. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population age 60 and older, 87,654 persons in Downey have a disability. Of these 53,114 or 60.6 percent are employed, and 39.4 percent are unemployed.</p> <p>Generally, elderly persons have lower incomes than the population at large. Based on 2011-2015 CHAS data, of the 9,860 households containing at least one elderly person, 54 percent (5,280) households earn less than 80 percent of the Area Median Income in Downey.</p>
	<b>Basis for Relative Priority</b>	Special needs services are rated as a high priority need based on the demand for service reported by local service providers and responses to the 2020-2024 Consolidated Plan Survey, which indicate high need for services for seniors and centers/services for persons with disabilities.
6	<b>Priority Need Name</b>	Improve public facilities and infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low; Low; Moderate;
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Facilities and Improvements and Section 108 Loan Debt Service
	<b>Description</b>	In consultation with the City of Downy Community Development Department, a high level of need exists within the City for activities such as infrastructure improvements, public facilities improvements, and other activities that improve the public facilities of the City.
	<b>Basis for Relative Priority</b>	The needs identified for public facilities in the City were determined through community meetings, responses from the Consolidated Plan Survey and consultation with City officials. Historically, the City has used the CDBG program (including Section 108 loan funds) to expand on public facilities.

7	<b>Priority Need Name</b>	Provide neighborhood services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low; Low; Moderate;
	<b>Geographic Areas Affected</b>	Low-Mod Areas
	<b>Associated Goals</b>	Neighborhood Services
	<b>Description</b>	<p>In consultation with the City of Downey Community Development Department, a high level of need exists within the City for activities such as code enforcement and other activities that improve the housing and commercial structures in the area.</p> <p>Activities that can address neighborhood preservation include graffiti removal, code enforcement, public facilities improvements and infrastructure improvements.</p>
<b>Basis for Relative Priority</b>	<p>The City of Downey considers the preservation and enhancement of its low- and moderate-income neighborhoods a high priority and will support activities that will help prevent further deterioration of these neighborhoods.</p> <p>Based on need and available resources and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the improvement of neighborhoods is rated as a high priority need for CDBG funds.</p>	
8	<b>Priority Need Name</b>	Prevent and eliminate homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Low  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  Veterans  Unaccompanied Youth  Emancipated Foster Youth</p>
	<b>Geographic Areas Affected</b>	Citywide

<b>Associated Goals</b>	Homelessness Prevention Services
<b>Description</b>	The 2019 PIT Count reported that 58,936 men, women and children are homeless in Los Angeles County on any given night. Overall, 2019 PIT Count illustrates a 12 percent increase in homelessness when compared to the prior year PIT Count. The 2019 PIT Count for SPA 7 is 5,095 homeless persons on any given night. In 2018, the number of homeless persons in SPA 7 was 4,569 or higher by 11.5 percent. Conversely, the City of Downey 2019 PIT Count reported that 174 people are homeless on any given night. This represents a 3 percent decrease over the prior year of 180 homeless persons.
<b>Basis for Relative Priority</b>	The City of Downey considers ending and preventing homelessness a high priority and will support HOME activities that provide homelessness prevention services such as temporary rental assistance to reduce the number of persons who experience homelessness.

**Table 56 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High market-rate rents in most Downey neighborhoods, combined with Fair Market Rents below current market rents, limit the number of families that can be assisted with HOME funds for tenant- based rental assistance. Housing Choice vouchers administered by County of Los Angeles Housing Authority will continue to be a critical resource for low-income families and individuals and the Rental Assistance Program will continue to be used as a complement to critical programs (such as rapid rehousing for homeless residents).
TBRA for Non-Homeless Special Needs	See TBRA above.
New Unit Production	As documented in the Needs Assessment and Market Analysis, the need for affordable housing is high throughout Downey. The City will continue to use its HOME resources to serve as leverage for the development and construction of new affordable owner-occupied housing throughout the City.
Rehabilitation	The City will invest CDBG and HOME funds in the Housing Rehabilitation Program as a cost-effective means of preserving the supply of homeowner and multi-family rental housing. Rehabilitation programs will also enable the City to prioritize the preservation of older housing stock that is at a greater risk of falling into disrepair.
Acquisition, including preservation	The City will continue to use HUD resources to prioritize the preservation of existing affordable housing in the City. As documented in the Market Analysis, affordable units are at risk of expiring in the near future. When possible, the City will use HOME resources and other federal and local resources to prioritize the preservation of these units. Preserving existing affordable housing is critical to maintaining a robust affordable housing stock in the City.

**Table 57 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2020 through June 30, 2025. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

The City of Downey anticipates that it will continue to receive CDBG and HOME funding during the duration of this Consolidated Plan cycle. When accounting for program income and prior year resources, the City anticipates that it will have the following funding to target to its strategic goals and priorities:

- CDBG: \$4,378,400
- HOME: \$1,831,284

The table on the following page provides more detail on anticipated funding.

**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	Administration and Planning	1,094,600	0	1,094,600	1,094,600	4,378,400	Funding to support housing, community and economic development activities throughout Downey.
		Housing Rehab						
		Public Improvements						
		Public Services						
HOME	public - federal	Administration	457,821	170,575	628,396	1,901,055	1,831,284	Funding to support the development and preservation of affordable housing throughout Downey.
		Homeowner rehab						
		New construction for ownership						
		TBRA (Rental Assistance)						

**Table 58 - Anticipated Resources**

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

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG, ESG, and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

### **Federal Resources**

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

### **State Resources**

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

### **Local Resources**

- Los Angeles County CoC
- Housing Authority of County of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)

### **Private Resources**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

## **Matching Requirements**

HUD requires HOME recipients (PJ's) to match 25% of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year. When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Downey does not qualify for a HOME match reduction.

The City of Downey leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the CAPER each year.

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

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce.

Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

## **Discussion**

The City will utilize approximately \$6.2 million of CDBG and HOME funds during the 2020-2024 Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through rental assistance, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Downey – Community Development Department	Government	Neighborhood improvements public facilities Public Services	Jurisdiction
City of Downey - Public Works	Government	Neighborhood improvements public facilities	Jurisdiction
City of Downey – Parks and Recreation	Government	Public Services	Jurisdiction
Habitat for Humanity	Private	CHDO	Region
The Whole Child	Nonprofit organizations	Homelessness	Region
Fair Housing Foundation	Nonprofit organizations	Ownership Planning Public Housing Rental	Region
Arc of Southeast LA County	Nonprofit organizations	Non-homeless special needs	Region
Human Services Association (HAS)	Nonprofit organizations	Non-homeless special needs	Region
Downey Unified School District	Education	Public services	Jurisdiction
Los Angeles Homeless Services Authority (LAHSA)	Government	Homelessness	Region
Los Angeles County Housing Authority	Government	Rental	Region

**Table 59 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Downey is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 60 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Downey’s public service programs will focus on the provision of services focused on rapid-rehousing and/or rental assistance to address the needs of homeless persons, particularly families with children, veterans and their families and unaccompanied youth through the provision of HOME funds to local nonprofit service providers. Homelessness prevention and supportive services for special needs populations are included among the priority needs in this Strategic Plan and activities serving these populations may be funded as part of the Annual Action Plan each year.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Downey has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City of Downey Community Development Department and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Downey for special needs populations and persons experiencing homelessness. In Downey, this funding is limited to 15 percent of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the Los Angeles County Department of Social Services and the CoC. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years; and City funds for this purpose are limited. Finally, as the City's HUD grants have declined over the last 12 years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To address the lack of resources necessary to fully support affordable housing and local programs in Downey for special needs populations and persons experiencing homelessness, the City strives to fund activities that address population segments with the greatest level of need for a particular program or service and seeks to invest grant resources in high leverage opportunities where data suggests that the City and its partners will be able to maximize the impact of these resources.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>Increase the supply of affordable housing</li> </ul>	HOME: \$343,175	Units constructed or Acquired/ Rehabbed:  4 Household Housing Units
2	Affordable Housing Preservation	2020	2024	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>Preserve the supply of affordable housing</li> </ul>	CDBG: \$606,105  HOME: \$2,359,610	Homeowner Housing Rehabilitated:  100 Household Housing Units
3	Equal Access to Housing Opportunities	2020	2024	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>Equal Access to Housing Opportunities</li> </ul>	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit  175 Persons Assisted
4	Public Services	2020	2024	Non-Housing Community Development	Citywide	<ul style="list-style-type: none"> <li>Services for low- and moderate-income youth and families</li> <li>Services for residents with special needs</li> </ul>	CDBG: \$820,950	Public service activities other than Low / Moderate-Income Housing Benefit:  10,000 Persons Assisted
5	Public Facilities Improvements and Section 108 debt Service	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Area	<ul style="list-style-type: none"> <li>Improve public facilities and infrastructure</li> </ul>	CDBG: \$2,351,345	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit and Section 108 Debt Service:  3 Public Facilities 20,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Neighborhood Services	2020	2024	Non-Housing Community Development	Low- and Moderate-Income Area	<ul style="list-style-type: none"> <li>Provide neighborhood services, community facilities and infrastructure improvements</li> </ul>	CDBG: \$600,000	Public service activities other than Low/Moderate Income Housing Benefit  2,500 Persons Assisted
7	Homelessness Prevention Services	2020	2024	Homeless	Citywide	<ul style="list-style-type: none"> <li>Prevent and eliminate homelessness</li> </ul>	HOME: \$125,000	Homelessness Prevention:  25 Persons Assisted

**Table 61 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable housing opportunities for home buyers that are affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
2	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Through the City’s Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
3	<b>Goal Name</b>	Equal Access to Housing Opportunities
	<b>Goal Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.

4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide public services designed to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
5	<b>Goal Name</b>	Public Facilities Improvements and Section 108 debt Service
	<b>Goal Description</b>	Improve City of Downey public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.
6	<b>Goal Name</b>	Neighborhood Services
	<b>Goal Description</b>	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Downey that are open and available to residents.
7	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Provide a program designed to address homelessness through rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Downey residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
8	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.

**Table 62 – 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 91.315(b)(2)**

In accordance with Goal 1 above, the City anticipates creating 4 new homeownership housing units for low-income families during the 2020-2024 Consolidated Plan period. The City anticipate using HOME funds to acquire, develop or subsidize the purchase of housing units for homeownership as defined in the HOME program regulations at 24 CFR 92.254.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable. LACDA does not have a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

(LACDA) Los Angeles County Development Authority encouraged comment and participation by residents including minority and non-English speakers. Publications of the Consolidated Plan will be advertised in accordance with the City's Limited English Plan (LEP) and translation services will be available upon request. They will encourage comment and participation by low- and moderate-income residents, especially those living in areas where CDBG funds are proposed to be used. Community meetings in target areas are hosted with copies of the Consolidated Plan being available in the neighborhoods. A public hearing will be conducted to accept public comments on the draft plan before its approval and submittal to HUD.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

Not applicable, LACDA does not have the 'troubled' designation.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2014-2021 Housing Element and market analysis, the primary barriers to affordable housing in Downey are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Downey and throughout Southern California in general. Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 16,310 households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households – meaning households paying more than 30 percent of their income for housing. Additionally, 6,314 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Downey.

In the last five years, demand for housing in Downey coupled with rising costs of land and construction have presented challenges to development of affordable housing. State housing measures from 2018 and 2019 have been slow to provide an alternate revenue stream equal to that which was available with Redevelopment Housing Set-Aside funds that were lost when then the state eliminated local Redevelopment Agencies. This public policy change exacerbated already difficult local conditions and remains the most significant public policy change that has negatively impacted affordable housing and residential investment. While there were mechanisms for certain affordable housing assets tied to the former Redevelopment Agencies to be utilized after the agencies were dissolved, those finite

resources were expended and the need for affordable housing is significantly exacerbated today as supply has not maintained pace with demand..

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 4 affordable homeownership units and the rehabilitation and preservation of 100 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Downey supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use HOME funds to support a local service provider to prevent homelessness and HOME funds to expand the supply of affordable housing in Downey for low- and moderate-income residents.

According to the Ten-Year Plan to End Homelessness, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. With the assistance of 2-1-1, residents are provided a comprehensive informational and referral system. To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community.

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

The ultimate solution to ending homelessness in Los Angeles County is permanent housing closely aligned with supportive services that ensure that housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

**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.**

In support of CoC efforts, this Strategic Plan provides for the use of HOME funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including but not limited to families at risk of homelessness through a rental assistance program. The City will also leverage HOME funds to expand the supply of affordable housing in Downey.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Referred to as “Bring L.A. Home!” The Campaign to End Homelessness”, the plan initiates a 10-year campaign to end homelessness in Los Angeles County by establishing a broad range of strategies that address a multitude of issues related to homelessness. The plan is consistent with State and Federal initiatives for ending homelessness and consists of the following seven guiding principles:

- Preventing homelessness
- Addressing the structural causes of homelessness
- Sustaining the current capacity to serve homeless people and building new capacity where it is needed
- Ensuring rapid return to housing for people who become
- homeless
- Bringing alienated homeless people into the mainstream of society
- Taking a regional approach to the crisis
- Reaffirming that housing is one of the basic human rights
- With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A.
- Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A. Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively older housing stock, with 28,105 of the City's 32,734 total housing units (86 percent) built before 1980 according to ACS data. The remaining 4,629 units primarily constructed after January 1, 1978 have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City of Downey Residential Rehabilitation Program, a typical lead-based paint testing and risk assessment report costs approximately \$500. To reduce lead-based paint hazards, the City of Downey takes the following actions:

- Include lead testing and abatement procedures if necessary, in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the Los Angeles County Dept. of Public Health (LACDPH). According to LACDPH, there were 16 incidents of children with blood lead levels greater than 5 micrograms per deciliter from 2015-2018.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Housing Rights Center and the City's residential rehabilitation activities.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Over time, the actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Downey Residential Rehabilitation Program procedures require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to other communities in Los Angeles County and across the nation, poverty continues to be a significant challenge. According to 2011-2015 American Community Survey 5-Year Estimates data, there are 12,837 low- and moderate-income Downey residents earning less than 100 percent of poverty level. In an effort to meaningfully address this challenge, each of the goals included in the 2020-2024 Strategic Plan are aligned to support activities that promote the availability of affordable housing and provide services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting activities that preserve and enhance neighborhood aesthetics and improve infrastructure to benefit low- and moderate-income residents of Downey.
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live; and
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG public service funds.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Downey's desirable location in southeastern Los Angeles County is a high-cost housing area. Although housing costs temporarily declined and became more affordable during the recent economic recession, rents in Downey have since surpassed their pre-recession levels and are currently out of reach for many individuals and families. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists for both conventional public housing and publicly assisted affordable housing limit the number of families in poverty that can benefit from these housing opportunities or programs.

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents in an effort to reduce the number of poverty-level families. For example, the goal to develop new affordable rental housing opportunities available to families earning less than 30, 50 and 80 percent of AMI will provide additional affordable housing options for families transitioning from activities funded under the Homelessness Prevention Services goal. The Affordable Housing Preservation goal will include activities targeted to families who own their residence but lack the resources to address repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The services for low- and moderate-income residents' goal and special needs services goals will each fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

### **Technical Assistance**

To enhance compliance with federal program regulations, the City may provide an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop may be held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

### **Activity Monitoring**

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-

compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

## 2020-2021 Action Plan

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

#### Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2020 through June 30, 2025. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Fair Housing</li> <li>• Housing Rehab</li> <li>• Public Improvements</li> <li>• Code Enforcement</li> <li>• Public Services</li> <li>• Section 108 Loan Repayment</li> </ul>	1,094,600	0	0	1,094,600	4,378,000	Funding to support housing, community and economic development activities throughout Downey.
<b>HOME</b>	public - federal	<ul style="list-style-type: none"> <li>• Admin</li> <li>• Housing Rehab</li> <li>• Homeowner rehab</li> <li>• New construction for ownership</li> <li>• Homeless Rental Assistance (TBRA)</li> </ul>	457,821	170,575	0	628,396	1,830,000	Funding to support the development and preservation of affordable housing throughout Downey.

Table 63 - 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**

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG, ESG, and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

### **State Resources**

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

### **Local Resources**

- Los Angeles County CoC
- Housing Authority of County of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)

### **Private Resources**

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

### **Matching Requirements**

HUD requires HOME recipients (PJ's) to match 25% of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent

reduction of match. The City of Downey does not qualify for the match reduction from HUD. The City of Downey leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the CAPER each year.

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

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce.

Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

**Discussion**

The City will utilize approximately \$6.3 million of CDBG, and HOME funds during the 2020-2024 Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through homeless rental assistance, and improve public facilities to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

## 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	Affordable Housing	2020	2021	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>• Increase the supply of affordable housing</li> </ul>	HOME: \$68,635	1 household housing units
2	Affordable Housing Preservation	2020	2021	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>• Preserve the supply of affordable housing</li> </ul>	CDBG: \$121,221 HOME: 471,922	20 household housing units
3	Equal Access to Housing Opportunities	2020	2021	Affordable Housing	Citywide	<ul style="list-style-type: none"> <li>• Equal Access to Housing Opportunities</li> </ul>	CDBG: \$14,000	35 households assisted
4	Public Services	2020	2021	Non-Housing Community Development	Citywide	<ul style="list-style-type: none"> <li>• Provide services for low- and moderate-income youth and families</li> <li>• Services for residents with special needs</li> </ul>	CDBG: \$164,190	2,500 persons assisted
5	Public Facilities Improvements and Section 108 debt Service	2020	2021	Non-Housing Community Development	Low- and Moderate-Income Area	<ul style="list-style-type: none"> <li>• Improve public facilities and infrastructure</li> </ul>	CDBG: \$470,269	1 public facilities
6	Neighborhood Services	2020	2021	Non-Housing Community Development	Low- and Moderate-Income Area	<ul style="list-style-type: none"> <li>• Provide neighborhood services</li> </ul>	CDBG: \$120,000	500 persons assisted
7	Homelessness Prevention Services	2020	2021	Homeless	Citywide	<ul style="list-style-type: none"> <li>• Homeless Prevention Services</li> </ul>	HOME: \$25,000	5 persons assisted

Table 64 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing Development
	<b>Goal Description</b>	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable housing opportunities for home buyers that are affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
2	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Through the City’s Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
3	<b>Goal Name</b>	Equal Access to Housing Opportunities
	<b>Goal Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide public services designed to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
5	<b>Goal Name</b>	Public Facilities Improvements and Section 108 debt Service
	<b>Goal Description</b>	Improve City of Downey public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.

<b>6</b>	<b>Goal Name</b>	Neighborhood Services
	<b>Goal Description</b>	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Downey that are open and available to residents.
<b>7</b>	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	Provide a program designed to address homelessness through rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Downey residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
<b>8</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.

**Table 65 – Goal Description**

## AP-35 Projects – 91.220(d)

### Introduction

To address the high priority needs identified in the Strategic Plan to the 2020-2024 Consolidated Plan, the City of Downey will invest CDBG and HOME funds in projects to develop affordable housing, preserve affordable housing, provide fair housing services, provide neighborhood services, provide services to low- and moderate-income residents, provide services to residents with special needs, prevent homelessness, and improve community facilities and infrastructure. Together, these projects will address the housing, community and economic development needs of Downey residents-particularly those residents residing in the low- and moderate-income areas.

### Projects

#	Project Name
1	Affordable Housing Development
2	Affordable Housing Preservation
3	Equal Access to Housing Opportunities
4	Public Services
5	Public Facilities Improvements and Section 108 debt Service
6	Neighborhood Services
7	Homelessness Prevention
8	Program Administration

**Table 66 – Project Information**

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

Based on the Strategic Plan, Downey is allocating 100 percent of its CDBG funds (excluding Section 108 Loan Repayment and CDBG Program Administration) as well as 100 percent of its non-administrative HOME funds for program year 2020-2021 projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Neighborhood Services and Community Facilities and Infrastructure Improvements are limited to low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

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 people. To address these obstacles, the City is investing CDBG and HOME funds through the 2020-2021 Action Plan in projects that provide additional affordable housing units, provide for the preservation of existing housing units, that provide neighborhood services to low- and moderate-income people and those with special needs, and projects that prevent homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Increase the supply of affordable housing
	<b>Funding</b>	HOME: \$68,635
	<b>Description</b>	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable housing opportunities for home buyers that are affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	1 Households/ Housing Units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	New acquisition and development: homebuyer units constructed: 1 Household Housing Units
2	<b>Project Name</b>	Housing Preservation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Preservation
	<b>Needs Addressed</b>	Preserve the supply of affordable housing
	<b>Funding</b>	CDBG: \$121,221 HOME: \$471,922
	<b>Description</b>	Through the City's CDBG and HOME funded Residential Rehabilitation Program, implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	20 Households/ Housing Units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG Funded Housing Rehabilitation Grant Program: 4 units (\$121,221) HOME Funded Housing Rehabilitation Grant Program: 16 units (\$471,922)
3	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Equal Access to Housing Opportunities
	<b>Needs Addressed</b>	Equal access to housing opportunities
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	35 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Foundation: 35 People \$14,000
4	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Provide public services for low-income residents
	<b>Funding</b>	CDBG: \$84,399
	<b>Description</b>	Provide public services designed to provide youth and low-income families with services including but not limited to childcare and youth educational activities.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit</b>	Youth: 180 Families: 210
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Adult Literacy Program: 120 People \$14,200 Aspire Program: 90 People \$23,090 Downey Unified School Grant (10-20 Club): 130 People \$20,800 Downey Unified School Grant (True Lasting Connections): 50 People \$7,600
5	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Services for residents with special needs
	<b>Funding</b>	CDBG: \$76,700
	<b>Description</b>	Provide public services designed to provide residents with special needs including, but not limited to, those concerned with mental disabilities, physical disabilities, developmental disabilities, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	Seniors: 30,000 Disabled: 25
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Barbara J. Riley Community/Senior Center: 23,000 People \$73,800 Human Resources Association Meal Program: 7,000 People \$2,900 Arc of Southeast LA County: 25 people \$8,500
6	<b>Project Name</b>	Public Facilities Improvements and Section 108 Debt Service
	<b>Target Area</b>	Low- and Moderate-Income Areas

	<b>Goals Supported</b>	Public Facilities Improvements and Section 108 Debt Service
	<b>Needs Addressed</b>	Public Facilities Improvements and Section 108 Debt Service
	<b>Funding</b>	CDBG: \$470,269
	<b>Description</b>	Improve City of Downey public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	1 Section 108 Loan Debt repayment
	<b>Location Description</b>	Low- and Moderate-Income Areas
	<b>Planned Activities</b>	Section 108 Loan Repayment: \$470,269
7	<b>Project Name</b>	Neighborhood Services
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Neighborhood Services
	<b>Needs Addressed</b>	Provide neighborhood services
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Downey that are open and available to residents.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	500 persons assisted
	<b>Location Description</b>	Low- and Moderate-Income Areas
	<b>Planned Activities</b>	Code Enforcement Program: \$120,000
8	<b>Project Name</b>	Homelessness Prevention Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homelessness Prevention

	<b>Needs Addressed</b>	Homeless Prevention Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Support a continuum of services in Los Angeles County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit</b>	5 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The Whole Child: 5 People \$25,000
8	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	All needs
	<b>Funding</b>	CDBG: \$204,920 HOME: \$62,839
	<b>Description</b>	This project will provide for the administration of the CDBG and HOME programs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit</b>	Not applicable.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	City of Downey: CDBG Program Administration \$204,920 City of Downey: HOME Program Administration \$62,839	

**Table 67 – Project Summary 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

The City of Downey’s 2020-2024 Consolidated Plan did not identify specific areas of low-income and minority concentration. All CDBG funds will be directed toward activities benefitting low- and moderate-income residents citywide.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 68 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Not applicable.

### Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2020-2021 to projects and activities that benefit low- and moderate-income people citywide.

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

### Introduction

Two high priority affordable housing needs are identified in the 2020-2024 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

### Expand the Supply of Affordable Housing

Based on evaluation of ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 4,300 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

The development of additional housing units affordable for low- and moderate-income households is rated as a high priority need due to the number of severely cost burdened households in Downey.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	21
Special-Needs	0
Total	6

Table 69 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	1
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	26

Table 70 - One Year Goals for Affordable Housing by Support Type

### Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular

concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Downey's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 7,867 or 73 percent of the 10,851 owner-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 14,710 or 89 percent of the 16,615 owner-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)
- 13,395 or 83 percent of the 16,119 renter-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 2,415 or 15 percent of the 16,119 renter-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)

## Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2020-2021 program year, the City of Downey will expand the supply of affordable housing. Additionally, the City will invest CDBG and HOME funds in the preservation of affordable housing units through the City of Downey Housing Rehabilitation Program.

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

### **Introduction**

The Downey Housing Authority was formed by the City Council on October 22, 1974, under provisions of State Law. The Downey Housing Authority is responsible for the administration of providing affordable housing in the City. The Downey Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing.

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

During the 2020-2021 program year, LACDA will continue providing housing and public services to existing residents of the City of Downey. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City of Downey to improve services.

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

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. Resident surveys were distributed with translation services available on request. Community meetings in target areas were hosted with copies of the Consolidated Plan draft being available in these areas. A public hearing is conducted to accept public comments on the draft plan before its approval and submittal to HUD. Grant funding is administered to increase housing availability and accessibility to residents to encourage greater participation in homeownership. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

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

N/A, LACDA is designated as a High Performing Public Housing Agency.

### **Discussion**

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Downey and throughout Los Angeles County.

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

### **Introduction**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Downey supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use HOME funds to support a local service provider to implement the Homeless Rental Assistance Program to prevent homelessness.

The City will invest CDBG and HOME funds during the 2020-2021 program year to address high priority needs identified in the 2020-2024 Consolidated Plan including preventing homelessness and providing public services to special needs populations.

### **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 CoC and its partner agencies will continue to provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention. More specifically, LAHSA, the County's CoC, will increase efforts in 2020-2021 to add emergency and transitional shelter housing units through expedited construction or rehabilitation of facilities to accommodate homeless persons.

The City of Downey, through coordination with the CoC and a network of homeless service providers, supports this continuum of services to address homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs, and transitional housing. In 2020-2021, in conjunction with the Whole Child, the City will use its 2020-2021 HOME funds to support rental assistance services for the homeless that provide critical rental assistance for unsheltered persons.

Specifically, to reduce and end homelessness, the City of Downey will provide HOME funds to the following activities:

- Homeless Rental Assistance Program (5 people)

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

The City supports local agencies that provide emergency rental assistance and transitional housing needs for homeless or those at risk of becoming homeless. To address the shelter needs of homeless persons, the City supports the Whole Child for the Homeless that provides

rental assistance for families at risk of homelessness. Each year, the Whole Child serves approximately 5 unduplicated people.

Lastly, the City of Downey also supports the efforts of the Los Angeles County Continuum of Care (CoC) and its member organizations that address homelessness.

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

To address the needs of homeless families, families with children, veterans and their families, the City supports the Whole Child, which provides rental housing assistance to families at risk of homelessness. Each year, the Whole Child serves approximately 5 unduplicated people through its rental assistance program. When paired with financial counseling, career coaching and other available case management services, the agency makes certain that families are ready to succeed in their transition to permanent housing.

**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 Los Angeles County CoC Ten Year Plan to End Homelessness included a goal to establish countywide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness that will help decrease the number of persons being discharged into homelessness by at least 10 percent annually. The CoC is seeking improve coordination among publicly and privately funded institutions of care and local service agencies in the County of Los Angeles in order to decrease the number of persons being discharged into homelessness annually.

## **Discussion**

With limited CDBG and HOME resources available, the City is investing HOME funds in tenant based rental assistance activities such as the Homeless Rental Assistance Program to reduce homelessness in Downey.

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

### Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2014-2021 Housing Element and market analysis, the primary barriers to affordable housing in Downey are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

### **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**

In the development of the 2014-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all appropriate and necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of additional future affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

### Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 4 new affordable rental housing units during the five-year period of the Consolidated Plan and the rehabilitation and preservation of 100 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and

HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the Downey.

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

### **Introduction:**

The City's planned investment of CDBG and HOME funds through the 2020-2021 Action Plan will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, further develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

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 people. To address these obstacles, the City is investing CDBG and HOME funds through the 2020-2021 Action Plan in projects that provide financing for the development of 4 new affordable homeowner housing units, provide grants to approximately 20 low- and moderate-income homeowners for home improvements, and services that prevent homelessness.

To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2020-2021 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

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

In the implementation of the 2020-2021 Annual Action Plan, the City will invest HOME funds to expand the supply of affordable homeownership housing and will use CDBG and HOME funds to preserve and maintain existing affordable housing through the City of Downey Residential Rehabilitation Program that anticipates providing up to 20 grants totaling \$593,143 to low- and moderate-income owners of single-family dwellings.

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Downey's Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

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

The implementation of CDBG and HOME activities meeting the goals established in the 2020-2024 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the

number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG and HOME funds; and

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start, provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

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

The institutional delivery system in Downey is high-functioning and collaborative — particularly the relationship between local government and the nonprofit sector comprised of a network of capable community-based organizations that are delivering a full range of services to residents. Affordable housing development and preservation activities will be carried out by the Housing Division of the Community Development Department in partnership with housing developers and contractors. Public service activities will be carried out by nonprofit organizations and City Departments to achieve the Strategic Plan goals. The Housing Division will work with other departments and with contractors to implement public facility improvement projects.

One of the ways the City is developing and expanding institutional structure to meet underserved needs is by funding a wide variety of services targeted to youth, seniors, special needs populations and individuals or families at risk of homelessness with CDBG public service funds and HOME funds.

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

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Downey.

**Discussion:**

In the implementation of the 2020-2021 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

## Program Specific Requirements

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

#### Introduction:

In the implementation of programs and activities under the 2020-2021 Annual Action Plan, the City of Downey will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

#### 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	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### Other CDBG Requirements

1. The amount of urgent need activities

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(l)(2)**

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

The City will not use any other forms of investment beyond those identified in Section 92.205. The Residential Rehabilitation Program offers grants for the rehabilitation of owner-occupied single-family.

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:

During the 2020-2021 program year, the City of Downey will not implement any HOME-assisted homebuyer activities.

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 above.

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 does not intend to use HOME funds under the 2020-2021 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

### **Discussion:**

In the implementation of programs and activities under the 2020-2021 Annual Action Plan, the City of Downey will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.



**City of Downey**

**APPENDIX A**  
**Alternate / Local Data Sources**

## Appendix A - Alternate/Local Data Sources

1	<b>Data Source Name</b> Homeless Point-In-Time Count & Survey Report
	<b>List the name of the organization or individual who originated the data set.</b> Los Angeles Homeless Services Authority (LAHSA)
	<b>Provide a brief summary of the data set.</b> The data provides the sheltered and unsheltered count of homeless people in Los Angeles County by Service Provision Area (SPA).
	<b>What was the purpose for developing this data set?</b> The data originated from the Homeless Point-In-Time Count, a congressionally mandated action for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Countywide.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> January 2018.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.
2	<b>Data Source Name</b> HACoLA Public Housing and Section 8 Data
	<b>List the name of the organization or individual who originated the data set.</b> Housing Authority of the County of Los Angeles (HACoLA)
	<b>Provide a brief summary of the data set.</b> Data supplied for public housing and Section 8 in Downey.
	<b>What was the purpose for developing this data set?</b> To comply with HUD Consolidated Plan requirements.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data is comprehensive for the City of Downey.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data reflects 2018 information.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.