



CITY OF HUNTINGTON PARK

CONSOLIDATED PLAN 2015/16 - 2019/20

DRAFT

APRIL 2015

**CITY OF HUNTINGTON PARK
COMMUNITY DEVELOPMENT DEPARTMENT
6550 MILES AVENUE
HUNTINGTON PARK, CA 90255**

CITY OF HUNTINGTON PARK
2015/16-2019/20 CONSOLIDATED PLAN

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Executive Summary

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

1. Introduction

The Executive Summary of the Consolidated Plan is intended to provide the U.S. Department of Housing and Urban Development (HUD), housing and service providers, City residents and businesses with an overview of Huntington Park's housing and community development needs, and the City's priorities and strategies to address those needs.

The City of Huntington Park receives Community Development Block Grant (CDBG) and HOME funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs, and how these needs will be prioritized and addressed using federal funds. On June 30, 2015, the City's current five-year (FY 2010/2011–2014/2015) Consolidated Plan will terminate requiring a new five-year Consolidated Plan to be adopted by the City Council.

Huntington Park's new five-year (2015/2016-2019/2020) Consolidated Plan builds upon several other related planning documents, including: City's 2010 - 2015 Consolidated Plan; City's 2015-2019 Analysis of Impediments to Fair Housing Choice; City's Capital Improvement Program 5-Year Project Schedule; LAHSA's 2013 Point in Time Homeless Count; City's General Plan and Housing Element.

Huntington Park's Consolidated Plan and Annual Action Plan for program year 2015/2016 (Action Plan) have been developed using HUD's new electronic Consolidated Planning Suite (eCon) launched in May 2012. The new system is a set of online tools to assist entitlement jurisdictions in creating market-driven, leveraged housing and community development plans. A new tool featured in the eCon is a Consolidated Plan template allowing the City to develop and submit their Consolidated Plan online through the Integrated Disbursement and Information System (IDIS). IDIS Online is a nationwide database in which the City reports accomplishment and financial activities related to entitlement grants.

Benefits of the Consolidated Plan template in IDIS OnLine include:

- Uniformity by the use of a web-based format to ensure that a City's Consolidated Plan includes all required elements per HUD regulations.

- Pre-populated data and tables with the most up-to-date housing and economic data available. This data is provided to help grantees develop their funding priorities in the Strategic Plan.

The Consolidated Plan template in IDIS Online consists of the following major components:

- Executive Summary
- The Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- One-Year Action Plan

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

Overview

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. In order to address the needs, the City identified the following priorities as having the greatest need in the community:

1. Sustain and Strengthen Neighborhoods
2. Preserve Existing and Create New Affordable Housing
3. Public/Community Services
4. Public Facilities
5. Infrastructure Improvements
6. Planning for Housing and Community Development

These priorities were formed based on the national objectives and outcomes supported by HUD as described below.

- Provide decent affordable housing. The activities that typically would be found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

National Objective Outcomes

The outcomes reflect what the grantee seeks to achieve by the funded activity. The City of Huntington Park associates the national objectives to these outcomes.

- Availability/Accessibility;
- Affordability; and
- Sustainability.

The City's strategy to meet HUD's national objectives and outcomes are described in Table 1 below.

Huntington Park 2015/16 – 2019/20 Consolidated Plan Programs By HUD Objectives and Outcomes			
OBJECTIVE/ OUTCOMES	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	<i>Implementing Programs:</i> • Residential Rehabilitation	<i>Implementing Programs:</i> • Affordable Housing Development	
SUITABLE LIVING ENVIRONMENT	<i>Implementing Programs:</i> • Minor Home Repair • Commercial Rehabilitation • Homeless Services • Youth Services • Senior Services • Community Beautification • Fair Housing Services		<i>Implementing Programs:</i> • Code Enforcement • Infrastructure Improvements • Community Facility Improvements
ECONOMIC OPPORTUNITY	• Economic Development Program		

Table 1 - 2015/16 – 2019/20 Consolidated Plan Programs

3. Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the current year, 2014-2015 is still in progress, the City of Huntington Park will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

4. Summary of citizen participation process and consultation process

The City developed its 2015/16–2019/20 Consolidated Plan through extensive consultation and coordination with housing, social service and healthcare providers; public agencies; and the local public housing agency as presented in Table 2. As a means of gaining input from these agencies, the City conducted a consultation workshop, public hearings, surveys, and invited local grantees to provide comments on the draft Consolidated Plan and Action Plan. In addition, consultation in the development of the Consolidated Plan involved several City departments.

Consulted Agencies		
Fair Housing Foundation	Huntington Park Library (L.A. County)	L.A. Legal Community Center
Oldtimers Housing Development Corporation	Southeast Churches Service Center	Wilshire Bank
City of Huntington Park Departments and Councils		
Community Development Department	Parks and Recreation Department	Public Works Department
Huntington Park Police Department	Huntington Park City Council	
Other Public Agencies		
Los Angeles County Health Department	Los Angeles Area Homeless Services Authority	

Table 2 – Citizen Participation Consultation

The City followed HUD’s guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan to encourage citizen participation in the preparation of the documents. The City also undertook several activities such as focus groups, community meetings, and a Community Needs Survey.

A draft of the five year Consolidated Plan and 2015/16 Annual Action Plan will be available for public comment for a minimum 30 day period (March 26 – May 4, 2015). City Council public hearings will be held on April 6 and May 4, 2015, providing residents and interested parties a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

5. Summary of public comments

To be provided.

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

The City of Huntington Park responded to all relevant comments. All comments received were accepted.

7. Summary

Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 64% of Huntington Park's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and over one-third facing a severe cost burden (>50% of income towards housing). As depicted in Figure 4 (Appendix B), high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.
- For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues.
- Priority community facility needs include park facility upgrades, including soccer field lighting and a splash pad at Salt Lake Park. The Consolidated Plan community needs survey named the need for youth centers and general parks and recreation facilities within the top ten priority needs.
- Priority infrastructure needs include streets and alleys, and bicycle transportation improvements in the City's low and moderate income neighborhoods. The City's 2015 Pavement Management Plan reviews the existing street conditions within the transit system and identifies a cost-to-improve each segment of the transit system. Street and alley improvements ranked within the top ten priority needs in the community needs survey.
- Priority public service needs include services for youth, seniors, homeless and anti-crime services. These needs were determined by the public via the Community Needs Survey, comments received at a Consultation Workshop with various public service and housing providers, and specific comments received from the Huntington Park City Council at a Needs and Priorities public hearing on March 2, 2015.

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
Lead Agency	HUNTINGTON PARK	Community Development Department
CDBG Administrator	Manuel Acosta, Economic Development Manager	Community Development Department
HOME Administrator	Manuel Acosta, Economic Development Manager	Community Development Department

Table 3 – Responsible Agencies

Narrative

The Lead Agency for the five year (2015/2016 - 2019/2020) Consolidated Plan is the City of Huntington Park, Community Development Department.

Consolidated Plan Public Contact Information

Manuel Acosta, Economic Development Manager

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Phone: (323)584-6213
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City developed its five-year (2015/2016 - 2019/2020) Consolidated Plan through consultation with City departments; housing and public service providers; and adjacent local governments. As a means of gaining input from housing, homeless and social service providers, the City conducted a consultation workshop in August 2014. Approximately 20 agencies were invited to attend (refer to mailing list in Appendix C), with eight agencies/departments participating in the workshop. The purpose of the workshop was to discuss what each of these agencies define as the key housing and social service issues in Huntington Park, to identify gaps in service, and to brainstorm potential recommendations. Another function of the workshop was to establish a dialogue among agencies/departments to enhance collaboration and sharing of information.

In addition to those agencies/departments participating in the workshop, additional agencies were contacted as necessary to gain comprehensive information on the community's needs, such as the Los Angeles County Housing Authority and Los Angeles Homeless Services Authority.

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

The City participates in Service Planning Area (SPA) 7 of the Continuum of Care for Los Angeles City and County, and coordinates with the LAHSA, local communities and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless.

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

The City of Huntington Park does not receive ESG funds so this is not applicable.

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

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Huntington Park	Other government - Local	Housing Need Assessment Homeless Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy Lead-based Paint Strategy	Agency Consultation Workshop. Interdepartmental Workshop. City will maintain its strong relationship with service providers and local jurisdictions to implement the 5- year strategy.
Huntington Park City Council	Civic Leaders	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Strategy Anti-Poverty Strategy	Public hearings. City Council members reflect the needs of their constituents in the community, which have been reflected in the needs and priorities identified in the Plan.
Los Angeles County Housing Authority	PHA	Housing Need Assessment Public Housing Needs Market Analysis	Email correspondence. The City will continue its strong partnership with the Housing Authority.
Los Angeles County - Huntington Park Library	Services - Children	Non-Housing Community Development Strategy Anti-Poverty Strategy	Special Needs Service Provider Survey. The City will continue supporting the Library's educational programs for Huntington Park youth.
Old Timers Housing Development Corporation	Housing	Housing Needs Non-Homeless Special Needs	Agency Consultation Workshop. The City will continue supporting housing programs targeted to low income and at-risk families.
Fair Housing Foundation	Services-Fair Housing	Housing Needs Assessment	Agency Consultation Workshop. The City will continue to provide fair housing and tenant/landlord services to residents.
Southeast Churches Service Center	Services - Homeless	Homeless Needs: Chronically Homeless, Families with Children, Veterans, Unaccompanied youth Homeless Strategy	Agency Consultation Workshop. The City will continue supporting programs for homeless and persons and families at risk of homelessness.

Table 4 – Agencies, groups, organizations who participated

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

The City of Huntington Park developed its Consolidated Plan through consultation with housing, social and health service providers; local agencies/governments; and the Los Angeles County Housing Authority. The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

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 for Los Angeles County and City	Los Angeles Homeless Services Authority	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Huntington Park participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.
Huntington Park Housing Element	City of Huntington Park Planning Division	The City is currently updating its Housing Element for the 2013-2021 period. All housing-related programs in the Consolidated Plan will be directly reflected within the Housing Element.

Table 5 – 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))

The City of Huntington Park notified the adjacent local governments of Bell, Cudahy, Los Angeles, Maywood, Southgate, and Vernon of the availability of the draft Consolidated Plan for 30 day review and comment. Huntington Park coordinates with the city of Bell and Los Angeles County in implementation of the Consolidated Plan's homeless strategy.

PR-15 Citizen Participation

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

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan and Action Plan. To encourage citizen participation in the preparation of the documents, the City undertook several activities as summarized below.

Housing and Community Development Needs Survey

In order to evaluate public opinion of specific housing and community development needs, the City utilized an on-line Needs Survey in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. Hard copies of the survey were also made available at the Community Development Department, the Clerk's Office, and were emailed to the Parks and Recreation Department's resident contact list. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Homeless Needs;
- Public Service Needs;
- Infrastructure Needs; and
- Economic Development Needs.

A total of 88 residents completed the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each of the 36 identified activities. The top needs identified (in rank order) were as follows, with the complete survey results included in Appendix C of the Consolidated Plan:

- Anti-Crime Services
- Youth Centers
- Youth Services
- Job Creation/Retention
- Employment Training
- New Affordable Ownership Housing
- Street/Alley Improvements
- Park and Recreation Facilities
- Property Maintenance/Code Enforcement
- Child Care Services

Focus Groups

On August 27, 2014, key City stakeholders and representatives of housing and social service organizations participated in a focus group meeting that covered the following:

- Barriers to fair housing and access to affordable housing
- Housing, homeless and public service needs and gaps in service
- Community priorities

Attendees of the focus group expressed the immediate needs to serve the community, with the need for additional affordable housing opportunities, services for seniors and families, homeless housing and services, and code enforcement most commonly cited as Huntington Park's priority needs. A summary of the input received at the meeting is included in Appendix C.

Community Meetings

The City Council conducted a Needs Assessment Public Hearing on March 2, 2015. The meeting was advertised in the El Aviso and noticed per the Ralph M. Brown Act. Invitations were also included as part of the Housing and Community Development Needs Survey.

At the Needs Assessment Public Hearing, City staff provided background on the Consolidated Plan, and the process for preparation of Huntington Park's 2015/16-2019/20 Plan. Three members of the public spoke, citing the dire need for additional affordable housing, especially for seniors and persons with disabilities; the impact of rising rents on household overcrowding and added stress on families; the need to consider high rise housing as a means of addressing the housing shortage; and opposition to additional high density housing around the downtown as the area is already too crowded and schools impacted. Each member of the City Council provided input on community needs and priorities for the Plan, summarized in Appendix C of the Consolidated Plan.

Citizen Participation Outreach

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)
Internet Outreach	Non-targeted/ broad community	A total of 88 Community Needs Assessment surveys were received.	See attached results in Appendix C.	N/A	N/A
Public Meeting	Housing and Service providers representing low/moderate income, special needs and homeless population	Ten individuals representing City staff and housing and service providers attended and participated in the morning meeting. (8/27/14)	See attached summary of comments in Appendix C.	All comments received were accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting was held before the City Council to solicit input on needs and priorities for the Consolidated Plan. (3/2/15)	See attached summary of comments in Appendix C.	All comments were received and accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting will be held before the City Council to present the draft 2015/16-2019/20 Consolidated Plan and initiate the 30 day public review of the Draft Plan.	This information will be added after the public hearing is held.	N/A	N/A

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)
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement will be made soliciting public comment on the draft 2015/16-2019/20 Consolidated Plan.	This information will be added after the close of the public comment period.	N/A	N/A
Public Meeting	Non-targeted/ broad community	A final public meeting will be held before the City Council for adoption of the 2015/16-2019/20 Consolidated Plan.	This information will be added after the public hearing is held.	N/A	N/A

Table 6 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan's Housing and Community Development Needs Assessment was conducted in a variety of ways, including data review and analysis¹; consultation with housing, homeless and service providers, and City Departments; Community Needs Assessment Survey available on-line and at community locations; and community meetings to take public input on community needs. Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 64% of Huntington Park's low and moderate income renter households (<80% AMI) facing a cost burden (>30% of income on housing costs), and over one-third facing a severe cost burden (>50% of income towards housing). As depicted in Figure 4 (Appendix B), high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.
- For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds. For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who

¹ The American Community Survey (ACS), performed by the U.S. Census Bureau, is an ongoing Census statistical survey that samples a small percentage of the population every year, and publishes five year averages of this data. Many of the tables in the Consolidated Plan are "pre-populated" by HUD with data from the 2007-2011 ACS, and thus the City has utilized the 2007-2011 ACS as the primary data source throughout the Plan.

often struggle with physical and mental health problems in addition to substance abuse issues.

- Priority community facility needs include park facility upgrades, including soccer field lighting and a splash pad at Salt Lake Park. The Consolidated Plan community needs survey named the need for youth centers and general parks and recreation facilities within the top ten priority needs.
- Priority infrastructure needs include streets and alleys, and bicycle transportation improvements in the City's low and moderate income neighborhoods. The City's 2015 Pavement Management Plan reviews the existing street conditions within the transit system and identifies a cost-to-improve each segment of the transit system. Street and alley improvements ranked within the top ten priority needs in the community needs survey.
- Priority public service needs include services for youth, seniors, homeless and anti-crime services. These needs were determined by the public via the Community Needs Survey, comments received at a Consultation Workshop with various public service and housing providers, and specific comments received from the Huntington Park City Council at a Needs and Priorities public hearing on March 2, 2015.

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	61,348	58,465	-5%
Households	14,893	14,454	-3%
Median Income	\$28,941.00	\$36,788.00	27%

Table 7 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,355	3,700	3,725	940	1,735
Small Family Households *	2,040	1,960	1,965	550	850
Large Family Households *	885	1,190	970	265	695
Household contains at least one person 62-74 years of age	620	415	580	130	495
Household contains at least one person age 75 or older	445	220	210	35	115
Households with one or more children 6 years old or younger *	1,644	1,370	1,095	255	390
* the highest income category for these family types is >80% HAMFI					

Table 8 - Total Households Table

Data Source: 2007-2011 CHAS

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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	20	55	0	155	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen/plumbing)	975	785	660	125	2,545	4	45	135	30	214
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	930	680	375	90	2,075	40	205	135	40	420
Housing cost burden greater than 50% of income (and none of the above problems)	1,310	200	40	0	1,550	230	310	240	30	810
Housing cost burden greater than 30% of income (and none of the above problems)	455	1,000	270	20	1,745	45	115	345	145	650
Zero/negative Income (and none of the above problems)	80	0	0	0	80	25	0	0	0	25

Table 9 – Housing Problems Table

Data Source: 2007-2011 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,290	1,690	1,130	215	6,325	275	560	510	100	1,445
Having none of four housing problems	600	1,230	1,305	250	3,385	90	220	780	375	1,465
Household has negative income, but none of the other housing problems	80	0	0	0	80	25	0	0	0	25

Table 10– Housing Problems 2

Data 2007-2011 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	1,815	1,190	230	3,235	105	355	445	905
Large Related	725	470	60	1,255	105	260	240	605
Elderly	645	109	14	768	80	49	55	184
Other	475	170	95	740	30	0	35	65
Total need by income	3,660	1,939	399	5,998	320	664	775	1,759

Table 11 - Cost Burden > 30%

Data 2007-2011 CHAS
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	1,410	160	10	1,580	105	260	170	535
Large Related	550	135	0	685	105	185	85	375
Elderly	460	14	0	474	45	39	20	104
Other	295	40	30	365	20	0	25	45
Total need by income	2,715	349	40	3,104	275	484	300	1,059

Table 12 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (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
NUMBER OF HOUSEHOLDS										
Single family households	1,760	1,200	820	140	3,920	44	105	130	34	313
Multiple, unrelated family households	95	240	200	70	605	0	145	140	30	315
Other, non-family households	95	35	65	0	195	0	0	0	0	0
Total need by income	1,950	1,475	1,085	210	4,720	44	250	270	64	628

Table 13 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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								

Table 14 – Crowding Information – 2/2

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

As depicted in Tables 9 and 10, "other" households (non-senior, single-person households) are less impacted by renter cost burden than family households and elderly households, comprising just 12% of Huntington Park's 5,998 low and moderate income renters spending greater than 30% of income on housing costs. "Other" households are also least impacted by severe cost burden (spending greater than 50% of income on housing costs) among low and moderate income renters, comprising 12% of the total. Family households have a far greater need for housing assistance than do single person households in Huntington Park.

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.

Among the 458 Huntington Park residents reported by the Housing Authority of the County of Los Angeles (HACoLA) as receiving Housing Choice Vouchers, over half (265) have a disabled member. These statistics confirm the significant need for housing assistance among the City's disabled population.

What are the most common housing problems?

Based on the CHAS tables provided by HUD (extrapolated from 2007-2011 ACS data), the following summarizes two key housing problems in Huntington Park:

- Among Huntington Park's approximately 9,325 low and moderate income (<80% AMI) renter households, 5,998 (64%) face a cost burden of spending greater than 30% of income on rent. Over one-third of the City's low and moderate income renters face a severe cost burden, with 3,104 spending more than 50% of income on rent. As depicted in Figure 4, high levels of severe renter overpayment are located in neighborhoods throughout the City, and generally correspond to areas with high levels of poverty, senior households, and renter overcrowding.
- Household overcrowding, defined as greater than one person per room, has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. Figure 5 depicts several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.
- An estimated 15% of the City's housing is in substandard condition (2,300 units). The biggest contributors to substandard housing are the City's aging housing stock, household overcrowding, and absentee landlords.

For homeless persons or persons at-risk of becoming homeless, the most significant problem is the lack of affordable rental housing. This problem has been compounded by decreases in funding available through Section 8 and HOME, and the loss of Redevelopment Housing funds.

For chronically homeless persons and transitional age youth, there is an insufficient inventory of transitional housing and permanent housing with supportive services designed to meet the specific needs of these populations who often struggle with physical and mental health problems in addition to substance abuse issues. The recent opening of Mosaic Gardens in Huntington Park provides 24 units of transitional housing for lower income families and transition-age youth linked with mental health and other needed services.

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

As reflected in Table 11, small related households are most impacted by renter cost burden, comprising 54% of Huntington Park's 5,998 low and moderate income renters spending greater than 30% of income on housing costs. Small related households are also most impacted by severe cost burden (spending greater than 50% of income of housing costs) among low and moderate income renters, comprising 51% of the total.

As a group, 69% of Huntington Park's low to moderate income small family households (renter and owner) experience a housing cost burden, compared to 61% of large family households, and 59% of senior households.

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

Rising rents in Huntington Park have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of funding and limited Section 8 vouchers also places households at risk.

Low income (<50% AMI) renter households facing extreme cost burden (>50% income on rent) with low paying jobs or unemployed and with family members with serious health problems are at particular risk of becoming homeless.

In May 2009, the City of Huntington Park received \$656,000 in Homelessness Prevention and Rapid-Rehousing funds through the 2009 American Recovery and Reinvestment Act. Partnering with the Los Angeles Homeless Services Authority (LAHSA) and Volunteers of America Greater Los Angeles (VOALA), Huntington Park provided services that prevented 255 Huntington Park persons and 95 Huntington Park households from becoming homeless (Homelessness Prevention), and assisted in re-housing 44 persons and 21 households to change their homeless status (Rapid Re-Housing). Services provided included: rent subsidies; monetary assistance to pay back-due rent and/or utilities; motel vouchers; security deposits; emergency eviction assistance; and supportive services such as referrals for employment services, food and

clothing, public benefits, and financial planning. The status of the persons and households assisted is unknown.

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:

Not applicable.

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

As shown in Table 12, an estimated 3,104 low and moderate income renter households and 1,059 owner households in Huntington Park are paying more than half of their gross monthly income for housing costs. Food, transportation, healthcare, utilities and other costs reduce disposable income and the ability to save, and thus make these households vulnerable to eviction and homelessness if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours or government benefits) or they encounter an unexpected expense (e.g., medical emergency, major car repair) or experience serious illness and cannot work.

Discussion

As discussed above, housing affordability is a critical issue among Huntington Park's renter population. With over one-third of low and moderate income (<80% AMI) renter households spending more than half their incomes on housing, severe housing cost burden is the most pervasive housing problem in the community. The need far exceeds the resources available through the Consolidated Plan, and is further exacerbated by the loss of Redevelopment funding which has historically served as Huntington Park's primary source of funds for affordable housing.

Furthermore, increases in families with children and larger household sizes, combined with an existing housing stock dominated by smaller one and two bedroom units, results in nearly half of Huntington Park's renters living in overcrowded conditions.

The City's focus in supporting affordable housing is to provide housing for large families; offer a mix of renter and owner opportunities and income levels; and provide deeper affordability for assisted rental housing.

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

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of one or more housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

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 the other housing problems
Jurisdiction as a whole	3,625	250	94
White	120	4	0
Black / African American	0	4	0
Asian	10	15	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	20	0
Hispanic	3,475	190	94

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 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	3,290	400	0
White	50	10	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	3,220	390	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 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	2,225	1,320	0
White	10	65	0
Black / African American	0	10	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,185	1,225	0

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 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

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	590	710	0
White	0	4	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	590	685	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 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%

Discussion

Tables 15-18 above identify the presence of one or more housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1 person per room, or overpayment at > 30%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Huntington Park.

Extremely Low Income (0-30% AMI)

- 91% of extremely low income households in Huntington Park have one or more housing problems, ranging from 40% to 100% by racial or ethnic group.
- The highest incidence of housing problems (100%) is experienced by American Indian/Alaska Natives. However, at just 25 households, the total number of extremely low income American Indian/Alaska Natives households in Huntington Park is minimal, representing less than one percent of the total 3,969 extremely low income households in the City.
- 92% of Hispanic households and 97% of White households earning extremely low incomes experience one or more housing problems. Hispanic households represent 95% of Huntington Park's extremely low income households, whereas White households represent just 3% of this income group.

Low Income (30-50% AMI)

- 89% of low income households in Huntington Park have housing problems, ranging from 63% (Whites) to 89% (Hispanics) to 100% (Asian and American Indian/Alaskan Native).
- While HUD's CHAS data identifies both Asians and American Indian/Alaskan Natives as having a disproportionate housing need, at 10 and 15 households respectively, the actual number of such low income households is extremely limited.

Moderate Income (50-80% AMI)

- 63% of moderate income households in Huntington Park have housing problems, ranging from 0% (African Americans) to 64% (Hispanics) to 100% (Pacific Islanders) by racial or ethnic group.
- While moderate Pacific Islanders face a disproportionate housing need, they total just 20 households.

Median Income (80-100% AMI)

- 45% of all households in Huntington Park in the median income bracket have housing problems, ranging from 0% to 46% by racial or ethnic group.
- Among households earning median incomes, Hispanic households were the only racial/ethnic group in Huntington Park identified as having one or more of the four housing problems.

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

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following tables identify the presence of *severe* housing problems among households of differing race/ethnicities and income levels, with the analysis that follows identifying any racial/ethnic group evidencing a disproportionate housing need.

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	3,170	700	94
White	60	65	0
Black / African American	0	4	0
Asian	10	15	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	20	0
Hispanic	3,075	585	94

Table 19 - Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 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	1,970	1,715	0
White	30	30	0
Black / African American	0	0	0
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,935	1,675	0

Table 20 - Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 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	1,620	1,925	0
White	10	65	0
Black / African American	0	10	0
Asian	10	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	1,600	1,810	0

Table 21 - Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 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	465	830	0
White	0	4	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	465	815	0

Table 22 - Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 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

Tables 19-22 above identify the presence of one or more *severe* housing problems (lacks complete kitchen, lacks complete plumbing, overcrowding at > 1.5 person per room, or overpayment at > 50%) for different racial/ethnic group within a given income category. The following summarizes the results of these CHAS tables, and identifies groups experiencing disproportionate housing need in Huntington Park.

Extremely Low Income (0-30% AMI)

- 80% of all extremely low income households in Huntington Park experience one or more of the identified severe housing problems, ranging from 0% to 100% by racial or ethnic group.
- The highest incidence of severe housing problems (100%) is experienced by American Indian/Alaska Natives, representing a disproportionate need. However, at just 25 households, the total number of extremely low income American Indian/Alaska Native households in Huntington Park is minimal, representing less than 1% of the total extremely low income households in the City.
- While not a disproportionate need, 82% of Hispanic households earning extremely low incomes experience severe housing problems, compared to just 48% of White households.

Low Income (30-50% AMI)

- 54% of low income households in Huntington Park have severe housing problems, ranging from 0% to 100% by racial or ethnic group.
- At 100%, low income American Indian/Alaska Native households evidence a disproportionate housing need, although at just 15 households, American Indian/Alaska Natives represent less than 1% of Huntington Park's total low income households.

Moderate Income (50-80% AMI)

- 46% of moderate income households in Huntington Park have severe housing problems, ranging from 0% to 47% by racial or ethnic group. No group evidences a disproportionate housing need.

Median Income (80-100% AMI)

- 36% of median income households in Huntington Park experience severe housing problems, ranging from 0% to 36% by racial or ethnic group.
- Hispanic households represent 98% of all median income households in Huntington Park, with 36% experiencing one or more severe housing problems. Among the other two racial groups in this income category - Whites and Asians - no households are identified as experiencing 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.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,605	4,070	3,970	149
White	170	90	90	0
Black / African American	40	20	0	0
Asian	80	30	20	0
American Indian, Alaska Native	0	0	35	0
Pacific Islander	20	20	0	0
Hispanic	6,255	3,890	3,830	149

Table 23 - Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Table 23 above identifies cost burden for each racial and ethnic group in Huntington Park, including no cost burden (<30% income towards housing), cost burden (30-50%), severe cost burden (>50%), and not computed due to no/negative income. According to the CHAS data on which this table is based, 28% of Huntington Park households experience a cost burden, with an additional 27% experiencing a severe cost burden. In comparison with this citywide average, Pacific Islander households experience a disproportionate housing cost burden, and American Indian/Alaska Natives experience a disproportionate severe housing cost burden. However, with a total of just 40 Pacific Islander households and 35 American Indian/Alaska Native households identified as residing in Huntington Park by the 2007-2011 American Community Survey (ACS), combined with the sampling methodology utilized by the ACS, the results for such a small sample size are less than statistically significant.

Hispanics comprise Huntington Park's primary racial/ethnic group, as reflected in Table 23 which identifies 96% of the City's total 14,739 households as Hispanic origin. While housing needs are significant among the City's Hispanic population, because Hispanics represent the vast majority of the population, the needs of this group closely reflect the Citywide average and are thus not considered a disproportionate need.

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 analysis of housing problems and severe housing problems in sections NA-15 and NA-20 identify Asian, American Indian/Alaska Native and Pacific Islander households as evidencing a disproportionate housing need. Tables 24A and 24B below identify the specific income categories among these racial groups where disproportionate need is apparent:

Income Category	% Households with Housing Problems (# Households with Housing Problems)					
	Citywide	Hispanic	White	Asian	American Indian/ Alaska Native	Pacific Islander
0-30%	91% 3,625	92% 3,475	97% 120	40% 10	100% 25	--
30-50%	89% 3,290	89% 3,220	83% 50	100% 10	100% 15	--
50-80%	63% 2,225	64% 2,185	13% 10	33% 10	--	100% 20
80-100%	45% 590	45% 590	--	--	--	--

Table 24A – Housing Problems: Greater Disproportionate Need

Income Category	% Households with Severe Housing Problems (# Households with Severe Housing Problems)				
	Citywide	Hispanic	White	Asian	American Indian/ Alaska Native
0-30%	80% 3,170	82% 3,075	48% 60	40% 10	100% 25
30-50%	54% 1,970	54% 1,935	50% 30	--	100% 15
50-80%	46% 1,620	47% 1,600	13% 10	33% 10	--
80-100%	36% 465	36% 465	--	--	--

Table 24B – Severe Housing Problems: Greater Disproportionate Need

As illustrated in the above tables, the actual number of households within the Asian, American Indian/Alaska Native and Pacific Islander racial groups identified by the HUD CHAS data as experiencing disproportionate housing problems is extremely limited. As previously mentioned, given this small number of households, combined with the sampling methodology utilized by the American Community Survey, the results in such a small sample size are less than statistically significant.

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

Not applicable.

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

Because Hispanics comprise over 97 percent of Huntington Park's population, analysis of ethnic or racial concentrations is not applicable. Of Huntington Park's Hispanic or Latino population, the vast majority are from Mexico (84%), followed by Central America (13%, including 7% from El Salvador and 5% from Guatemala), South America (1%), and Cuba (1%). Figure 7 in Appendix B depicts the distribution of Hispanic households by national origin, and illustrates little variation among the national origin mix at the census tract level.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Choice Voucher (HCV) program, formerly called the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit.

The Housing Authority of the County of Los Angeles (HACoLA) is the local public agency providing Housing Choice Vouchers within Huntington Park. According to a special data run conducted by HACoLA for the City, as of September 2014, there were a total of 458 Huntington Park households receiving tenant-based Housing Choice Vouchers. Nearly 90% of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is 97% Hispanic. Elderly households comprise approximately two-thirds of the City's Section 8 recipients (295 households), indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8 (265 households), although many of these households are also likely to be seniors. There are no public housing projects located within Huntington Park.

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 units vouchers in use	0	0	0	458	0	458	0	0	0

Table 25 - Public Housing by Program Type (Huntington Park only)

Data Source: Housing Authority of County of Los Angeles, September 2014.

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	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# 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 26 – Characteristics of Public Housing Residents by Program Type (entire HAcOLA jurisdiction)

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	0	0	0	426	0	426	0	0	0
Black/African American	0		0	25	0	25	0	0	0
Asian	0		0	1	0	1	0	0	0
American Indian/Alaska Native	0		0	3	0	3	0	0	0
Pacific Islander	0			3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

Table 27 – Race of Public Housing Residents by Program Type (Huntington Park only)

Data Source: Housing Authority of County of Los Angeles, September 2014.

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	0	0	0	405	0	405	0	0	0
Not Hispanic	0	0	0	53	0	53	0	0	0

Table 28 - Ethnicity of Public Housing Residents by Program Type (Huntington Park only)

Data Source: Housing Authority of County of Los Angeles, September 2014.

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

Not applicable - there is no public housing in Huntington Park.

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

Safe, decent, affordable housing.

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

High rents and low vacancy rates in metropolitan Los Angeles effect the population at large, not just low and extremely low income residents. The increase in home prices has led to a decline in housing affordability, contributing additional demand for rental housing.

Discussion

The impact of the high cost of rentals and low vacancy rates is evidenced in the increase in renter overpayment over the past decade. The 2008-2012 American Community Survey (ACS) documents 63% of renters spending greater than 30% of their income on rent, compared to 47% in 2000. Furthermore, the ACS documents 27.7% of Huntington Park's population as below the poverty level, compared to a poverty rate of 17.1% countywide. These conditions have contributed to a lengthy waiting list for housing assistance, both for Housing Choice Vouchers from HACoLA and for occupancy within one of the eleven affordable rental projects within Huntington Park.

NA-40 Homeless Needs Assessment – 91.205(c)

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. For purposes of reporting homeless count data to HUD, all Continuum of Care use a “literal homeless” definition: “Men, women, and children who are:

- Sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, unconverted garages, cars and vans, along freeways or under overpasses, and the like; or
- Sleeping in emergency shelters, safe havens, or transitional housing programs and were homeless upon entry to the program.”

LAHSA’s 2013 “point in time” count enumerated 58,423 homeless individuals in the County, reflecting a 16% increase from the 2011 count. Specifically for the Los Angeles CoC (LA CoC excludes the cities of Glendale, Pasadena and Long Beach), LAHSA reports a population of 53,798 homeless individuals, up by over 8,000 persons in comparison to the 2011 point in time count (refer to Table 29). Of this number, 12,934 are sheltered, 22,590 are unsheltered, and 18,274 are “hidden homeless,” meaning homeless persons who would not have been seen in the street or shelter count.

Table 29 – Changes in Homeless Population in LA CoC (Including Hidden Homeless) 2011-2013

	Sheltered Homeless		Unsheltered Homeless		Hidden Homeless		Total	
	#	%	#	%	#	%	#	% of County
2011	16,882	37%	17,740	39%	10,800	24%	45,422	
2013	12,934	24%	22,590	42%	18,274	34%	53,798	93%
Changes	-3,948	-23%	+4,850	27%	+7,474	69%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

As shown in Table 30, 46,303 of the homeless counted in 2013 are single adults, 6,678 are families with children, and 817 are unaccompanied youth. This reflects a significant decline in the numbers of homeless in families and an increase in the numbers of unaccompanied youth.

Table 30 – Changes in LA CoC Homeless Population, 2011-2013

	Single Adults		Family Members		Unaccompanied Youth		Total	
	#	%	#	%	#	%	#	%
2011	35,838	79%	9,218	20%	366	1%	45,422	100%
2013	46,303	86%	6,678	12%	817	2%	53,798	100%
Changes	+10,465	+29%	-2,540	-28%	+451	+123%	+8,376	18%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

Table 31 depicts the number of shelter beds within the Los Angeles Continuum of Care, and indicates a 23% decline the total number of shelter beds between 2011 and 2013. More specifically, emergency shelter beds fell 34% from 9,855 in 2011 to 6,468 in 2013; transitional shelters fell 8% from 6,982 in 2011 to 6,445 in 2013; and the limited number of safe haven shelter beds declined by 53% from 45 in 2011 to just 21 in 2013.

Table 31 – Changes in LA CoC Shelter Counts, 2011-2013

	Emergency Shelters		Transitional Shelters		Safe Haven Shelters		Total	
	#	%	#	%	#	%	#	%
2011	9,855	58%	6,982	41%	45	.3%	16,882	100%
2013	6,468	50%	6,445	50%	21	.2%	12,934	100%
Changes	-3,387	-34%	-537	-8%	-24	-53%	-3,948	-23%

Data Source: 2013 Greater Los Angeles Homeless Count Report, January 2014

According to LAHSA, the increase in the homeless population over just the last few years can be attributed to a continuing, persistent recession; loss of critical resources under the American Recovery and Reinvestment Act; a lack of affordable housing options for low income households and increasing rental rates; prison realignment which released prisoners without adequate funding and coordination of services and housing options; reduced Federal McKinney-Vento funding due to use of the new CDBG funding formulas; and in-migration of homeless persons to Los Angeles County.

While the homeless counts display an increase from 2011 to 2013 in the LA CoC as a whole, certain smaller geographic areas show differing trends. To explain, LAHSA has further divided the County into eight geographic areas designated as Service Planning Areas (SPA's) to provide better local control and planning efforts. The East Los Angeles Service Planning Area (SPA 7) which includes the City of Huntington Park, had a 2013 homeless population count of 2,430 persons, down 24% from 3,208 persons in 2011 (excludes hidden homeless). Of this population, 78% (1,901) are single adults, 21% (499) are family members, and 1% (30) are unaccompanied youth. Additionally, 37% (897) are sheltered, and 63% (1,533) are unsheltered. The 2013 shelter counts for SPA 7 include the following:

- Emergency Shelters: 151 beds, 111 units
- Transitional Housing: 679 beds, 517 units
- Permanent Supportive Housing: 924 beds, 361 units
- Winter Shelter Program: 64 beds, 64 units

Included in the Permanent Supportive Housing count is Huntington Park's recently opened Mosaic Gardens which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park.

The Huntington Park Code Enforcement Department estimates the City's daytime homeless population consists of approximately 30-50 chronically homeless persons (November 2014). A

large majority of the City's homeless are chronic substance abusers, many suffering from mental health issues, have been homeless for several years and are more service resistant than those who have only been homeless for a short period of time. While City staff report no "visible" homeless families, the City is the only jurisdiction in the immediate area that allows overnight street parking, and as a result temporarily homeless individuals and families from the greater area come to Huntington Park to sleep in their cars overnight.

In addition to the currently visible homeless, a much larger segment of the community is at risk of becoming homeless. Over one-quarter of the City's residents live below the poverty line, with 44 percent of female-headed households with children in poverty, placing them at particular risk of homelessness. Another at-risk group includes the approximately 450 households in Huntington Park receiving Section 8 vouchers. While many of the aforementioned households are not living in shelters or on the street, many face problems of overcrowding and overpayment in an effort to afford housing. Others may live with friends or relatives or in substandard units such as converted garages.

Rising rents in Huntington Park have placed many lower-income persons at greater risk of homelessness. In particular, family households and single mothers are vulnerable due to the high costs associated with childcare. Rent increases have also hurt those with low-wage jobs. A lack of available Section 8 vouchers as well as a decline in apartment owners willing to accept these vouchers also places households at risk.

Almost all service agencies cited a need for more affordable housing in Huntington Park. Affordable housing for special needs groups such as large families and single mothers with children was seen as critical to alleviating overcrowding and preventing homelessness.

Table 32 - 2013 Total Counts and Demographics by Program Type for Los Angeles CoC

Population	Est. # experiencing homelessness on a given night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults & Children	2,071	4,607				
Persons in HH with only Children	716	101				
Persons in HH with only Adults	38,077	8,226				
Chronically Homeless	12,790	823				
Veterans	4,798	1,450				
Unaccompanied Youth	716	101				
Persons with HIV	347	164				

Data Source: Los Angeles Homeless Services Authority, March 2014.

Table 33 - 2013 Total Counts and Demographics by Program Type for SPA-7 – East Los Angeles

Population	Estimate the # of Persons Experiencing Homelessness on a Given Night		Estimate the # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in HH with Adults & Children	184	315				
Persons in HH with only Children	29	1				
Persons in HH with only Adults	1,319	581				
Chronically Homeless	443	48				
Veterans	173	103				
Unaccompanied Youth	29	1				
Persons with HIV	13	12				

Data Source: Los Angeles Homeless Services Authority, March 2014.

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):

In their 2013 Greater Los Angeles Homeless Count Report, LAHSA estimates 13,613 chronically homeless persons on any given night, representing over 25% of the Los Angeles CoC total homeless population. Of this number, 12,790 are unsheltered, and 823 are sheltered. Chronically homeless family members have decreased from 2,730 adults and children in 2011, to 1,227 adults and children (339 family units) in 2013, down 55%. In SPA-7, which encompasses the City of Huntington Park, 491 chronically homeless are estimated to exist, with 443 being unsheltered and 48 that are sheltered. There are also 29 chronically homeless family units, comprised of 105 homeless family members (79 unsheltered and 26 sheltered).

While LAHSA reports challenges in estimating homeless families, the Los Angeles Continuum of Care was still able to enumerate 6,678 persons living in households comprised of both adults and children, representing 2,223 total homeless households with children, compared to 9,218 homeless family members in 4,970 families in 2011. The vast majority of homeless families are sheltered (4,607 or 69%) in either emergency shelters or transitional housing programs or are

using hotel/motel vouchers, and 2,071 are unsheltered. Compared to 2011, the number of unsheltered families remained relatively unchanged, however there was a reduction in sheltered families likely due to successful transitions to permanent housing or because of out-migration to areas with lower unemployment rates. In SPA-7, there were 499 homeless persons belonging to a family reported in the homeless count, with the majority, 63%, being sheltered, and 184 unsheltered. The 499 homeless persons make up 166 total household units.

Another subpopulation of homeless in the LA CoC area are veterans and their families. LAHSA estimates 6,248 homeless veterans live in the LA CoC area (nearly 12% of the homeless population), 4,798 of whom are unsheltered, and 1,450 who are sheltered. This is a reduction of over 23% from the 8,131 total veterans in 2011. Among the 6,248 homeless veterans, 352 (approximately 6%) are estimated to be female veterans, and 36% are estimated to be chronically homeless. In the east side of Los Angeles County (SPA-7), there were 276 total homeless veterans, 16 of which were female veterans. Most of these, 63% or 173, are unsheltered, with the remaining living in either emergency or transitional housing.

Los Angeles is one of the only jurisdictions to conduct a separate Youth Count in order to target hard to reach youth. Along with the 2013 Point in Time count, provider agencies and homeless youth counters identified neighborhoods to count, based on places where homeless youth are known to frequent. In 2013, there were 6,019 homeless youth not part of a family household unit in the LA CoC, compared to 3,959 in 2011. Of these, 5,202 single adults are considered “transitional aged youth” because they are between the ages of 18 and 24. The remaining 817 are unaccompanied youth under the age of 18. Of these, only 101, or 12%, have shelter. Thirty of these 817 live in SPA-7 which encompasses the City of Huntington Park.

As previously stated, Huntington Park’s homeless population is estimated to range between 30-50 chronically homeless individuals. The majority of Huntington Park’s visible homeless population is made up of single, adult males, many who appear to have mental health or substance abuse issues. Homeless individuals may be well served by SRO units and transitional housing. Transitional housing facilities offer personal development programs, often augmented with health maintenance and professional counseling. Personal skills must be developed if true self-sufficiency is to be achieved.

Nature and Extent of Homelessness:

Table 34 – LA CoC Homeless Population by Race/Ethnicity

Race	#	%
White	31,444	58%
Black or African American	20,450	38%
Asian	692	1%
American Indian or Alaska	621	1%
Multi-Racial	591	1%
Ethnicity	#	%
Hispanic	11,753	22%
Not Hispanic	42,045	78%

Data Source: Los Angeles Homeless Services Authority, January 2014.

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

There are many factors that contribute to homelessness in Los Angeles County, and Huntington Park specifically. Unemployment, mental illness, family problems, and substance abuse are a few common factors. Individuals and families experience homelessness for a variety of reasons, and therefore a homeless population may have a variety of needs. A homeless person may need medical care, job training, childcare assistance, mental health care, credit counseling, substance abuse treatment, and/or English language education, among other services.

According to the data collected by LAHSA, there are an estimated 2,223 homeless families with children living in the LA CoC area, representing an estimated 6,678 adults and children (166 homeless families in SPA-7). While the exact number of homeless families in Huntington Park is unknown, it is probable that many homeless families were missed in the January 2013 Point in Time Count, as many families temporarily double-up or triple-up with other families due to economic hardship.

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

The January 2013 Point in Time (PIT) Count identified 53,798 homeless persons in the Los Angeles CoC (all of LA County with the exception of Glendale, Pasadena, and Long Beach). As depicted in Table 34, 58% of the homeless counted are identified as White/Caucasian and 38% are Black/African American, with Asians, American Indian/Alaskan Native, and Multi-Racial persons making up a combined 3% of homeless persons. Persons of Hispanic ethnicity comprise 22% of the 2013 PIT count. In comparison to the 2011 PIT Count, there was a 64% increase in homelessness among the White/Caucasian population (non-Hispanic), a 6% decrease in Hispanic homeless populations, and a 28% decrease in the Asian homeless populations.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Within the Los Angeles CoC area, LAHSA identified a total of 12,934 sheltered homeless, 22,590 unsheltered homeless, and 18,274 “hidden homeless” in January 2013 (53,798 total), compared to 45,422 counted in 2011. In addition to the 53,798 literally homeless persons in the LA CoC, the 2013 Homeless Count telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. HUD defines a “precariously housed” person as one who is staying with a household because he or she has no other regular or adequate place to stay due to lack of money or other means of support and who is sleeping inside the house and will be allowed to stay for 15-90 days. Furthermore, HUD defines “at-risk of literal homelessness” as a person who is staying with a household because he or she has no other regular or adequate place to stay due to lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less.

The shelter counts are comprised of 6,468 homeless persons in emergency shelters, 6,445 in transitional housing, and 21 in safe havens, reflecting a decrease of 23% from 2011. LAHSA reports that the number of families utilizing motel vouchers on the nights of the count resulted in a significant reduction in the Emergency Shelter count. Additionally, the economic downturn has resulted in a number of shelters closing and a reduced capacity for crisis housing since 2011.

In terms of the unsheltered homeless, the table below shows that 82% of the homeless single adult population is unsheltered, 31% of homeless families are unsheltered, and 88% of unaccompanied youth under 18 years are unsheltered. Compared to 2011, total unsheltered counts rose by 43% in 2013.

Table 35 - Comparison of LA CoC Homeless Shelter Status by Household Type, 2011 - 2013

	2011					2013				
	Sheltered		Unsheltered		Total	Sheltered		Unsheltered		Total
Single Adults	9541	27%	26,297	73%	35,838	8,226	18%	38,077	82%	46,303
Family Members	7,254	79%	1,964	21%	9,218	4,607	69%	2,071	31%	6,678
Unaccompanied Youth	87	24%	279	76%	366	101	12%	716	88%	817
LA CoC Overall	16,882	37%	28,540	63%	45,422	12,934	24%	40,864	76%	53,798

Data Source: Los Angeles Homeless Services Authority, January 2014.

Discussion

In HUD’s 2013 Continuum of Care Dashboard Report, which provides an overview of a CoC’s performance in serving homeless individuals, a total of 23,800 beds are recognized as being available within the LA CoC for a variety of target populations:

Table 36 - 2013 LA CoC Housing Inventory Summarized by Target Population and Bed Type

	Emergency Shelter	Permanent Supportive Housing	Safe Haven	Transitional Housing
Youth	81	0	0	12
Mixed (any population)	426	25	0	1,143
Individual	2,885	10,938	25	5,166
Adult & Child(ren)	591	904	0	1,604

Data Source: U.S. Department of Housing and Urban Development (HUD)

The data collected by LAHSA identifying 53,798 homeless persons within the Los Angeles County CoC, coupled with a total bed count of 23,800 suggests the overall need for additional housing for homeless. The prevalence of health related conditions such as substance abuse, mental health, alcoholism, and other issues experienced by homeless persons also suggest a need for public services to assist with these conditions. Public outreach to housing, homeless, and public service providers conducted in support of the Consolidated Plan echoes this need.

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

Introduction:

Certain segments of the population may have greater difficulty finding adequate and affordable housing due to their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility to the need for supportive services. The groups that categorically fall under special needs are the elderly and frail elderly, persons with disabilities, victims of domestic violence, persons with HIV/AIDS, and persons with substance abuse problems. These groups represent a significant part of Huntington Park's population, and efforts must be made to ensure that decent, affordable and accessible housing is available to all such special needs populations.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Approximately 7% of Huntington Park residents are over age 65, comprising approximately 3,900 senior citizens. Among the City's households, 13% are headed by seniors, translating to nearly 2,000 senior households. While most of Huntington Park's seniors are renters (60%), a substantial proportion (40%) own their homes. About 18% of the City's elderly live alone, and 28% live below the poverty level. Approximately 44% of elderly residents in Huntington Park have some type of disability.

Persons with Disabilities

Approximately 8% (4,425 persons over the age of 5) of Huntington Park residents report having some type of disability (*source: 2008-2012 American Community Survey*). Over one-third of these residents are unable to live independently. More specifically, the City's disabled population have the following types of disabilities:

- 56% Ambulatory
- 37% Cognitive
- 27% Hearing
- 26% Self Care
- 23% Vision

Just over half of Huntington Park's disabled population of general working age (18-64 years old) are employed. In general, many persons with disabilities have lower-incomes since the disability may affect their ability to work.

Victims of Domestic Violence

Individuals fleeing domestic violence are generally women and children. It is difficult to estimate the number of victims of domestic violence, as many victims do not call the police or seek services. Women between the ages of 18 and 44 are at an increased risk for domestic violence, with lower-income and immigrant women particularly vulnerable to abuse. This needs group needs transitional housing with counseling and supportive services.

Persons with HIV/AIDS

Persons with HIV/AIDS are considered a special needs group due their need for affordable housing, health care, counseling and other supportive services. Based upon *An Epidemiologic Profile of HIV and AIDS in LA County* prepared by the Los Angeles County Public Health Department in 2009, a cumulative total of 3,184 HIV/AIDS cases have been reported in the “East” Service Planning Area. The East SPA is one of eight areas LA County has developed in an effort to characterize local health needs regionally. The East SPA includes the cities of Huntington Park, South Gate, Bell, Bell Gardens, Walnut Park, Maywood, and Florence to name a few. The population is mostly male (84%) and the majority of cases were Latino (75%). Whites accounted for 14 percent of the total number of cases, and Blacks accounted for seven percent. The number of cases in the East SPA were widely dispersed, with the exception of South Gate and Huntington Park that had the highest totals, with 90 and 499 cases respectively.²

Alcohol/Other Drug Abuse

According to the National Council on Alcoholism and Drug Dependence, 18 million Americans suffer from alcohol dependencies, while five to six million Americans suffer from drug addictions. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs.

Persons with drug and or alcohol addictions often need a supportive living environment to break their habit. Supportive housing for persons with substance addictions is typically transitional housing programs that also offer counseling and job training. The County serves as the primary funding source for these types of programs.

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

Elderly and Frail Elderly

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly are on fixed incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by lower income households at affordable rents.

² While updated numbers are not currently available for the Huntington Park city limits, the 2013 LA County HIV Surveillance Report identifies a total of 3,065 persons in the East Service Planning Area (including Huntington Park) living with the HIV infection as of December 31, 2013.

The frail elderly (85 years of age and above) have specialized needs as they become increasingly unable to perform daily functions and take care of themselves without assistance. These needs may include additional health care needs, modifications to housing, or more specialized housing in a 24-hour care environment. An estimated half of the frail elderly population require personal assistance to perform daily functions.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Residential Rehabilitation Program which provides for deferred loans of up to \$50,000, with a forgivable component of up to \$25,000 for repairs that correct for health and safety violations. The City is also planning to re-initiate its Minor Home Repair Program to provide grants for minor repairs and accessibility improvements to seniors and persons with disabilities.

Persons with Disabilities

In addition to health care services, persons with disabilities need affordable and accessible housing and transportation. In order to provide accessible housing, special designs and/or accommodations may be necessary. These may include ramps, holding bars, wider doorways, lower sinks and cabinets, and elevators. Housing should be accessible through the use of special design features to accommodate wheelchairs and persons with mobility limitations.

Due to their specific housing needs, persons with disabilities are vulnerable to discrimination by landlords, who may not be familiar with the reasonable accommodation protections contained in the Fair Housing Act. Similarly some landlords may be hesitant to rent to persons with an assistive animal such as a guide dog.

For those persons who may not be able to live on their own or with family members and require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental, and emotional disabilities. Three licensed adult residential care facilities that serve disabled persons are located in Huntington Park, with capacity for 40 individuals.

Persons with HIV/AIDS

Short-term housing needs for persons with AIDS may include hospice facilities, shelters or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and health care facilities. As with other persons with disabilities, persons with HIV/AIDS may face discrimination that affects their access to housing due to fear, the need for reasonable accommodation, or other factors.

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

Refer to discussion above

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

Describe the jurisdiction's need for Public Facilities:

The City of Huntington Park has a wide array of public facilities to serve the needs of its residents. These include six public parks ranging in scale from the 21 acre Salt Lake Park; Raul R. Perez Memorial Park and Freedom Park which each comprise approximately four acres; Civic Center Park at one and a half acres; and Senior Citizen and Chelsea Parks which are both less than one acre in size. Table 37 presents a summary of the City's park facilities.

Table 37 - Park Facilities

Amenities	Salt Lake Park	Civic Center Park	Raul R. Perez Park	Freedom Park	Senior Citizen Park	Chesley Park	Totals
Acreage	20.9	4.0	4.5	1.5	.5	.2	31.6
Community Bldgs	1		1	1	1		4
Lighted Baseball Fields	2						2
Lighted Softball Fields	3						3
Volleyball Courts				1			1
Unlit Multipurpose Fields	1		1	1			3
Lighted Soccer Fields	1						1
Lighted Tennis Courts	5						5
Indoor Volleyball Courts	1						1
Lighted Basketball Courts	4		4				4
Unlit Basketball Courts				2			2
Wading Pools	1						1
Tot Lot / Playgrounds	3	1	1	1		1	7
Swing Sets	1		2			1	4
Picnic Tables	66	17	10	6	13	3	115
Barbeques	37	5		3	4	3	52
Restrooms	Yes	Yes	Yes	Yes			
Skate Parks	1						1
Handball Courts				1			1
Parking Lot Spaces	490	94	50	3	120	O/S	757

Source: Huntington Park Parks and Recreation Master Plan, May 2008

Three of the City's parks (Salt Lake, Freedom and Raul R. Perez Parks) include community recreation centers, children's playgrounds, basketball courts, turf field areas, and in the case of Salt Lake Park, there is a gymnasium, baseball diamonds and a skate park. In addition, the Oldtimers Foundation owns and operates the Family Center on Gage Avenue which serves as a regional multi-generational community center for seniors, youth and families. The Family Center has the only public swimming pool in the area. All four of these facilities provide important services including after-school programs, childcare, senior meals, assistance/advocacy programs, educational programs, and a wide array of recreational activities. As discussed below, these facilities offer services to all residents, including special needs groups. In addition, many of these programs are provided free of charge or have scholarships that help offset the cost to lower-income residents.

Despite these many facilities, there is still demand for additional facilities, with the increase in the number of families with children placing added stress on recreational facilities. Apart from additional facilities, many existing community facilities need upgrades, rehabilitation, and in some cases replacement to keep up with demand. In order to address this need, the Parks and Recreation Department adopted a Parks and Recreation Master Plan (2008) that will serve as a roadmap to help guide future parks and recreation decisions in the City. The main areas of focus of the Master Plan include an assessment of current park facilities and recreation programming; an analysis of park maintenance; existing park opportunities and constraints; and a park facility action plan that identifies more than 80 park improvement projects.

Among the many improvements identified in the Master Plan for all six parks are: new walkways and restrooms, upgraded playground equipment to meet ADA requirements, parking lot repairs, new ADA drinking fountains, landscaping, lighting, and renovation of basketball courts. Discussions with the Parks and Recreation Department during the public outreach process revealed that most of the identified improvements have already been accomplished with the exception of Soccer Field Lighting Project and the Salt Lake Park Splash Pad Project for which CDBG funding will likely be requested during this Consolidated Plan timeframe.

The Soccer Field Lighting Project consists of the installation of an energy efficient lighting system on the Kevin de Leon Soccer Field. Soccer Field renovations was identified among the top 5 outdoor amenities most desired by Huntington Park residents, per the 2008 Parks and Recreation Master Plan.

The development of the Salt Lake Park Splash Pad project addresses the recreational needs identified by community residents during the 2008 Parks and Recreation Master Plan process and subsequent park planning meetings. The construction of this water play facility will responsibly consider the state of California's limited water resources and will feature an eco-friendly water filtration system. Low-income families residing in Huntington Park and the surrounding cities of southeast Los Angeles County, will therefore enjoy and benefit from an amenity that will be built with full consideration to future generations.

How were these needs determined?

The Parks and Recreation Department was instrumental in determining the City's parks/recreation facility needs. This Department provided input as part of the City's public outreach efforts for this Consolidated Plan. Also, a Community Needs Survey made available on the City's website and on public counters described youth centers and general parks and recreational facilities as the top two public facility needs in the community.

Describe the jurisdiction's need for Public Improvements:

Infrastructure improvements cover such issues as upgrades or expansion of streets, sidewalks, curbs and gutters, sewer and drainage systems, and street lights, and are in general an eligible expenditure for CDBG funds within low and moderate-income areas. Most of Huntington Park's low and moderate income neighborhoods are older, and many contain aging infrastructure. The Public Works Department has identified street resurfacing, water, sewer and storm drain system improvements as significant needs in these neighborhoods. Rehabilitation of the City's reservoirs were also identified as a current need as the roofs and liners are in need of replacement.

Other projects the Public Works Department may undertake during the Consolidated Plan timeframe, dependent on available CDBG or alternative funding, include street resurfacing, Safe Route to School, Pacific Boulevard Pedestrian Improvements, State Street Bike Lane, Randolph Street Rails-to-Trails Study, Downtown Huntington Park iPark, and the Signal Synchronization and Bus Speed Improvement Project.

In February 2014, the Public Work Department also completed a Bicycle Master Plan to implement the provisions of the State of California's Bicycle Transportation Account program as stipulated in the Streets and Highways Code (SHC) Section 890-894.2 – California Bicycle Transportation Act (BTA). The BTA's purpose is to establish a bicycle transportation system that is designed and developed to achieve the functional commuting needs of the employee, student, business person, and shopper as the foremost consideration in route selection, to have the physical safety of the bicyclist and bicyclist's property as a major planning component, and have the capacity to accommodate bicyclists of all ages and skills.

The overall goal of the Bicycle Master Plan is to "increase bicycling within the city of Huntington Park as a viable alternative to automobile travel through the coordinated planning and implementation of policies, programs, and infrastructure that support and facilitate bicycle travel for all user groups." To implement the Plan, a goal to identify and secure funding from various local, regional, state, and federal sources is also noted. To that effect, CDBG funds could be requested within the Consolidated Plan timeframe for bicycle related projects.

To help maintain and improve the appearance of neighborhoods, especially those in more blighted areas, the City provides a graffiti removal service. The Department of Public Works has

an active program that assists with the removal of graffiti on homes, businesses and in public places in the community.

How were these needs determined?

The City's Capital Improvements Plan (CIP) identifies infrastructure and public improvements to be undertaken in Huntington Park. The City has generally relied on a variety of other non-CDBG funding sources to pay for infrastructure improvements, and is actively addressing water, sewer, storm drain and street deficiencies through ongoing projects. Nonetheless, the City may direct CDBG funds towards infrastructure improvements in low and moderate income neighborhoods as needed.

The Consolidated Plan Community Needs Survey also recognized street and alley improvements as some of the most critical community development needs in Huntington Park, followed by water/sewer improvements, sidewalk improvements, and draining improvements.

Describe the jurisdiction's need for Public Services:

Huntington Park's special needs populations, as well as low and moderate income households in general, have a variety of public service needs. Consultation with community residents and social service providers conducted as part of this Consolidated Plan identify the following key service needs in Huntington Park:

- Anti-crime services
- Youth services (after-school programs and teen services)
- Child care services
- Health care and mental health services
- Tenant/landlord counseling
- Services for seniors and disabled populations
- Transportation services
- Services for the homeless

The City of Huntington Park, as well as local non-profits, offer an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. The City actively supports the provision of services both through the Parks and Recreation Department, Public Works Department, Police Department, and through support of public service providers.

How were these needs determined?

Consultation with social service providers active in Huntington Park and distribution of a Community Survey provided extensive input on the needs of the populations they serve. The Community Development Department has also provided key direction in prioritizing public service needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Table 38 presents the City's housing unit mix, as documented by the 2007-2011 American Community Survey (ACS). The City has approximately 15,100 housing units, with a relatively even split between single-family and multi-family units. As a built-out community, housing growth in recent years has primarily been attributable to the introduction of housing in the downtown and on target opportunity sites, and is largely a result of City involvement in the provision of assisted housing (refer to Table 40 later in this Section for a complete listing of assisted housing projects).

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure reflects the relative cost of housing opportunities, and influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 39, 72% of Huntington Park's households are renters, consistent with 1990 and 2000 levels when 72% and 73%, respectively, of households were renters. As indicated in Figure 6 in Appendix B, the highest concentrations of renter households (over 85%) are generally located in the central part of the City surrounding Pacific Boulevard, and extending east and west along Gage and Florence; in the City's northern extension north of Slauson; the area on both sides of State in between Gage and Randolph; and the area bound by Saturn to the north, Florence to the south, State to the west, and Salt Lake to the east.

Another important characteristic of the City's housing supply is the size of units with respect to the number of bedrooms. Large households, defined as households with five or more members, generate the need for units with three or more bedrooms. With approximately 1,000 rental units with three or more bedrooms, compared to over 3,300 renter households having five or more members (as documented by the 2010 Census), the supply of large rental units is generally inadequate to meet the needs of the community's large renter households. Many of these large rental units may be occupied by smaller households, and/or consist of single-family homes which command higher rents, thus restricting availability for occupancy by lower income large families. The City emphasizes the inclusion of large family units in both owner and rental housing developments to meet this need. In addition, the City's Residential Rehabilitation Loan Program provides loans for room additions to provide adequately sized housing.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,021	40%
1-unit, attached structure	1,791	12%
2-4 units	2,010	13%
5-19 units	3,265	22%
20 or more units	2,041	13%
Mobile Home, boat, RV, van, etc	24	0%
Total	15,152	100%

Table 38 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	58	1%	2,051	20%
1 bedroom	124	3%	4,355	42%
2 bedrooms	1,222	30%	2,938	28%
3 or more bedrooms	2,698	66%	1,008	10%
Total	4,102	100%	10,352	100%

Table 39 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Huntington Park has an active history of supporting affordable housing development in its community. As illustrated in Table 40, the City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, and Casa Bella (new construction), and Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and the Mosaic Gardens projects (acquisition/rehabilitation). These 14 projects provide a total of 557 affordable units, including 361 very low income (30% MFI), 149 low income (50% MFI) units, and 47 moderate income (80% MFI) units. Of the total 557 units, 361 are senior units, 185 are family units, and 11 are family, transitional age youth units.

Table 40 - Assisted Housing Inventory

Date Built	Project Name and Location	Owner vs Renter	Senior vs Family	Total # Units	Restricted Affordable Units*	Affordability Period	Funding Sources
1973	Concord Huntington Park 6900 Seville Ave	Renter	Senior	162	162 very low income	2029	Mortgage Revenue Bond, Tax Credit
1989	Seville Gardens 2701 Randolph St	Renter	Senior	223	45 very low income	2029	RDA, California Reinvestment Corp.
1995	Casa Rita 6508 Rita Ave	Renter	Family	103	21 very low income, 81 units low income	2050	Tax Credits, Mortgage Revenue Bond
1997	Rugby Senior Apts 6330 Rugby Ave.	Renter	Senior	184	37 very low income, 37 low income	2050	Section 108 loan, Tax Credits
2001	Bissell Apartments 6344 Bissell St (acquisition/rehab)	Renter	Family	4	4 low income	2021	HOME, CDFI
2002	Casa Bonita 6512 Rubgy Ave	Renter	Senior	80	80 very low income	2030	HOME, City of Industry Set-aside, Tax Credits, AHP
2003	Bissell II Apts 6308-6312 Bissell (acquisition/rehab)	Renter	Family	7	1 very low income, 4 low income	2062	HOME, CDFI
2007	Bissell III Apts 6340 Bissell (acquisition/rehab)	Renter	Family	4	4 low income	2062	HOME
2008	6700 Middleton St. (acquisition/rehab)	Renter	Family	6	2 very low income, 4 low income	2063	HOME
2008	6822 Malabar St. (acquisition/rehab)	Renter	Family	10	2 very low income, 8 low income	2063	HOME
2014	Mosaic Gardens 6337 Middleton St. (acquisition/rehab)	Renter	Family, Transitional Aged Youth	24	11 very low income	2069	HOME, Tax Credits, MHSA
1996	Rita Court** 6900-30 Rita Ave	Owner	Family	64	39 moderate income	No resale controls	CDBG – land acquisition
2000	Santa Fe Village** 2400-12 Randolph	Owner	Family	17	8 moderate income	No resale controls	CDBG – land acquisition
2004	Casa Bella 6902-30 Rita Ave.	Owner	Family	15	7 low income	2025	HOME

Source: City of Huntington Park Community Development Department, June 2014.

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

The City's affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects are at risk of conversion to market rate for at least 15 years.

In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.

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

The available housing units do not meet the needs of low income City residents, as evidenced by the high rates of housing overpayment discussed in the following section on Cost of Housing, and the presence of nearly 300 Huntington Park families on the Los Angeles County Housing Authority waiting list for rental assistance.

Describe the need for specific types of housing:

The following types of housing are not being provided for in the market without some level of public assistance:

- Rental housing affordable to extremely low, very low and low income households.
- Rental housing with three or more bedrooms affordable to low and moderate income households.
- Homeownership housing affordable to the middle income workforce.
- Affordable, accessible housing for persons living with disabilities.
- Permanent supportive housing for persons with special needs, including homeless individuals and families, persons living with HIV/AIDS and their families, transition age (emancipated foster care) youth, persons with chronic mental illness, and others.

Discussion

The City of Huntington Park, the City's former Redevelopment Agency and non-profit partners have played an active role in providing affordable housing not otherwise being provided for in the market, including rental housing for seniors, families, and transitional age youth. With the elimination of Redevelopment Agency funds, and reductions in federal HOME funds, the City will be more reliant on outside sources of funds, such as Low Income Housing Tax Credits, to fund future affordable housing activities. As such, the City must also continue to support legislation changes that would address increased funding for affordable housing.

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

Introduction

Many housing problems such as overcrowding and overpayment are directly related to the cost of housing in a community. If housing costs are high relative to household income, a corresponding high prevalence of housing problems occurs. This section evaluates the affordability of housing in Huntington Park to lower and moderate income households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	162,700	351,900	116%
Median Contract Rent	546	834	53%

Table 41 - Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	739	7.1%
\$500-999	7,150	69.1%
\$1,000-1,499	2,155	20.8%
\$1,500-1,999	265	2.6%
\$2,000 or more	43	0.4%
Total	10,352	100.0%

Table 42 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter		Owner	
	Units	Households	Units	Households
30% HAMFI	400	3,970	No Data	390
50% HAMFI	3,120	2,920	155	780
80% HAMFI	8,965	2,435	580	1,290
100% HAMFI	No Data	465	954	475
Total	12,485	9,790	1,689	2,935

Table 43 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

Table 44 - Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No; the greatest need remains for extremely low income households, but due to high rent levels, even low income households have a difficult time finding housing in Huntington Park.

Table 43, Housing Affordability, identifies the number of owner and renter housing units in Huntington Park affordable to households in each income range, based on an affordability standard of spending no greater than 30% of income on total housing costs. Incorporating information into the Table on the number of owner and renter households by income category (based on the 2007-2011 CHAS from Table 10) provides insight on the shortage of housing units affordable to low and moderate income households. For example, the Table identifies just 3,520 rental units in Huntington Park affordable to low income (<50% AMI) households, compared to the presence of 6,890 lower income renter households, indicating a need for low income rental housing nearly double the current supply. In terms of owner housing, the 2007-2011 CHAS identifies just 1,689 affordable homeowner units to meet the needs of 2,935 owner households earning less than 100% AMI. Such disparities in household incomes and housing costs results in a large segment of Huntington Park's population spending greater than 30% of income on housing costs.

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

High prices and low inventory keep home ownership out reach for many Huntington Park residents. Rents have been pushed to record high levels, at the same time there has been an increased demand for apartments.

The "Great Recession" and housing crisis at the end of the last decade resulted in many previous homeowners becoming renters. This increased demand for rental housing has placed upward pressure on rents, negatively impacting housing affordability.

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

A rental survey conducted in October 2014 documented the following average apartment rents in Huntington Park: \$740 for studio units, \$975 for one-bedroom units, \$1,150 for two-bedroom units, and \$1,450 for three-bedroom units. As presented in Table 44, HUD Fair Market Rents (FMRs) are above rent levels in Huntington Park, at \$911 for a studio, \$1,101 for a one-bedroom, \$1,421 for a two bedroom, and \$1,921 for a three bedroom apartment. Market rents below FMR payment standards facilitates the participation of private landlords in the Housing Authority's Section 8 rental subsidy program, as evidenced by over 450 active Section 8 leases in Huntington Park (*source: Housing Authority County of Los Angeles, Sept 2014*).

Discussion

Rental Housing Market

With nearly three-quarters of the City's housing comprised of rentals, Huntington Park has a very active rental market. Table 45 presents the results of an October 2014 survey of apartments advertised as available for rent in Huntington Park.

Table 45 - Huntington Park Apartment Rents 2014

# Bedrooms	Rental Range	Average Rent
Studio	\$680 - \$795	\$740
One Bedroom	\$750 - \$1,150	\$975
Two Bedroom	\$925 - \$1,495	\$1,150
Three Bedroom	\$1,350 - \$1,650	\$1,450

Sources: Craigslist.com; Westside Rentals.com; Brabant Realty and Management.

Table 46 presents the maximum affordable rents for low, moderate and middle income households by household size, and compares with median apartment rents on vacant units in Huntington Park. As the table below indicates, citywide median rents are above the level of affordability for low income households. The monthly affordability gap for low income households ranges from \$22 for two-person households (one-bedroom units), up to \$515 for four-person households (three bedroom apartments). Moderate and middle income households are however still able to afford average apartment rents in Huntington Park.

Table 46 - 2014 Maximum Affordable Rents¹ Los Angeles County

Income Level ²	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Low Income	\$753	\$847	\$935
Moderate Income	\$1,264	\$1,423	\$1,574
Middle Income	\$1,453	\$1,636	\$1,810
Huntington Park Average Rents	\$975	\$1,150	\$1,450

Source: Karen Warner Associates.

¹ Maximum rent reflects deduction of utility allowance per LACDC utility schedule.

² Income levels reflect the 2014 Official State Income Limits published by State HCD.

Home Ownership Market

Table 47 documents all existing single-family home and condominium sales in Huntington Park during calendar year 2013. As indicated by this Table, the median single-family home price in Huntington Park over the past year was \$270,000, a 17% increase over the prior year. A total of 128 existing homes sold in the City during 2013, a relatively limited number given the City's housing stock of over 4,000 ownership units. In terms of condominium sales, 35 condos were sold in Huntington Park in 2013. At a median sales price of \$154,000, Huntington Park condominiums were more affordable than in other southeast Los Angeles County jurisdictions. However, condominium prices appreciated 28% over the past year in the City.

Table 47 - Huntington Park Single-Family Home and Condominium Sales: 2013

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2012	Home Price per sf	# Condos Sold	Median Condo Price	% Change from 2012
Huntington Park	90255	128	\$270,000	+17.4%	\$213	35	\$154,000	+28.3%

Source: www.dqnews.com, LA Times Sunday Edition charts – Data for Year 2013.

For purposes of evaluating home purchase affordability, Table 48 presents the maximum affordable purchase price for middle income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Huntington Park as documented in Table 47. As illustrated below, the maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four person household. With a median single-family sales price of \$270,000, many single-family homes in Huntington Park remain affordable to households earning middle incomes, and at a median price of \$154,000, condominiums are well within the level of affordability.

Table 48 - 2013 Los Angeles County Maximum Affordable Housing Cost

Middle Income (110% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 110% Median	\$64,130	\$71,280
Income Towards Housing @ 35% Income	\$22,446	\$24,948
Maximum Monthly Housing Cost	\$1,870	\$2,079
HOA Fees	\$270	\$270
Utilities	\$91	\$112
Property Taxes (1.1% affordable hsg price)	\$245	\$276
Insurance (Property and Mortgage)	\$115	\$130
Monthly Income Available for Mortgage	\$1,149	\$1,291
Supportable 30 yr Mortgage @ 4.0% interest	\$241,000	\$270,800
Homebuyer Downpayment (10%)	\$26,700	\$30,100
Maximum Affordable Purchase Price	\$267,000	\$300,900
Huntington Park Median Single-Family Sales Price	\$270,000	
Huntington Park Median Condominium Sales Price	\$154,000	

Source: Karen Warner Associates.

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

Introduction

Definitions

The City of Huntington Park defines “substandard” as units which do not meet the Section 8 Existing Housing Quality Standards and/or the Uniform Building Code as adopted by the City.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,058	50%	5,518	53%
With two selected Conditions	532	13%	2,684	26%
With three selected Conditions	0	0%	89	1%
With four selected Conditions	0	0%	15	0%
No selected Conditions	1,512	37%	2,046	20%
Total	4,102	100%	10,352	100%

Table 49 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	51	1%	211	2%
1980-1999	837	20%	1,527	15%
1950-1979	1,012	25%	4,089	40%
Before 1950	2,202	54%	4,525	44%
Total	4,102	100%	10,352	101%

Table 50 - Year Unit Built

Data Source: 2007-2011 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	3,214	78%	8,614	83%
Housing Units build before 1980 with children present	259	6%	620	6%

Table 51 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

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 52 - Vacant Units

Need for Owner and Rental Rehabilitation

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to need rehabilitation work to major elements of the structure, such as roofing, siding, plumbing and electrical systems. As a mature community, the majority of Huntington Park's housing stock consists of units older than 30 years of age, as depicted in Table 50. Among owner-occupied housing, 79% of units were constructed prior to 1980, reflective of the community's numerous older single-family neighborhoods. Similarly, a substantial proportion of Huntington Park's rental housing is greater than 30 years in age (84%); this housing is typically of lesser quality and suffers more wear-and-tear from tenants than owner-occupied housing.

The Condition of Units in Table 49 presents the number of housing units in Huntington Park with one or more housing problems, including: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. As presented, 63% of owner units have one or more of these problems (or "conditions"), and 80% of rental units have one or more problems. The vast majority of these problems are associated with household overcrowding and housing cost burden, rather than the physical condition of the unit, as confirmed by Table 9 Housing Problems (among households earning up to 100% AMI) which identifies just 155 units in Huntington Park as lacking complete plumbing or kitchen facilities, in comparison to approximately 5,200 overcrowded households and nearly 2,400 households experiencing overpayment.

As indicated in Table 52, given the low vacancy rates and strength of the housing market, City Code Enforcement staff are unaware of any homes sitting vacant or bank-owned in need of rehabilitation or replacement.

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

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of lead based paint on residential property was prohibited. National studies estimate that 75% of all residential structures contain lead-based

paint and that older structures have the highest percentage of lead-based paint. As shown in Table 51, 78% of Huntington Park's owner-occupied units were built prior to 1980, and of these 3,214 units, just 6% or 259 units have occupants that include children. Similarly, among Huntington Park's rental housing, 83% was built prior to 1980 (8,614 units), with children present in just 6% or 620 of these units.

Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 879 such households in Huntington Park, lead exposure among children is not a sizable issue. Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 82% of Huntington Park's households as earning less than 80% HAMFI (refer to Table 8), translating to an estimated 9,700 low and moderate households residing in the City's approximately 11,800 pre-1980 housing units.

Discussion

The biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords. According to code enforcement staff, the primary issues with substandard housing pertain to inadequate space heating, leaking windows, and aging plumbing and electrical systems. The City has a significant number of garages converted into living quarters, often commanding rents of \$800-\$1,000 per month. Code enforcement staff issue citations and fines on an ongoing basis requiring garage conversions to be "unconverted", but continually find new conversions occurring throughout the City.

Huntington Park has significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a pro-active code enforcement program combined with responding to resident complaints. Owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs, though funding is inadequate to service the number of households in need.

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

The following table presents information on the Housing Assistance Voucher (formerly Section 8) rental assistance program administered by the Los Angeles County Housing Authority (HACoLA). HACoLA's Housing Assistance Voucher program currently assists approximately 23,000 families through a partnership with over 13,000 property owners throughout the County. Within Huntington Park, HACoLA administers 458 tenant-based vouchers for low income households (November 2014). There is no public housing within Huntington Park. The inventory of 557 units of assisted rental housing in Huntington Park, and units at risk of conversion to market rate, is discussed in the earlier section MA-10.

Totals Number of Units

	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 units vouchers available	0	0	0	458	0	458	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 53 – Total Number of Units by Program Type (Huntington Park only)

Data Source: Housing Authority of County of Los Angeles, November 2014.

Describe the supply of public housing developments:

Not applicable.

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.

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

Not applicable.

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

Not applicable.

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

Introduction

The emergency shelter, transitional, and permanent supportive housing facilities located in Service Planning Area 7 (SPA 7), which includes the city of Huntington Park, are presented in Table 54 which follows. Transitional housing is intended to facilitate the transition of homeless individuals and families to permanent housing. This type of housing limits the length of stay and re-circulates the assisted unit to another eligible individual or family. Supportive housing is defined as permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing. The 2013 shelter counts for SPA 7 include the following:

Emergency Shelters: 151 beds, 111 units

Transitional Housing: 679 beds, 517 units

Permanent Supportive Housing: 924 beds, 361 units

Winter Shelter Program: 64 beds, 64 units

The narrative which follows describes these facilities as well as homeless services available to Huntington Park's homeless population.

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)	Su Casa Crisis Shelter (Lakewood) – 20 Women’s & Children’s Crisis Center (Whittier) – 32		So. CA Alcohol and Drug Program, Inc. Angel Step II (Bellflower) – 30 Su Casa Ending Domestic Violence Transitional Housing (Lakewood) – 24 The Salvation Army SC Division La Santa Fe Springs TLC (Whittier) – 116 The Whole Child TWC Family Housing Program (Whittier) – 39 Whittier Area First Day Coalition Recovery from Homelessness Program II (Whittier) - 11	A Community of Friends Las Flores Apartments (Los Angeles) – 60 Chicana Service Action Center HACLA (Los Angeles) – 19 So. CA Alcohol and Drug Program, Inc. Shelter Plus Care Project (Downey) – 695 The Serra Project CHOISS Program (Downey) - 53	

	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 Only Adults	JWCH Institute, Inc. (Recuperative Care) – 30 The Salvation Army Emergency Shelter (Bell) - 52	The Salvation Army Winter Shelter Program (Bell) - 64	Homes for Life Foundation Cedar Street Homes (Norwalk) – 38 Little House Residential Services (Bellflower) – 28 The Salvation Army Bell Shelter / General TH / PSN / Bell Shelter II / Wellness Center (Bell) – 239 Whittier Area First Day Coalition Recovery from Homelessness Program I (Whittier) - 45	Abode Communities Terra Bella (Bell Gardens) – 23 Homes of Life Foundation Birch Grove Homes (Norwalk) - 40	
Chronically Homeless Households					
Veterans	The Salvation Army Emergency Shelter (Bell) - 17				

	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
Unaccompanied Youth			County of LA Department of Children and Family Services THP for Homeless Young People (Norwalk) – 30 County of LA Department of Children and Family Services THP for Homeless Young People 2 (Los Angeles) – 38 United Friends of the Children Pathways to Independence (Whittier) - 41	LINC Cares Mosaic Gardens at Huntington Park (Huntington Park) - 24	

Table 54 - Facilities and Housing Targeted to Homeless Households

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

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.

Emergency Shelter: While no permanent shelter exists within Huntington Park, approximately 151 emergency shelter beds are located in adjacent communities, plus an additional 64 seasonal beds. A few shelters are described below:

- The Salvation Army Bell Emergency Shelter – The Bell Shelter is the largest homeless shelter west of the Mississippi and operates a comprehensive program that offers transitional care for up to 350 homeless men and women. The goal of Bell Shelter is to meet the needs of the homeless population by addressing the myriad of reasons why people become homeless and assisting them in developing a higher quality of life through substance abuse rehabilitation, case management, counseling, on-site health care & medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills classes.
- Su Casa Crisis Shelter – Since 1979, the Su Casa Emergency Shelter Program has consistently offered food, shelter and support services to individuals and families who are victims of domestic violence and child abuse. The 30-day emergency shelter can now provide emergency housing to 22 clients. The program provides individual and group counseling, transportation, emergency food, and clothing assistance in addition to case management, legal advocacy, CalWORKs assistance, temporary restraining order (TRO) preparation and submission, court accompaniment, parenting education, transitional services, and an on-site school.
- Women’s & Children’s Crisis Center (WCCC) – WCCC offers a confidential 45-day stay emergency shelter that is a safe and secure place of refuge and recovery for victims of domestic violence and their children. The entire continuum of on-site provisions consists of food, clothing, hygiene items, support groups, parenting classes, one-on-one counseling, case management, legal, financial and medical advocacy, transportation, and children’s programming including an on-site school for shelter children.
- JWCH Institute, Inc. Recuperative Care Program - The Recuperative Care program was established to address the healthcare needs of homeless individuals upon hospital discharge. The program contains 30 beds at the Bell Shelter. Recuperative Care offers all patients occupying the beds 24-hour nursing care; assistance with medications, dressing changes, and other

aftercare tasks; assistance establishing eligibility for public benefits; and helps to secure long-term housing. In addition to the nursing care at the Bell Shelter site, the program offers many other services to help break the cycle of homelessness, including housing placement, substance abuse treatment, health education, and counseling services.

Transitional Housing: The LAHSA Continuum of Care Inventory Count identifies a total of 67 transitional housing beds in communities adjacent to Huntington Park. Of this total, 220 are available to families with children, 350 are designed for adults only, and 109 are available to unaccompanied youth. The following describes the various transitional housing facilities and their services:

- Southern California Alcohol and Drug Program, Inc. Angel Step: Angel Step II (Too) is a six month program designed to address co-occurring issues of substance and domestic violence. It provides comprehensive domestic violence counseling, substance use disorder treatment, life and job skills. Angel Step II also provides treatment, parenting, counseling for mothers and children, and psychiatric assessments and follow up for the adults.
- Su Casa-Ending Domestic Violence Transitional Housing - The Transitional Shelter Program has been assisting individuals and families with the transition from crisis to independent living since 1996. This one-year residential program provides housing for up to 24 individuals. Residents at this site are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKs advocacy, and transportation.
- The Salvation Army SC Division La Santa Fe Springs Transitional Living Center (TLC)- The Santa Fe Springs TLC serves the growing population of homeless families in Los Angeles. TLC is a 124-bed facility that provides comprehensive services for families in transition, most of whom are single parents or victims of domestic violence and substance abuse. The program includes a childcare center licensed to serve 57 children, many of whom have special needs, including developmental delays due to the disintegration of the family unit, homelessness and abuse. In fact, the children often exhibit trauma from these conditions, which have led to deficiencies in education, emotional and behavioral problems. The qualified childcare staff provides an excellent curriculum designed to meet the individual, physical, social, emotional, cognitive and linguistic needs of each child, while enhancing self-esteem, life skills and the ability to recapture the joys of play.
- The Whole Child (TWC) Family Housing Program - The Family Housing Program is committed to keeping families together and addressing homelessness through a Community Based, Scattered Site Model. The primary goal of this model is to reflect current best practices to further enable more effective family placement into the community towards housing permanency. Housing permanency is achieved through three essential functions: program services coordination; housing resource development; and case management services.
- Whittier Area First Day Coalition Recovery from Homelessness Program (RFHP) I and II - The RFHP provides a short-term emergency transitional housing with onsite supportive services to 45 individuals in the city of Whittier. Services include: on-

site health clinic, health screenings, mental health services, on-site meals, case management, clothing, transportation, 12 step meetings, education, training and employment assistance. First Day provides professional and social service offices and meeting space.

- Homes for Life Foundation Cedar Street Homes - HFL Cedar Street Homes is located in Norwalk, California, on the grounds of Metropolitan State Hospital. Cedar Street is a transitional, 'step down', state licensed, 38-bed residential facility for persons exiting from Los Angeles County Institutes of Mental Disease (IMDs). Residents are provided a full range of social and life skills training and services during their stay to assist them in preparing for less structured living environments.
- Little House Residential Services - Little House provides many phases of treatment and residential services. They offer 28 residents the opportunity to remain in the program for six months or longer depending on their needs. They also offer educational groups, group therapy, and individual therapy provided by certified Drug and Alcohol Counselors. Through partnership with the Department of Rehabilitation and other agencies, they also offer residents training in relapse prevention, anger management, co-dependency, domestic violence, family addiction, and occupational preparedness. Case managers support residents holistically, recommending bereavement, advocating for family reunification, and referring to free medical services as needed. Little House also provides assistance to help residents find a safe, sober environment to live in once they have completed the program.
- County of LA Department of Children and Family Services THP for Homeless Young People - THP, developed by the Los Angeles County Department of Children and Family Services (DCFS), is a 12-18 month program. The program provides housing (including payment of rent and utilities), life-skills training, employment assistance, educational assistance, food vouchers, transportation resources, and case management supportive services. THP requires the participants not attending school to work full-time. Youth that elect to attend school can work part-time or full-time. The participant must contribute 50% of their earnings to be deposited into a trust fund account that is returned to them with interest upon exiting the program. The housing is provided in scattered sites throughout the county. The participants live in one-bedroom and two-bedroom apartments with one participant per room.
- United Friends of the Children Pathways to Independence - Pathways provides former foster youth with 18 months of housing in their own apartments. The program requires increasing levels of responsibility and challenges youth to maintain employment and develop money management skills, while at the same time allowing them a "grace-period" to build these skills and habits. Weekly life skills classes bring youth together for interactive sessions, providing residents with a sense of community and the opportunity to gain valuable "real life" experiences in a supportive setting. Other services offered include advocacy counseling, mental health counseling, career services, and educational guidance.

Permanent Supportive Housing: According to the LAHSA Continuum of Care Inventory Count, 924 permanent supporting housing beds are available in and around Huntington Park; 827 for families with children, 63 for homeless adults, and 34 for unaccompanied youth. In addition to providing housing, homeless clients are able to utilize supportive services in order to increase their income, self-determination, and eventually move on to independence. Clients utilize services such as: case management, counseling, and life skills classes in order to achieve short and long term goals.

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

Introduction

Special needs populations include the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence and persons suffering from substance abuse. These groups have special needs for services and housing. In addition, many often have lower incomes as a result of their condition.

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

Senior Citizens: For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a HOME-funded Residential Rehabilitation Loan program which offers financial assistance to single-family homeowners (1 to 4 units), though given funding limitations, is only able to assist approximately three low and moderate income households annually. The City also previously offered a CDBG-funded a Minor Home Repair program which provided exterior repair services to lower income elderly and disabled households, and intends to re-initiate this program during the Consolidated Plan period.

The City Park and Recreation Department offers a Senior Program at the Huntington Park Community Center three days per week. A variety of free recreational and educational activities are offered, in addition to periodic fieldtrips and dances. The Huntington Park Family Center provides a no-to-low cost senior lunch program at their facility, in addition to delivering to home bound seniors. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed route bus system.

Persons with Disabilities: Persons with disabilities are defined as individuals with a long lasting condition that impairs their mobility, ability to work, or ability to care for themselves. Persons with disabilities also include those with physical, mental, or emotional disabilities. Approximately half of Huntington Park's working age disabled are employed, assisted by local job training and placement services for the disabled. Seniors comprise approximately 40% of Huntington Park's disabled population, many of whom are served by the City's 360 units of affordable senior rental housing.

For those persons who may require additional care and supervision, licensed community care facilities offer special residential environments for persons with disabilities including physical, mental, and emotional disabilities. Huntington Park has three licensed adult residential facilities, providing capacity for 40 persons with disabilities requiring 24 hour care.

Several regional service providers' assistance in addressing the needs of persons with disabilities. The Mental Health Association in Los Angeles advocates for persons with mental disabilities, and offers volunteer services, community education, job counseling, and job training. Southern California Rehabilitation Services provides services for independent living, with programs to allow elderly and frail elderly, as well as youth with disabilities to live independently at home or in a residence at the facility. The South Central Los Angeles Regional Center provides assessment and resources for persons with developmental disabilities.

Persons with HIV/AIDS: Persons with HIV/AIDS are considered a special needs group due to their need for affordable housing, health care, counseling, and other supportive services. Short-term housing needs for persons with HIV/AIDS may include hospice facilities, shelters, or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and health care facilities.

Several agencies provide emergency shelter and transitional housing for persons with HIV/AIDS near Huntington Park in Downtown and South Los Angeles, including: Salvation Army, Homestead Hospice and Shelter, Southern California Alcohol and Drug Programs, Serra Project, Health Promotion Institute, Abernathy Community Outreach, JWCH Institute and Covenant House. Section 8 vouchers can also be used to assist lower income persons with HIV/AIDS find affordable housing. AIDS Project LA's Community Housing Information & Referrals Program (CHIRP) serves as an important resource for housing information and referrals to persons in the LA area with HIV or AIDS.

Persons with Alcohol or Substance Abuse Problems: Persons who suffer from alcohol/other drug abuse (AODA) require counseling and rehabilitation services. In some cases, recovery homes or transitional sober living facilities may be needed. The regional homeless shelter in the adjacent City of Bell provides a drug and alcohol recovery program with capacity for up to 128 adults. Southern California Alcohol and Drug Programs, Inc operates several emergency shelters and transitional housing facilities within Service Planning Area 7, in which Huntington Park is a part.

Victims of Domestic Violence: Women and their children who are victims of domestic violence often need shelter, transitional housing and services such as counseling and child care. While precise estimates for Huntington Park are not available, nationwide approximately 31 percent of all women have been victims of violence committed by a spouse or intimate partner. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past decade. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities.

Rainbow Services offers a domestic violence support program at Gage Middle School. This program provides clients with education, information, clinical counseling and case management services. The goal is that through comprehensive services, the cycle of family violence is broken and the family can live a life free from abuse and control. The organization can also provide shelter to victims at their San Pedro facility to ensure that homelessness does not occur.

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

In LAHSA's Continuum of Care (CoC), certain transitional housing programs are specifically designed for persons with mental health disorders and provide mental health counseling and treatment as well as focused case management support. For example, JWCH's Recuperative Care Transitional Housing is specifically designed to support homeless persons being discharged from the hospital with physical health issues from which they need to recover. The project provides skilled nursing care, case management, and counseling services. The majority of the CoC's supportive housing program funded Permanent Supportive Housing (PSH) programs are targeted to persons with mental health and/or physical health disabilities and provide services focused on supporting persons and families with these types of disabilities.

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)

Huntington Park, as a community, plans to undertake the following activities during the next year to address the housing and service needs of its special needs population by: allocating CDBG funding for activities and programs; through partnerships and collaborations; and engaging service providers and local non-profits in order to meet the service needs. A list of these activities is described below:

- No cost youth services for lower income families and female headed households
- Nutrition, transportation, educational and recreational programs for senior citizens
- Minor home repair grants for seniors and persons with disabilities
- Affordable housing for transition-age youth with services provided on-site by LINC Cares, in addition to receiving ongoing services from the Los Angeles Department of Mental Health.

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))

Please see above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental regulations through the implementation of land use plans and ordinances as well as through growth management restrictions can affect the price of housing in a community. However, such regulations are also designed to ensure the health, safety, and compatibility of uses within the City. The following presents various governmental regulations in effect in Huntington Park, as evaluated within the City's Analysis of Impediments to Fair Housing Choice, adopted in January 2015.

The Land Use Element of the Huntington Park General Plan and implementing Zoning Ordinance directly impact the amount, size, type, location and thus, cost of residential development. Densities up to 20 units per acre are permitted in the City's three residential zones, with densities up to 70 units per acre permitted in the Central Business District, both as stand-alone residential and mixed use projects. In addition, the City has an Affordable Housing Overlay district which allows densities of 70 units per acre for family housing and 225 units per acre for senior housing, and a Single Room Occupancy (SRO) overlay district, which allows up to 400 units per acre for SRO developments.

In conjunction with adoption of the Affordable Housing Overlay, the City adopted modified development standards designed to facilitate affordable housing on a Citywide basis. Projects which provide a minimum of 20 percent units affordable to either: a) very low to low income renters, or b) low to moderate income homebuyers may utilize alternative development standards including reduced unit size and parking standards, and increased height limits.

The City's Zoning Code accommodates a range of housing types and housing for special needs populations. Transitional and supportive housing are permitted in residential and commercial zoning districts subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The City permits emergency shelters by right in the MPD zone and within the C-G zone with a Conditional Use Permit. Small group homes (6 or fewer residents) are permitted by right within all residential zones and within the Downtown Specific Plan, with large group homes (7 or more residents), are permitted within the same zones subject to a conditional use permit.

Huntington Park has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including a density bonus ordinance, planned development zone and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds and reductions in HOME funds will, however, dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Park is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

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

Introduction

The tables and narrative that follow describe the local economic condition of Huntington Park and compares the ability of the local work force to satisfy the needs of local business. The tables give data on the primary industries in the City, the total population in the labor force, the unemployment rate, occupations by sector, travel time to work, the educational attainment of Huntington Park residents by age, and median earnings.

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	341	0	2	0	-2
Arts, Entertainment, Accommodations	2,041	1,575	11	13	1
Construction	646	114	4	1	-3
Education and Health Care Services	1,854	1,853	10	15	4
Finance, Insurance, and Real Estate	744	347	4	3	-1
Information	298	162	2	1	0
Manufacturing	3,232	2,051	18	16	-2
Other Services	1,426	1,125	8	9	1
Professional, Scientific, Management Services	975	228	5	2	-4
Public Administration	0	0	0	0	0
Retail Trade	2,371	2,412	13	19	6
Transportation and Warehousing	896	111	5	1	-4
Wholesale Trade	1,542	934	9	7	-1
Total	16,366	10,912	--	--	--

Table 55 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,688
Civilian Employed Population 16 years and over	24,697
Unemployment Rate	10.80
Unemployment Rate for Ages 16-24	27.06
Unemployment Rate for Ages 25-65	6.54

Table 56 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,796
Farming, fisheries and forestry occupations	1,639
Service	3,373
Sales and office	6,486
Construction, extraction, maintenance and repair	2,824
Production, transportation and material moving	2,848

Table 57 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,911	50%
30-59 Minutes	8,790	37%
60 or More Minutes	3,201	13%
Total	23,902	100%

Table 58 - Travel Time

Data Source: 2007-2011 ACS

Education:

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	10,377	1,097	4,457
High school graduate (includes equivalency)	4,460	430	1,330
Some college or Associate's degree	3,662	255	726
Bachelor's degree or higher	1,560	90	168

Table 59 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	338	1,479	2,342	4,745	2,344
9th to 12th grade, no diploma	1,766	2,182	2,867	2,316	491
High school graduate, GED, or alternative	2,636	2,742	1,726	1,752	506
Some college, no degree	2,174	1,757	942	863	193
Associate's degree	177	400	362	319	122
Bachelor's degree	207	695	267	461	109
Graduate or professional degree	25	201	113	81	46

Table 60 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,051
High school graduate (includes equivalency)	24,526
Some college or Associate's degree	26,358
Bachelor's degree	38,099
Graduate or professional degree	55,160

Table 61 - Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Table 55 shows the distribution of employed City residents and jobs by industry. In Huntington Park, the local economy includes the following primary industries:

- Retail trade (22% of jobs)
- Manufacturing (19% of jobs)
- Education and health care services (17% of jobs)
- Arts, entertainment, and accommodations (14% of jobs)
- Other services (10% of jobs)

The 2010 Census estimates that jobs in retail comprise over 22 percent of all jobs in Huntington Park, which is indicative of the City's position as a regional shopping destination. It is regarded as such because a significant amount of the taxable sales are from non-residents. Pacific

Boulevard is the City's main commercial attraction, and is widely known throughout the surrounding Latino community as a commercial, entertainment, and social center. The City has attracted large national retailers, such as El Curacao, Food 4 Less, Home Depot, Staples, Bally's Fitness, Ford Dealership, and Walgreen's.

The local economy is further dominated by jobs in manufacturing (19%), education and health care services (17%), and the arts, entertainment and accommodation industry (14%). Table 62 identifies major employers in Huntington Park with more than 100 employees. Not reflected in this listing of large employers are the numerous small retailers which comprise nearly one-third of the City's business establishments.

Table 62 – Major Employers in Huntington Park

Rank	Name	Type	Employees
1	Huntington Park High and Adult School	Education	400
2	Community Hospital of Huntington Park	Medical	350
3	Food 4 Less	Supermarket	321
4	Home Depot	Home Center	300
5	A-Joffe Furniture Mfr	Furniture Manufacturing	249
6	Saroyan Lumbar Co, Inc.	Building Material Dealer	200
7	Gage Middle School	Education	150
8	Chester W. Nimitz Middle School	Education	150
9	El Super Store	Supermarket	125
10	Pacific Boulevard School	Education	120
11	El Curacao	Department Store	120
12	Middleton St. Elementary School	Education	110
13	Citizens of Humanity	Clothing Accessories	100
14	Miles Ave. Elementary School	Education	100
15	Ross Dress for Less	Department Store	100
16	Steel Workers Oldtimers Foundation	Individual/Family Services	100

Data Source: City of Huntington Park, 2014

Describe the workforce and infrastructure needs of the business community:

With over half of Huntington Park's employment base in the retail, manufacturing, and arts/entertainment/accommodations industries, a large segment of the City's economy does not necessarily require an educated workforce. However, the education level of employees is still a major concern for local employers. As measured by the 2010 Census, civilian unemployment in Huntington Park was 10.8 percent, unusually high for a Latino community. As of September 2014, homefacts.com reports unemployment was at 11.8 percent. In Huntington Park, educational attainment is low, with 53 percent of adults never having completed high school, and another 24 percent with a high school only education.

This low level of education correlates to a majority of residents employed in low to modest paying jobs. As shown in Table 57, sales and office jobs account for the largest occupational category at 34 percent, which are generally dominated by lower paying jobs. A combined 29% of employed residents hold jobs in construction, extraction, maintenance and repair, production, transportation and material moving occupations, which encompasses both low-level jobs as well as higher level manufacturing jobs. Service oriented jobs follow at also comprised of lower paying jobs. Increasing the educational level of the local workforce is a major tenet of the City's Economic Development Strategy.

Huntington Park is well served by public transit and there are many transportation choices for workers, and residents alike. The Metropolitan Transit Authority (MTA) provides bus service along the City's major arterial roadways. All MTA bus lines are accessible through wheelchair lifts and ramps, and offer reduced fares for persons with disabilities. As for mass transit, the Metro Blue Line runs near the City with a station at Florence Avenue. These services link Huntington Park with the greater Los Angeles Metropolitan area including other major job centers in the area.

The City has utilized Proposition A and C funds to significantly enhance its internal public transportation program, expanding from a senior and handicapped dial-a-ride and taxi voucher program to include two fixed route bus systems known as "COMBI," as well as a Pacific Boulevard shuttle. The transit program is operated by the Oldtimers Foundation out of the Huntington Park Family Center. The City has experienced a significant increase in ridership as a result of these enhancements.

The future Orangeline magnetic levitation (maglev) transportation system proposes using the former Pacific Electric right-of-way which runs through the Gateway Cities region, including Huntington Park, as part of its route to link Orange County with north Los Angeles County. Discussions are for an Orangeline transit stop in Huntington Park, possibly at Florence Avenue. The ECO-RAPID/OLDA (formerly the Orangeline Development Authority), consisting of the Gateway Council of Governments, Caltrans, the Metropolitan Transportation Authority (Metro), the Southern California Association of Governments (SCAG), and other municipalities, have a programmed allocation of \$240 million (funds available in 2015) from the Los Angeles County voter approved Measure R program. The ECO-RAPID/OLDA is currently in the process of assessing viable transportation enhancements to improve passenger mobility and accessibility on the existing rail corridor that extends from Cerritos to Santa Clarita. They are also looking at ways to better link the investment in transit to local economic and development strategies, including Transit Oriented Development. The Measure R portion of the project from Cerritos to Downtown Los Angeles is scheduled to be built by 2027.

The City recognizes the importance of providing a transportation system that supports the economic vitality of the City. In fact, the City has made the following goals in their Circulation Element.

Goal 1: Provide a system of streets that meets the needs of current and future residents and facilitates the safe and efficient movement of people and goods throughout the City.

Goal 2: Support development of a network of regional roadway facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate regional travel demands.

Goal 3: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.

Goal 4: To support the use of the public transportation system to provide mobility to all City residents and encourage use of public transportation as an alternate to automobile travel.

Goal 5: To protect and encourage non-motorized transportation such as bicycle and pedestrian travel.

Goal 6: Provide an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with all goals of managing transportation demand and providing efficient arterial traffic flows.

Goal 7: Develop a truck circulation pattern through the City to provide efficient transportation of commodities while maintaining safety and harmony in residential neighborhoods.

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

In general, Huntington Park has a nominally educated workforce, with 25 percent of its labor force completing some college/receiving an associate degree (18%) or attaining a bachelor's degree or higher (7%). Retail jobs are the largest occupational sector among Huntington Park's workforce, employing approximately 22 percent (2,371 persons) of the labor force. The second largest occupation, manufacturing, employs 19 percent of the labor force (3,232 persons). With 75 percent of the labor force having a high school diploma or less, these persons may be employed in the service or retail sector earning minimum wage, and could benefit from job training opportunities. Providing a range of job opportunities within a diverse local economy provides greater opportunities for lower-income persons to gain access to employment.

The City is committed to enhancing employment opportunities and attracting new businesses through commercial development in low and moderate-incomes areas. The City has assisted a number of major projects to bring new jobs to blighted areas, including the Home Depot and La Curacao, and the Ford Dealership.

The City provides a variety of technical assistance to businesses, including agency referral and commercial space inventory services. The City also supports the following financial assistance programs for small businesses in the community:

- SBA Loan Underwriting
- Micro-Loan Program
- Commercial Rehabilitation Program
- Industrial Development Bonds
- California Enterprise Zone Tax Credit program

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 City of Huntington Park supports a variety of economic development activities that create and retain jobs for low- and moderate-income households. Micro-enterprise assistance, job training services, and technical assistance are some areas that may warrant consideration for funding during the Consolidated Plan period.

Also available to Huntington Park business owners, is an economic development team to help entrepreneurs develop a plan, utilize market research, secure funding, navigate incentives, as well as foster innovative private-public partnerships. The city helps propel Huntington Park's economy forward through their CDBG-funded Business Assistance and Economic Development Program by offering the following economic development services:

- Access: The City is dedicated to working with businesses to create a streamlined process. Economic Development staff acts as a liaison to other City departments and agencies in order to ensure that businesses have all the resources it needs to thrive.
- Business Attraction and Retention: The City's economic development staff works closely with other city, regional, and state agencies to ensure the business community has the resources and knowledge necessary to prosper.
- Information Resources: Economic development staff provides demographic and marketing information to businesses wishing to locate in Huntington Park.
- Site Selection: Opportunities sites are maintained by economic development staff.

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

No.

MA-50 Needs and Market Analysis Discussion

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

Low and moderate income households are most impacted by housing problems in Huntington Park. Consistent with HUD, the City defines an area of low/mod concentration as a census tract or block group in which a minimum of 51% of households earn 80% or below the area median income. Figure 2 in Appendix B depicts the census block groups in Huntington Park which meet this definition and are thus considered low and moderate-income concentrations. As indicated, all but three census block groups in the City qualify as a low/mod tract per HUD guidelines. Rather than being contiguous, these three non-low/mod areas are dispersed in the northwest, northeast, and southeast areas of the City.

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

As indicated above, all but three census block groups in Huntington Park are defined as low and moderate income. In addition, 97% of the City's population is of Hispanic origin. Thus, the City's socioeconomic characteristics are almost entirely homogeneous, with no specific neighborhoods evidencing greater concentrations of racial/ethnic minorities or low income families than the City as a whole.

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

Not applicable.

Are there any community assets in these areas/neighborhoods?

Not applicable.

Are there other strategic opportunities in any of these areas?

Not applicable.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan. The Strategy describes:

- General **priorities** for assisting households
- **Programs** to assist those households in need
- Five-year **objectives** identifying proposed accomplishments

The Strategic Plan also addresses the following areas:

- Financial resources
- Anti-poverty strategy
- Lead-based paint hazard reduction
- Reduction of barriers to affordable housing
- Institutional Structure/Coordination among agencies

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Huntington Park has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan Needs Assessment, Agency consultation, Community Needs Survey, and public participation process; and 2) the extent of other non-federal resources and programs available to address the needs.

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

General Allocation Priorities

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

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG-funded infrastructure and facility projects are targeted to the most-needy neighborhoods: those census tracts where 51% or more of the residents are low- or moderate-income. Of Huntington Park's twenty census tracts, seventeen are majority (>50%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5326.03, block group 1, census tract 5335.03, block group 2, and census tract 5345.01, block group 1 are <50% low/mod and thus do not qualify as a low/mod tract per HUD guidelines. Subtracting the population in these three non-qualifying block groups (2,925) from the City's total population of 61,235 residents results in a balance of 58,310 low/mod residents.

The City's Neighborhood Improvement, Code Enforcement, and Graffiti Removal programs are provided on a citywide basis and are funded in part through the City's General Fund for the three census block groups in the City that are not designated low-moderate income areas. All other activities funded as part of this Consolidated Plan are offered on a citywide basis to low and moderate-income Huntington Park residents, except for HOME-funded Housing Development activities and the CDBG-assisted Commercial Rehabilitation Program in the downtown. The City's rationale for implementing activities on a citywide basis, rather than geographically targeting certain neighborhoods is as follows:

- 95% of Huntington Park's population falls within a designated low/mod area; and
- Huntington Park faces significant needs for neighborhood improvement, code enforcement, residential rehabilitation and other community improvements throughout the City.

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

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Priority Housing Needs	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly & Frail Elderly	Sustain and Strengthen Neighborhoods ✓ Code Enforcement Preserve Existing and Create New Affordable Housing ✓ Section 8 Rental Assistance ✓ Acquisition / Rehabilitation ✓ New Construction ✓ Residential Rehabilitation ✓ Minor Home Repair
Priority Homeless Needs	High	Homeless Unaccompanied Youth	Support Social Service Agencies that Assist Homeless Populations ✓ Southeast Churches Service Center
Priority Special Needs Populations	High	Elderly & Frail Elderly	Support Social Service Agencies that Assist Special Needs Populations ✓ HP Senior Program
Priority Community Facilities	High	Non-housing Community Development	Preserve Existing Public Facilities ✓ Salt Lake Park Splash Pad Project ✓ Soccer Field Lighting Project ✓ Other Facility Improvement Projects
Priority Infrastructure Needs	High	Non-housing Community Development	Provide for Needed Infrastructure Improvements ✓ Other Infrastructure Improvements
Priority Community Services	High	Extremely Low Low Moderate Families with Children Elderly & Frail Elderly Persons with Disabilities	Provide Needed Community Services to Low/Mod Persons ✓ Parks & Recreation After School Program ✓ HP Library Homework Center ✓ Juveniles at Risk Program Sustain and Strengthen

			Neighborhoods ✓ Community Beautification (Graffiti Removal) ✓ Fair Housing Services
Economic Opportunity		Other: Businesses	Provide Economic Opportunity ✓ Commercial Rehabilitation Program ✓ Business Assistance & Economic Development Program
Other Community Development Needs	High	Other	Planning for Housing and Community Development ✓ CDBG Administration ✓ HOME Administration

Table 63 – Priority Needs Summary

Narrative

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Huntington Park has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

Huntington Park's primary source of funds used to address the community's housing needs are HOME and Section 8. CDBG funds are directed almost entirely towards community development activities. The unmet housing needs identified in this section are based on 2010 census statistics of households with housing problems compiled as part of the CHAS Databook.

Huntington Park's priority non-community development needs include unmet community facility, infrastructure, public service, economic development, and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

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)	TBRA is the fastest way to provide affordable housing to those in need as it partners existing rental housing owners with voucher holders. With nearly 6,000 low and moderate renter households cost burdened, and approximately 300 applicants on HACoLA's Section 8 waiting list, the need for additional rental assistance is substantial. Market rents in Huntington Park are generally below FMR payment standards, which facilitates the participation of private landlords in the Section 8 rental subsidy program, as evidenced by over 450 active Section 8 leases in Huntington Park.
TBRA for Non-Homeless Special Needs	Similar characteristics that influence the use of TBRA above are applicable to the use of TBRA to serve persons with special needs who are not homeless. However, special needs populations, on average, likely have an even greater need for TBRA than the general low and moderate income population in Huntington Park.
New Unit Production	As documented in the Needs Assessment, 64% of low and moderate income renter households in Huntington Park are cost burdened, and 48% of renters are overcrowded. These households would theoretically qualify for new affordable housing if sufficient resources existed to build them. The cost of land, labor and materials affects the total development costs and the number of units the City can support in any given year. While funds are limited, the City will use regulatory tools - such as flexible development standards, density bonus and other incentives - to support in the expansion of needed affordable housing.
Rehabilitation	As presented within the Market Analysis, the biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords. The City has a significant number of garages converted into living quarters, with code enforcement staff issuing citations and fines on an ongoing basis requiring garage conversions to be "unconverted", but continually find new conversions occurring throughout the City. The predominance of older housing (built prior to 1980) in Huntington Park increases the likelihood of exposure to lead based paint hazards. Low and moderate income households occupying units in substandard condition and/or with the presence of lead based paint would theoretically qualify for rehabilitation assistance if sufficient resources existed. The City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage City dollars with other funding sources. Homeowners of properties in violation of codes are encouraged to apply for City rehabilitation loans, though funding is inadequate to service the number of households in need.

Acquisition, including preservation	With nearly 6,000 low and moderate income Huntington Park renter households cost burdened and over 4,700 overcrowded, these households would theoretically qualify for newly acquired and rehabilitated affordable housing if sufficient resources existed. Typically the City's rehabilitation resources support combined acquisition and rehabilitation projects in partnership with non-profits that leverage city dollars with other funding sources. The cost of land, labor and materials affects the total development costs and the number of units that the City can support in any given year. Another critical issue that influences the use of funds to acquire properties for the creation or preservation of affordable units is the lack of a permanent source of financing. The elimination of the Huntington Park Redevelopment Agency, coupled with continued reductions in the HOME entitlement, makes addressing priority housing needs more challenging.
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Table 64 – Influence of Market Conditions

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

Introduction

The City faces an enormous challenge in marshaling the resources necessary to implement its Plan. Table 65 summarizes the major sources of funding available to carry out housing and community development activities during this Consolidated Plan period. As a federal entitlement jurisdiction, Huntington Park receives HOME and CDBG funds directly from HUD. The City's annual HOME entitlement is \$432,150 and annual CDBG funds total \$1,273,451. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities.

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: \$		
Section 8	HUD	Rental Subsidy						
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$1,273,451	\$0	\$236,412	\$1,509,863	\$5,093,804	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$432,150	\$0	\$410,623	\$842,773	\$1,728,600	Entitlement allocation plus estimated program income and prior-year resources.

Los Angeles Metropolitan Transportation Authority Call for Projects	Public - County	Transportation					\$1,483,000	Two separate grants for Downtown Huntington Park iPark and Signal Synchronization & Bus Speed Improvement Projects.
Proposition A	Public-County	Transportation	\$1,000,000			\$1,000,000	\$4,000,000	
Proposition C	Public-County	Transportation	\$850,000			\$850,000	\$3,400,000	
State Gas Tax	Public – State	Transportation	\$425,000			\$425,000	\$1,700,000	
Measure R	Public-State	Transportation	\$640,000			\$640,000	\$2,500,000	
Telemundo Sports Expp	Other	Parks	\$20,000			\$20,000	\$80,000	
U.S. Soccer Foundation	Other	Parks					\$25,000	
HCD Housing – Parks Related	Public-State	Parks	\$500,000			\$500,000		
LA84	Other	Parks	\$30,000			\$30,000		

Table 65 - 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

Federal funds play a crucial role in implementing the Consolidated Plan. Local private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including: private investment, public investment, and tax credits.

The HOME Program requires a match of every dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD.

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

N/A

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
Huntington Park Community Development Department	Government	Affordable Housing, Economic Development, Neighborhood Improvements, Planning	Jurisdiction
Huntington Park Parks and Recreation Department	Government	Public Facilities, Public Services	Jurisdiction
Huntington Park Public Works Department	Government	Infrastructure	Jurisdiction
Huntington Park Police Department	Government	Public Services Code Enforcement	Jurisdiction
Los Angeles County Housing Authority (HACoLA)	PHA	Section 8 Rental Subsidy	Countywide
Fair Housing Foundation	Non-profit Organization	Public Services	Countywide
Los Angeles Homeless Services Authority (LAHSA)	Regional Organization	Homelessness	Countywide
Homeless and Special Needs Services Providers	Non-Profit Agencies	Public Services	Varies

Table 66 - Institutional Delivery Structure

As the recipient of CDBG and HOME funds, the City has delegated the Community Development Department to be the lead department responsible for the overall administration of HUD grants. In that regard, the Department will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations.

The **Community Development Department** maintains staff linkages with other City departments, including: the **Police Department**, which oversees the code enforcement, neighborhood improvement and juveniles at-risk programs; the **Public Works Department** which oversees the graffiti removal program and public infrastructure improvements in low and moderate income neighborhoods; and the **Parks and Recreation Department** which oversees park facilities and recreational programs.

Housing Activities

Staff implements the Consolidated Plan housing activities through the following agencies: City Departments, private industry (e.g., housing developers and banks), regionally-based organizations including Los Angeles County Housing Authority, Fair Housing Foundation and Los Angeles Homeless Services Authority.

Public Agencies

The Los Angeles County Housing Authority (HACoLA) is essential in providing rental assistance to low income Huntington Park residents to remain housed. HACoLA administers the Housing Choice Rental Assistance Voucher Programs for most of Los Angeles County, including 458 vouchers within Huntington Park.

The City also contracts with the Fair Housing Foundation to provide fair housing services to the community, which includes discrimination investigations/resolutions and mediating landlords/tenant issues as well as providing foreclosure counseling. The City must affirm that they will further fair housing. Fair Housing is an important component of all housing activities.

Nonprofit Housing Organizations

There are two nonprofit entities which the City has supported to provide needed affordable housing in Huntington Park: Old Timer's Housing Development Corporation-IV and LINC Community Development Corporation. The City is also currently collaborating with A Community of Friends to provide a 20 unit mixed use housing project for formerly homeless veterans. Other nonprofits providing special housing services for the community are:

- Salvation Army
- Southeast Churches Service Center
- Bell Regional Homeless Shelter

Public Services

The City supports non-profit organizations that provide public services and programs to Huntington Park residents. Most of these non-profit organizations are multi-jurisdictional and receive regional support and financial assistance.

Infrastructure and Facilities

Another part of the delivery system is the City's Public Works Department and contractors who improve the infrastructure of the community, including street and public facility improvements.

Assess of Strengths and Gaps in the Institutional Delivery System

The City works with both non-profit agencies and for-profit developers in planning affordable housing through various programs. As funds are limited, Huntington Park will use regulatory tools, such as modified parking and development standards, density bonus, and other incentives to support the expansion of needed affordable housing. The City helps developers by working with City Departments to streamline the process of project approval. Lastly, Huntington Park will expand its existing relationships with local jurisdictions through

cooperative agreements, and with the County and State by applying for funds available for producing affordable housing.

The Community Development Department (CDD) maintains direct communication with other City departments when revising or updating housing policies, issues and services. Through daily contact and inter-working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, employment trends, and other demographic data.

In addition to the City's internal network, through its federal entitlement and other resources, Huntington Park interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

Furthermore, the City of Huntington Park performs project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and former Redevelopment Agency housing funds.

- Annually, audits are performed to ensure compliance with regulatory agreements and affordability covenants; and
- Periodic, on-site visits are conducted, which will include a property inspection and an in-depth review of all the rent restricted affordable unit files assisted with HOME, CDBG, and the former Redevelopment Agency.

As part of the Consolidated Plan process, the City received input from housing and public service agencies through a combination of consultation workshops, interviews and a Needs Assessment Survey. These agencies provided valuable input into the identification of needs and gaps in service, and in development of the City's five year Strategic Plan.

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

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

Table 67 - 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)

There are many institutions in the service delivery system that provide services to the homeless, particularly the chronically homeless, veterans and their families, and unaccompanied youth. The following list summarizes the services available to this community.

- **The Salvation Army Bell Emergency Shelter** – The Bell Shelter operates a comprehensive program that offers not only emergency and transitional housing, but also offers substance abuse rehabilitation, case management, counseling, on-site health care and medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals and life skills classes.
- **Su Casa Crisis Shelter** –Su Casa Emergency Shelter Program provides food, shelter and support services to individuals and families who are victims of domestic violence and

child abuse. The program provides individual and group counseling, transportation, emergency food, and clothing assistance in addition to case management, legal advocacy, CalWORKs assistance, temporary restraining order (TRO) preparation and submission, court accompaniment, parenting education, transitional services, and an on-site school.

- **Women's & Children's Crisis Center (WCCC)** – WCCC offers on-site provisions consisting of food, clothing, hygiene items, support groups, parenting classes, one-on-one counseling, case management, legal, financial and medical advocacy, transportation, and children's programming including an on-site school for shelter children.
- **JWCH Institute, Inc. Recuperative Care Program** - The Recuperative Care program was established to address the healthcare needs of homeless individuals upon hospital discharge. Recuperative Care offers all patients nursing care; assistance with medications, dressing changes, and other aftercare tasks; assistance establishing eligibility for public benefits; and helps to secure long-term housing. In addition to the nursing care, the program offers many other services to help break the cycle of homelessness, including housing placement, substance abuse treatment, health education, and counseling services.
- **Southern California Alcohol and Drug Program, Inc. Angel Step** - Angel Step II (Too) is a six month program designed to address co-occurring issues of substance and domestic violence. It provides comprehensive domestic violence counseling, substance use disorder treatment, life and job skills. Angel Step II also provides treatment, parenting, counseling for mothers and children, and psychiatric assessments and follow up for the adults.
- **Su Casa-Ending Domestic Violence Transitional Housing** - Residents at this site are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKs advocacy, and transportation.
- **The Salvation Army SC Division La Santa Fe Springs Transitional Living Center (TLC)** – the Santa Fe Springs TLC serves the growing population of homeless families in Los Angeles. The program includes a childcare center licensed to serve 57 children, many of whom have special needs, including developmental delays due to the disintegration of the family unit, homelessness and abuse.
- **Whittier Area First Day Coalition Recovery from Homelessness Program (RFHP) I and II** - Services include: on-site health clinic, health screenings, mental health services, on-site meals, case management, clothing, transportation, 12 step meetings, education, training and employment assistance. First Day provides professional and social service offices and meeting space.
- **Homes for Life Foundation Cedar Street Homes** - HFL Cedar Street Homes is located in Norwalk, California, on the grounds of Metropolitan State Hospital. Cedar Street is a transitional, 'step down', state licensed, 38-bed residential facility for persons exiting from Los Angeles County Institutes of Mental Disease (IMDs). Residents are provided a full range of social and life skills training and services during their stay to assist them in preparing for less structured living environments.

- **Little House Residential Services** - Little House provides many phases of treatment and residential services. They offer 28 residents the opportunity to remain in the program for six months or longer depending on their needs. They also offer educational groups, group therapy, and individual therapy provided by certified Drug and Alcohol Counselors. Through partnership with the Department of Rehabilitation and other agencies, they also offer residents training in relapse prevention, anger management, co-dependency, domestic violence, family addiction, and occupational preparedness. Case managers support residents holistically, recommending bereavement, advocating for family reunification, and referring to free medical services as needed. Little House also provides assistance to help residents find a safe, sober environment to live in once they have completed the program.
- **County of LA Department of Children and Family Services THP for Homeless Young People** - THP, developed by the Los Angeles County Department of Children and Family Services (DCFS), is a 12-18 month program. The program provides housing (including payment of rent and utilities), life-skills training, employment assistance, educational assistance, food vouchers, transportation resources, and case management supportive services.
- **United Friends of the Children Pathways to Independence** - Pathways provides former foster youth with 18 months of housing in their own apartments. Weekly life skills classes bring youth together for interactive sessions, providing residents with a sense of community and the opportunity to gain valuable “real life” experiences in a supportive setting. Other services offered include advocacy counseling, mental health counseling, career services, and educational guidance.

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

Coordination between public agencies providing housing resources, assisted housing providers, private and governmental health, mental health and human service agencies are critical to the delivery of viable products/services.

The primary gap in Huntington Park's service delivery system is a function of the significant cuts in public and private funding and associated reductions in service. Loss of Redevelopment Agency funding, and funding cuts in the CDBG and HOME programs over the last several years, combined with the increased demand for services stemming from the prolonged economic recession and high levels of unemployment, has resulted in significant gaps in service.

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

The City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to

implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2015/2016 – 2019/2020. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in the overcoming gaps in service delivery. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

Through the City's Inter-departmental Team, comprised of staff from Community Development, Code Enforcement, Public Works, Parks and Recreation, Building and Safety, and Police Departments, the City is working closer with residents and property owners to improve the City's physical appearance, promote neighborhood improvement programs/projects, work with and develop self-sustaining neighborhood associations (neighborhood/resident groups), and educate community residents, property owners, and businesses of City codes, processes, and services.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2015	2019	Non-Housing Community Development		Priority Housing Needs		Housing Code Enforcement/ Foreclosed Property Care – 4,500 Housing Units (Code Enforcement)
2	Preserve Existing and Create New Affordable Housing	2015	2019	Affordable Housing		Priority Housing Needs		Rental Units Rehabilitated – 6 Household Housing Units (Acquisition/Rehab/New Construction) Homeowner Units Rehabilitated – 75 Household Housing Units (Residential Rehabilitation & Minor Home Repair)
3	Support Social Service Agencies that Assist Homeless Populations	2015	2019	Homeless Non-Housing Community Development		Priority Homeless Needs		Public service activities other than Low/Mod Income Housing Benefit – 3,000 Persons Assisted (Southeast Churches Service Center)
4	Support Social Service Agencies that Assist Special Needs Populations	2015	2019	Non-Homeless Special Needs		Priority Special Needs Populations		Public service activities other than Low/Mod Income Housing Benefit – 1,500 Persons Assisted (HP Senior Program)

5	Preserve Existing Public Facilities	2015	2019	Non-Housing Community Development		Priority Community Facilities		Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 58,310 Persons Assisted (Salt Lake Park Splash Pad Project & Soccer Field Lighting Project & TBD Facility Improvement Projects)
6	Provide Needed Infrastructure Improvements	2015	2019	Non-Housing Community Development		Priority Infrastructure Improvements		Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 58,310 Persons Assisted Or 5 Improvements (TBD Infrastructure Improvement Projects)
7	Provide Needed Community Services to Low/Mod Persons	2015	2019	Non-Housing Community Development		Priority Community Services		Public service activities other than Low/Mod Income Housing Benefit – 3,050 Persons Assisted (Youth: P&R After School Project & HP Library Homework Center & JAR) Public service activities other than Low/Mod Income Housing Benefit – 58,310 Persons Assisted (General Public Services: Community Beautification) Public service activities other than Low/Mod Income Housing Benefit – 1,250 Persons Assisted (Fair Housing)

8	Provide Economic Opportunity	2015	2019	Non-Housing Community Development		Economic Opportunity		Businesses assisted – 45 Businesses assisted (Business Assistance & Economic Development Program) Façade treatment/business building rehabilitation – 20 Businesses (Commercial Rehabilitation)
9	Planning for Housing and Community Development	2015	2019	Other: Administration		Other Housing and Community Development Needs		N/A

Table 68 – Goals Summary

Goal Descriptions

1	Goal Name	Sustain and Strengthen Neighborhoods
	Goal Description	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community. (Project: Code Enforcement)
2	Goal Name	Preserve Existing and Create New Affordable Housing
	Goal Description	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. The City will also use CDBG funds for minor rehabilitation programs for low and moderate income homeowners. (Projects: Acq/Rehab, New Construction, Residential Rehabilitation, Minor Home Repair)
3	Goal Name	Support Social Service Agencies that Assist Homeless Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers including, but not limited to, Southeast Churches Service Center. (Project: Southeast Churches Service Center Emergency Food Program)
4	Goal Name	Support Social Service Agencies that Assist Special Needs Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to special needs service providers including, but not limited to, the Huntington Park Parks and Recreation Department for the Huntington Park Senior Program. (Project: HP Senior Program)

5	Goal Name	Preserve Existing Public Facilities
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities and parks. (Projects: Salt Lake Park Splash Pad Project, Soccer Field Lighting Project, other TBD)
6	Goal Name	Provide Needed Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public infrastructure. (Projects: TBD)
7	Goal Name	Provide Needed Community Services to Low/Mod Persons
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services. Services must benefit at least 51 percent low/mod persons. (Projects: P&R After School Program, HP Library Homework Center, Fair Housing Services, J.A.R., Community Beautification)
8	Goal Name	Provide Economic Opportunity
	Goal Description	Using CDBG funds, the City will support projects and programs targeted to low and moderate-income business owners, or persons wishing to start or expand a business. The city will pursue a partnership with a local Small Business Assistance Center to administer the City's Economic Development Program and to implement the goals outlined in the City's 2013 Economic Development strategy. (Projects: Commercial Rehabilitation, Business Assistance and Economic Development)
9	Goal Name	Planning for Housing and Community Development
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Project: CDBG Administration, HOME Administration)

Table 69 – 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)

As presented in Table 68 above, the City's five-year goal is to provide affordable housing opportunities to 31 extremely low, low, and moderate income households through the following activities:

- Acquisition / Rehabilitation: Huntington Park will pursue an affordable housing project with approximately 6 units to be managed and operated by local CHDO.
- Residential Rehabilitation Program: The City will offer rehabilitation assistance to 25 extremely low, low, and moderate income households.

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.

Activities to Increase Resident Involvements

Not applicable.

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

No.

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

Huntington Park has a strong history of supporting affordable housing. The City has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing, including flexible development standards for affordable housing, a density bonus ordinance, and reasonable accommodation procedures for persons with disabilities. In addition, the City and its former Redevelopment Agency have provided direct financial assistance to support affordable and mixed income housing projects. The loss of Redevelopment Housing Funds, combined with reductions in federal HOME funds, will, however, dampen the level of future affordable housing production in the City.

In addition to funding constraints, the primary barrier to the provision of affordable housing in Huntington Park is the lack of vacant land suitable for residential development. Separate owners of smaller parcels hold much of the underdeveloped and residentially zoned land in the City. This calls for alternative policy tools such as lot consolidation and/or demolition of existing older structures to accommodate higher density infill development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In January 2015, the City updated its Analysis of Impediments to Fair Housing Choice in which it reviewed various City policies and regulations, and has determined that none of these is an impediment to housing. The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

The State Department of Housing and Community Development, in their review of Huntington Park's 2008-2014 Housing Element, determined the City's land use controls, building codes, fees and other local programs intended to improve the overall quality of housing do not serve as a development constraint. Furthermore, the City's Housing Element sets forth the following programs as a means of continuing to facilitate the production of affordable housing:

- Affordable Housing Development Assistance
- Homeownership Assistance
- Affordable Housing Incentives Ordinance
- Modified Standards for Affordable and Special Needs Housing
- Provision of Sites in the CBD and Affordable Housing Overlay Districts
- By-Right Zoning Provisions for Emergency Shelters, Transitional Housing, Supportive Housing and Second Units

To specifically address the removal of barriers for persons with disabilities, Huntington Park recently adopted a Reasonable Accommodation Ordinance. The Ordinance clearly sets forth the procedures under which a disabled person may request a reasonable accommodation in application of the City's land use and zoning regulations. Such a request may include a

modification or exception to the requirements for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. Reasonable accommodation requests may be approved administratively the Community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Huntington Park does not administer a homeless prevention program; however two local homeless providers, the Southeast Churches Service Center (partially funded with CDBG funds) and the Salvation Army Southeast Communities, both provide a referral service and transportation to the nearby Salvation Army Bell Shelter in the city of Bell. The Bell Shelter assesses the individual needs of homeless persons including case management, supportive and transitional housing, individual or group counseling, a drug and alcohol program, job search assistance, homeless veteran's reintegration, adult education, and a mobile medical clinic.

Addressing the emergency and transitional housing needs of homeless persons

Huntington Park addresses the emergency and transitional needs of the homeless and other persons needing shelter by actively participating in programs administered by public and quasi-public agencies. While no emergency shelters are located in Huntington Park, a 340 bed regional shelter is located in the adjacent city of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer-term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; computer training, job training and job search program; veterans' reintegration program; and life skills classes. On-site adult education classes are offered through the LA Unified School District, which can lead to various vocational certificates. ESL classes are also offered. Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless, mentally ill, veterans and persons seeking alcohol and drug recovery.

The City's Zoning Code currently allows transitional housing and emergency shelter to be located within its City limits. To further these uses, the City revised its Zoning Code in 2009 to identify emergency shelters as a permitted use in the MPD zone, and transitional and supportive housing as permitted uses within residential zoning districts.

Huntington Park also responds to the emergency needs of the homeless and other persons needing emergency shelter by participating in programs administered by homeless service agencies. The City supports the motel voucher program administered by the local Salvation Army and the Southeast Churches Service Center in Huntington Park. Both organizations will continue to provide transportation assistance to those individuals who wish to go to the Bell regional shelter, or other shelters in neighboring communities.

Lastly, Huntington Park used local HOME funds to develop a transitional housing project, Mosaic Gardens, on Middleton Street in Huntington Park. Partnering with LINC Housing, the City restored and renovated the building to serve as a home for limited-income families and transition age youth (TAY), ages 18-24, who also receive services from the Los Angeles County Department of Mental Health (LACDMH). The former 55 motel rooms were converted into 24 apartments to provide each family a space of their own. The location provides easy access to transportation, grocery stores, and job opportunities. The project also provides a large community courtyard with a tot lot and barbecues for residents to enjoy. A community room, private counseling rooms, and computers provide space for social activities and services that will support residents at Mosaic Gardens at Huntington Park.

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 an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City will include a greater focus on the development of sustainable and effective programming, which will consist of: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services. The City's goal is to expand on current homeless programs and activities with a greater emphasis on homeless veterans and families to assist with their successful transition toward self-sufficiency.

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

Huntington Park will continue to contract with a fair housing provider to provide a wide range of fair housing services to ensure equal housing opportunities for its residents.

Homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources and support groups through the Salvation Army and Southeast Churches Service Center (SCSC). The SCSC receives CDBG funding on an annual basis and should additional funds become available in the future, the City may opt to provide funding support to the Salvation Army as well.

Lastly, lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City will continue to coordinate with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and families as well as those at risk of becoming homeless.

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

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

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the City's Residential Rehabilitation Program and the Acquisition/Rehabilitation of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG or HOME funds, as appropriate.

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

As discussed earlier in the Housing Market Analysis, 78% of Huntington Park's owner-occupied units were built prior to 1980, and of these 3,214 units, just 6% or 259 units have occupants that include children. Similarly, 83% of Huntington Park's rental housing was built prior to 1980 (8,614 units), with children present in just 6% or 620 of these units. Pre-1980 housing units with children present pose the greatest threat of lead poisoning. With an estimated 879 such households in Huntington Park, lead exposure among children is not a sizable issue.

Another risk factor is household income, with lower income households having a greater risk of exposure. The 2007-2011 CHAS identifies 82% of Huntington Park's households as earning less than 80% HAMFI, translating to an estimated 9,700 low and moderate income households residing in the City's approximately 11,800 pre-1980 housing units.

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

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards. To reduce lead in existing housing, all rehabilitation and minor home repair projects funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls.

The City will also coordinate with the L.A. County Childhood Lead Prevention Program (CCLPP). CCLPP is responsible for enforcement of L.A. County's Lead Abatement Ordinance, including inspection, regulations and consultation. The CCLPP provides the City with the address of any

household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of a property. The City will contact the property owner and offer financial aid to assist in the abatement of the hazard. The City will provide lead hazard education and outreach through its newsletter and at other information distribution outlets (e.g., City Hall, Parks and Recreation, and the Library).

Additionally, the City is sub granting with the L.A. Community Legal Center to implement the Southeast Healthy Homes Program. This Program will provide an environmental education program comprised of lead-based paint education, training and screening to counter potential lead-based paint poisoning. The Southeast Healthy Homes Program will train community leaders and health providers in lead education and outreach, distribute educational materials, conduct lead-based paint screening of children, and enroll families with health providers and train tenants and owners in lead safe work practices.

In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The grant enabled the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment conduct door-to-door outreach to households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City is currently reapplying for the same grant to continue efforts to remove lead in the city's housing stock.

Lastly, the City's Minor Home Repair program can provide weatherization services, and as needed exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers also conduct meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

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

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

In Huntington Park, factors that contribute to over one-quarter of the population living below poverty include: low level of education; inadequate job skills; unemployment or underemployment at minimum wage; and language barriers. The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on its ability to increase the local employment base, and to increase educational and job training opportunities. The City has designated Economic Development as a High Priority, and will actively continue to support a variety of activities in support of these goals.

- Hub Cities One-Stop Career Center located in Huntington Park serves as the community's primary center for job training, placement and career planning assistance, with approximately 5,000 persons utilizing the Center's services each month.
- A youth employment program with paid internships is provided through the Center, serving approximately 100 area youth annually.
- The Career Center also provides services to businesses, and partners within Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures.
- Huntington Park's Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. Technical and business planning assistance is provided, including site referral and commercial space inventory services.
- The Pacific Boulevard Business Improvement District (BID) promotes the economic development of the downtown by providing funding for a variety of improvements to the downtown, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern Los Angeles County Small Business Development Corporation (SBDC) administers a business assistance program for businesses with 50 or fewer employees. Services include business management counseling and training, small business loans and a business resource center.
- The Miles Avenue Library offers a reading literacy program for students and adults. Several agencies offer ESL classes throughout the community.
- Numerous City-sponsored youth programs are geared towards keeping kids in school, such as the After School Youth Program and Juveniles At-Risk Boot Camp Program, with the goal of ultimately gaining meaningful employment.

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

Huntington Park's overall program for affordable housing is integral to the City's strategy for reducing the number of poverty level families and individuals in the community. Examples of the inter-relatedness of Huntington Park's housing programs to poverty reduction include:

- Participation by nearly 300 low and extremely low income Huntington Park households in the Housing Choice Rental Assistance Voucher Program administered by the Los Angeles County Housing Authority (LACoLA).
- Implementation of city-wide Tenant-Based Rental Assistance Program, with funding preference given to low income elderly households.
- The City utilized HOME funds to assist in the adaptive reuse of a former vacant motel to provide 24 units of affordable housing for lower income families and transition age youth receiving services from the Los Angeles Department of Mental Health (LACDMH). Residents will participate in services provided on-site by LINC Cares, in addition to receiving ongoing services from LACDMH.
- During 2015/16, the City will utilize HOME funds to gap finance an affordable housing project at a location yet to be determined.

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

Huntington Park follows monitoring procedures for CDBG-funded public service subrecipients which includes desk reviews of quarterly progress reports and expenditures, and periodic on-site visits to ensure compliance with federal regulations. All subrecipients are required by their subrecipient agreement to submit performance reports that demonstrate work is being performed in accordance with the scope of service, that evidences progress in meeting performance milestones, and that shows expenditures are allowable under the agreement. Staff also conducts periodic on-site monitoring of project activities to document compliance with HUD eligibility guidelines, performance in reaching contract goals, to determine if administrative and fiscal systems are adequate, and to ensure compliance with other crosscutting federal regulations.

CDBG-funded capital projects are monitored by regular status and fiscal reports for Davis/Bacon requirements throughout the course of the project, as well as frequent site visits by staff. For some projects, the City's Community Development Department outsources the monitoring and project inspections on construction work.

The City is also responsible to HUD for monitoring HOME-assisted rental projects (e.g., transitional, permanent and special needs housing projects) throughout the period of affordability to ensure that these projects are in continued compliance with Federal and State regulations. Monitoring guidelines are intended to assist City staff in making informed judgments about asset management, HOME Investment Partnerships Act (HOME) Program compliance, and management efficiency of HOME-assisted rental projects. The City's monitoring protocol serves to determine if HOME-assisted rental housing remains affordable, its occupants are low- and very low-income, and that the property is maintained in standard condition throughout the affordability period.

Rental project monitoring occurs at four levels:

- Annually, a desk audit is performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units;
- An on-site visit will be conducted triennially during which an in-depth review will occur of all HOME and federal crosscutting requirements, e.g., affirmative marketing and tenant selection procedures;
- Projects are inspected in accordance with the HOME regulations at HOME Final Rule at 24 CFR 92.504(d):

- Upon receipt of a developer's project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City's adopted underwriting and layering review guidelines, the amount of warranted HOME assistance is necessary to provide affordable housing.

The City has the prerogative to monitor on-site more frequently, especially if a project is at risk because of outstanding findings or insufficient capacity.

The City has adopted layering review guidelines in compliance with HOME Investment Partnerships Act (HOME) requirements set forth under Section 212(f) of the Cranston-Gonzalez National Affordable Housing Act, as amended, 24 CFR 92.250(b) of the FY 2013 HOME Final Rule and 24 CFR Part 91, the Consolidated Plan Final Rule. The City asserts that (a) prior to the commitment of funds to a project, the project is to be evaluated based upon its layering guidelines, and that (b) it will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing.

The City's layering review guidelines is also to be used when determining the level of HOME funds to be used in a project absent other governmental assistance. In the event that additional sources of funds not initially contemplated are later infused, the City may opt to update the evaluation.

The City shall also follow steps to monitor beneficiaries of the Single-Family Residential Rehabilitation Program. During the pre-monitoring phase, applicants will sign a clause on the application form certifying that the property is the principal residence.

Project and financial data on CDBG and HOME-funded activities is maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.



APPENDIX A

GLOSSARY OF TERMS

Glossary of Terms

This glossary contains definitions for a short list of terms used in the Consolidated Plan and Action Plan. The list is provided to assist readers who may be unfamiliar with local and statewide housing issues.

Affordable Housing:

Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of his gross income for gross housing costs, including utility costs.

AIDS and Related Diseases:

The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction:

A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area Median Income (AMI):

The figure from which eligibility for very low, low and moderate income housing is calculated. The area median income is revised periodically by the U.S. Department of Housing and Urban Development.

Assisted Household or Person:

For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109).

CHAS:

HUD's Comprehensive Housing Affordability Strategy.

Chronically Homeless:

An unaccompanied homeless individual with a disabling condition that has been continually homeless for a year, or has had four episodes of homelessness in the past 3 years.

Committed:

Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Concentration of Low/Moderate Income:

An area of low/moderate income concentration is a census block group in which a minimum of 51% of households earn 80% or below the area median income. The census block groups in Westminster that meet this criteria are depicted in Figure 2 - Low and Moderate Income Areas, located in Appendix B.

Consistent with the CP:

A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 50% (Severe Cost Burden):

The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 30%:

The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household:

A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disability Assistance and Bill of rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Disproportionate Housing Need:

A disproportionately greater housing need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

Elderly (Census Bureau):

A person aged 65 or older. Includes the frail elderly population: those aged 75 or older.

Elderly (HUD):

A person aged 62 or older, as defined in 24 CFR 91.5 and 24 CFR 5.100.

Family Self-Sufficiency (FSS) Program:

A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Family:

A household composed of two or more people related by birth, marriage, or adoption and residing together.

Federal Preference for Admission:

The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219).

First-Time Homebuyer:

An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

Frail Elderly:

A person aged 75 or older (See **Elderly**).

Group Quarters:

Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME:

The HOME Investment Partnership Program, largest federal block grant program for states and local governments; designed to provide decent and affordable housing for low-income families.

Homeless Youth:

Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Homeless Family:

Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual:

An unaccompanied person 18 years of age or older who is living in situations described by terms "sheltered" or "unsheltered".

Household:

One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems:

Households with housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of overcrowded at greater than 1 person per room; and/or (3) meet the definition of cost burden at greater than 30% of income on housing. Households with *severe* housing problems include those that: (1) occupy units lacking a complete kitchen and/or complete plumbing; (2) meet the definition of severely overcrowded at greater than 1.5 persons per room; and/or (3) meet the definition of severely cost burdened at greater than 50% of income on housing costs.

Housing Unit:

An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Illegal Units:

A building or portion thereof designated or occupied for residential purposes including one family, two family, and multiple family dwellings which has not received the proper discretionary approvals and/or building permits or may not meet the zoning code requirements necessary for the structure.

Income levels (HUD):

Income levels serve as eligibility criteria for persons, households, and areas participating in federally funded programs. Income levels are based on area median income (AMI), which varies geographically and by family size.

- **Extremely Low-Income:** Between 0 and 30 percent of AMI
- **Low-Income:** Between 30.1 and 50 percent of AMI
- **Moderate-Income:** Between 50.1 and 80 percent of AMI
- **Middle-Income:** Between 80.1 and 100 percent of AMI

Incomplete kitchen facilities:

A housing unit is classified as lacking complete kitchen facilities when any of the following are not present: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

Incomplete plumbing facilities:

A housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower.

Infrastructure:

Facilities and services, such as streets, parking lots, water lines, libraries, schools, parks, Police and Fire Departments needed to sustain industry, residential and commercial activities.

Institutions/Institutional:

Group quarters for persons under care or custody. (U.S. Census definition)

Lead-based paint hazard:

Any condition that causes exposure to lead, such as lead-contaminated dust; soil; or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

Large Related:

A household of 5 or more persons which includes at least one person related to the householders by blood, marriage or adoption.

Legally Nonconforming:

Structures or uses that were legally built and met zoning requirements at the time of construction but do not meet current zoning requirements due to subsequent changes in the code.

Median Household Income:

The median household income is the middle value of all household incomes. One half of all households earn more than the median income and one half of all the households

earn less than the median income. Also referred to as median income or area median income.

Non-Elderly Household:

A household which does not meet the definition of "Elderly Household," as defined above.

Non-Institutional:

Group quarters for persons not under care or custody. (U.S. Census definition used)

Occupied Housing Unit:

A housing unit that is the usual place of residence of the occupant(s).

Other Household:

A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Overcrowded Conditions:

The U.S. Department of Housing and Urban Development defines overcrowding as 1.01 or more persons per room per unit. Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Period of Affordability:

The length of time a HOME-assisted unit must remain available to low-income families. The HUD required period of affordability is dependent upon the total amount of HOME funds invested in the housing.

Physical Defects:

A housing unit lacking complete kitchen or bathroom. (U.S. Census definition) Jurisdiction may expand upon the Census definition.

Project-Based (Rental) Assistance:

Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project based rental assistance give up the right to that assistance upon moving from the project.

Recapture:

The HUD regulation that ensures that the participating jurisdiction (City) recoups all or a portion of the HOME assistance to homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability.

Rent Burden > 50% (Severe Cost Burden):

The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 30% (Cost Burden):

The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance:

Provides financial assistance for rental housing costs through either project-based (property) or tenant-based (portable with tenant) assistance.

Resale Restrictions:

The HUD regulation that ensures that housing is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as its principal residence for the duration of the period of affordability.

Secondary Dwelling Unit:

An additional small residential unit which is attached or detached to an existing single family dwelling in a single-family zone. Sometimes referred to as a granny unit.

Service Needs:

The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Mental Illness:

A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Severe Cost Burden:

See Cost Burden > 50%.

Sheltered:

Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or

substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related:

A household of 2 to 4 persons that includes at least one person related to the householder by birth, marriage, or adoption.

Special needs populations:

Include the elderly and the frail elderly; neglected or abused children; persons with physical or sensory disabilities (including mobility impaired, blind, deaf, or chemically/environmentally sensitive); persons suffering from mental illness; victims of domestic violence; persons with disabilities related to substance abuse and chemical dependency; and emancipated foster youth.

Standard:

Any new buildings and older ones which have been adequately maintained and which exhibit no structural, plumbing, or electrical-deficiencies.

Substandard Condition and not Suitable for Rehab:

Any unit that could not be made to meet Section 8 standards.

Substandard Condition and Suitable for Rehab:

Any buildings which exhibit structural, plumbing, and/or electrical deficiencies, all of which can be repaired in conformity with current codes and ordinances for a sum not-to-exceed 80% of the value of the property...and which, by such repairs, the building (with normal maintenance) can provide decent, safe, and sanitary housing for an additional 30-40 years.

Substantial Rehabilitation:

Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Substantial Amendment:

A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Supportive Housing:

Housing (including housing units and group quarters) linked with social services tailored to the needs of the population being housed; designed to help those with special needs live more stable, productive lives.

Supportive Services:

Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based (Rental) Assistance:

A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance elsewhere. The assistance is provided for the tenant, not for the project.

Transitional Housing:

Temporary housing designed to provide a safe living environment for homeless individuals and families while facilitating their transition to permanent housing within a reasonable amount of time (usually 24 months).

Unsheltered:

Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys, automobiles).

Worst-Case Needs:

Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

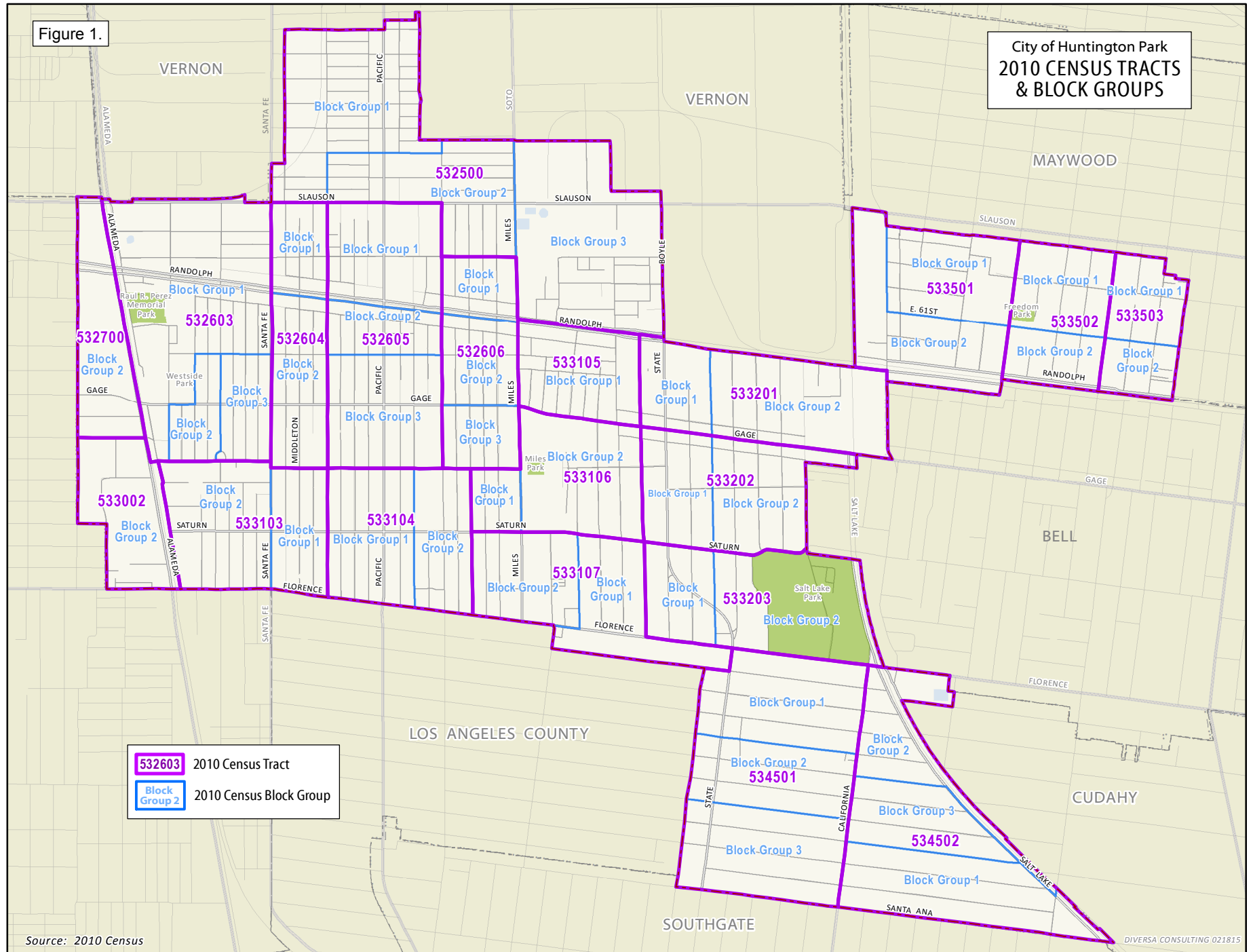
APPENDIX B

FIGURES

- Figure 1 2010 Census Tracts and Block Groups
- Figure 2 Low and Moderate Income Areas
- Figure 3 Population in Poverty
- Figure 4 Severe Renter Overpayment
- Figure 5 Severe Renter Overcrowding
- Figure 6 Renter-Occupied Housing Units
- Figure 7 Latinos by National Origin

Figure 1.

City of Huntington Park
2010 CENSUS TRACTS
& BLOCK GROUPS



Source: 2010 Census

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Figure 2.

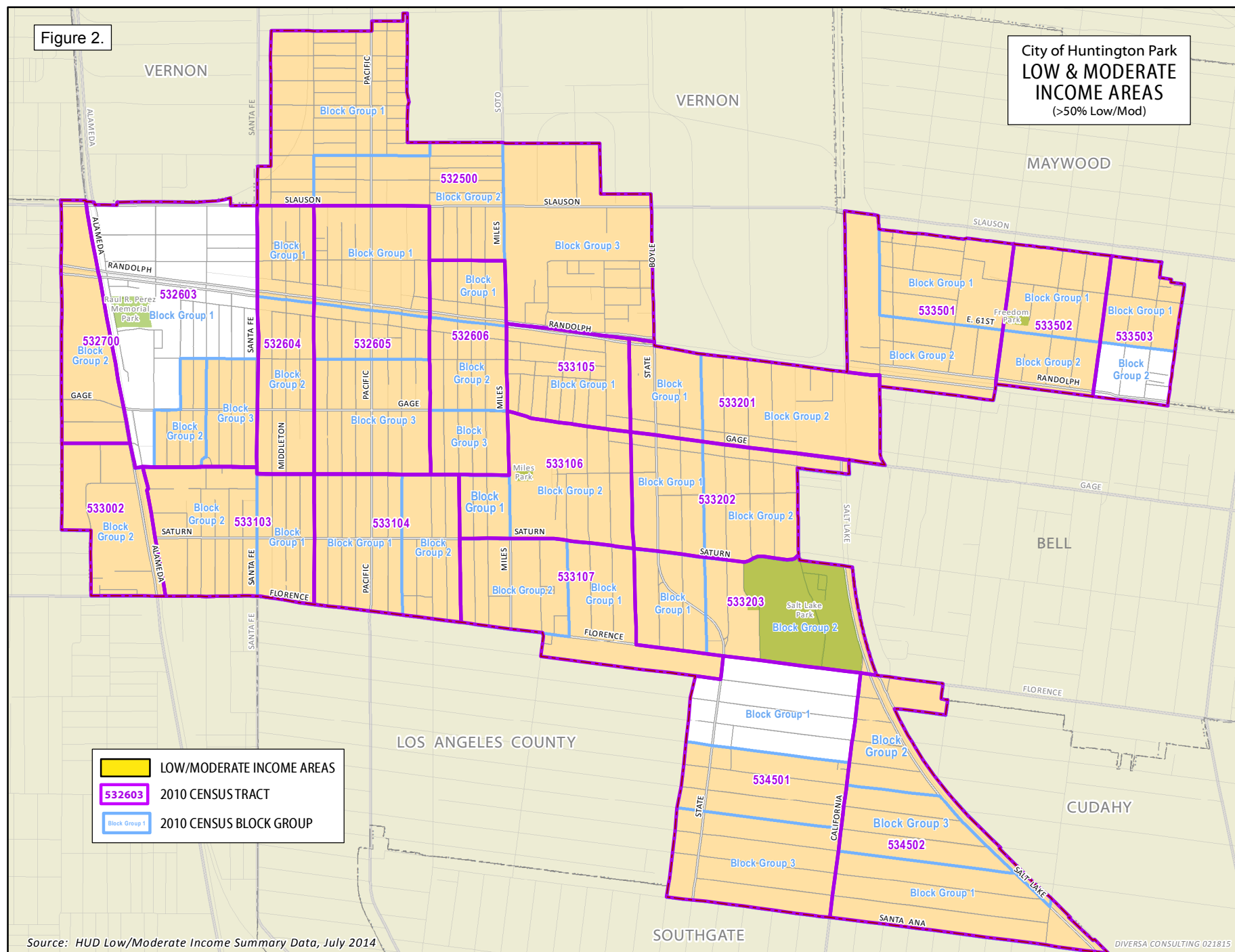
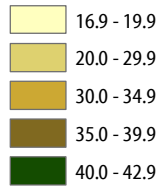


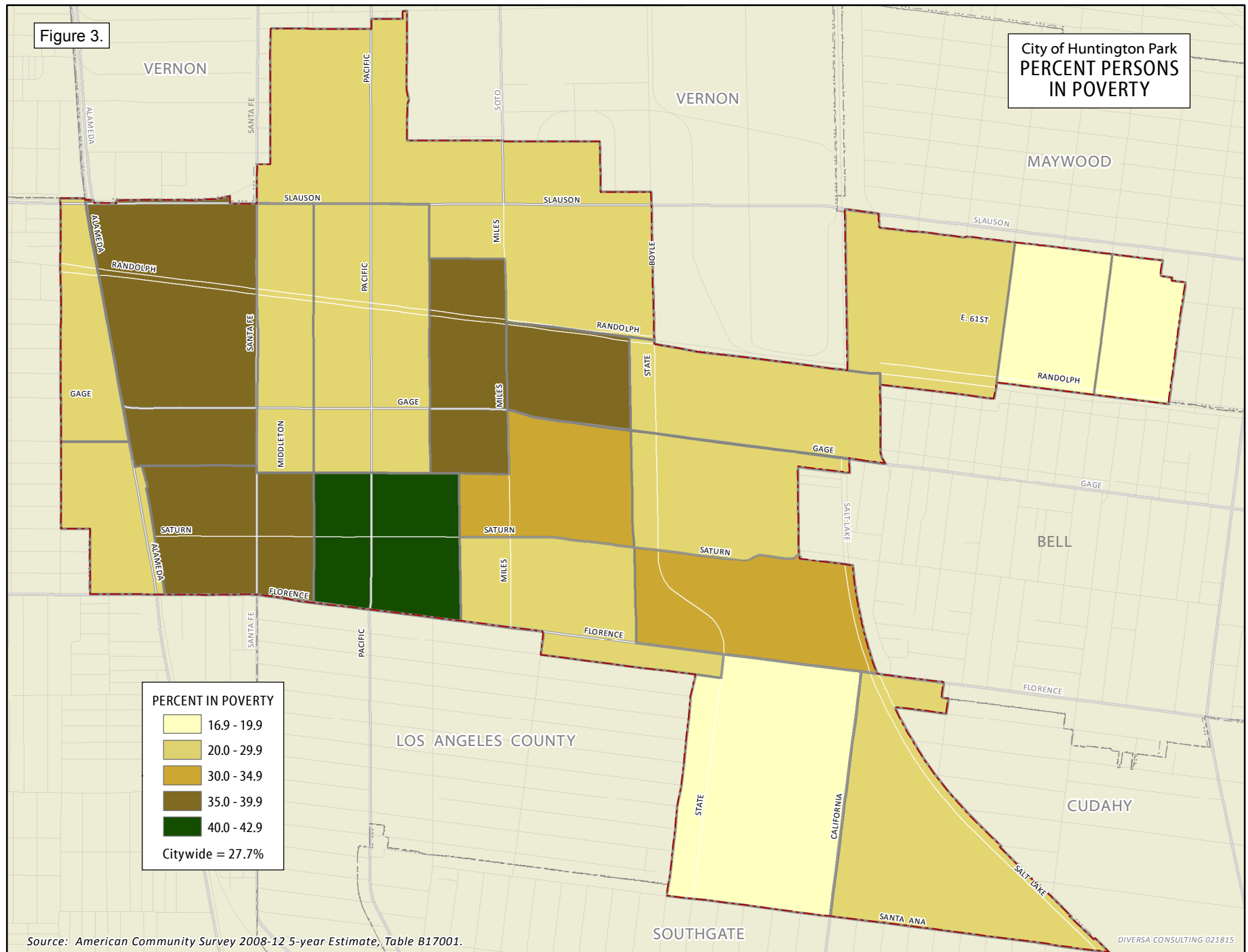
Figure 3.

City of Huntington Park
PERCENT PERSONS
IN POVERTY

PERCENT IN POVERTY



Citywide = 27.7%



Source: American Community Survey 2008-12 5-year Estimate, Table B17001.

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Figure 4.

City of Huntington Park
SEVERE RENTER OVERPAYMENT
(50%+Income in Rent)

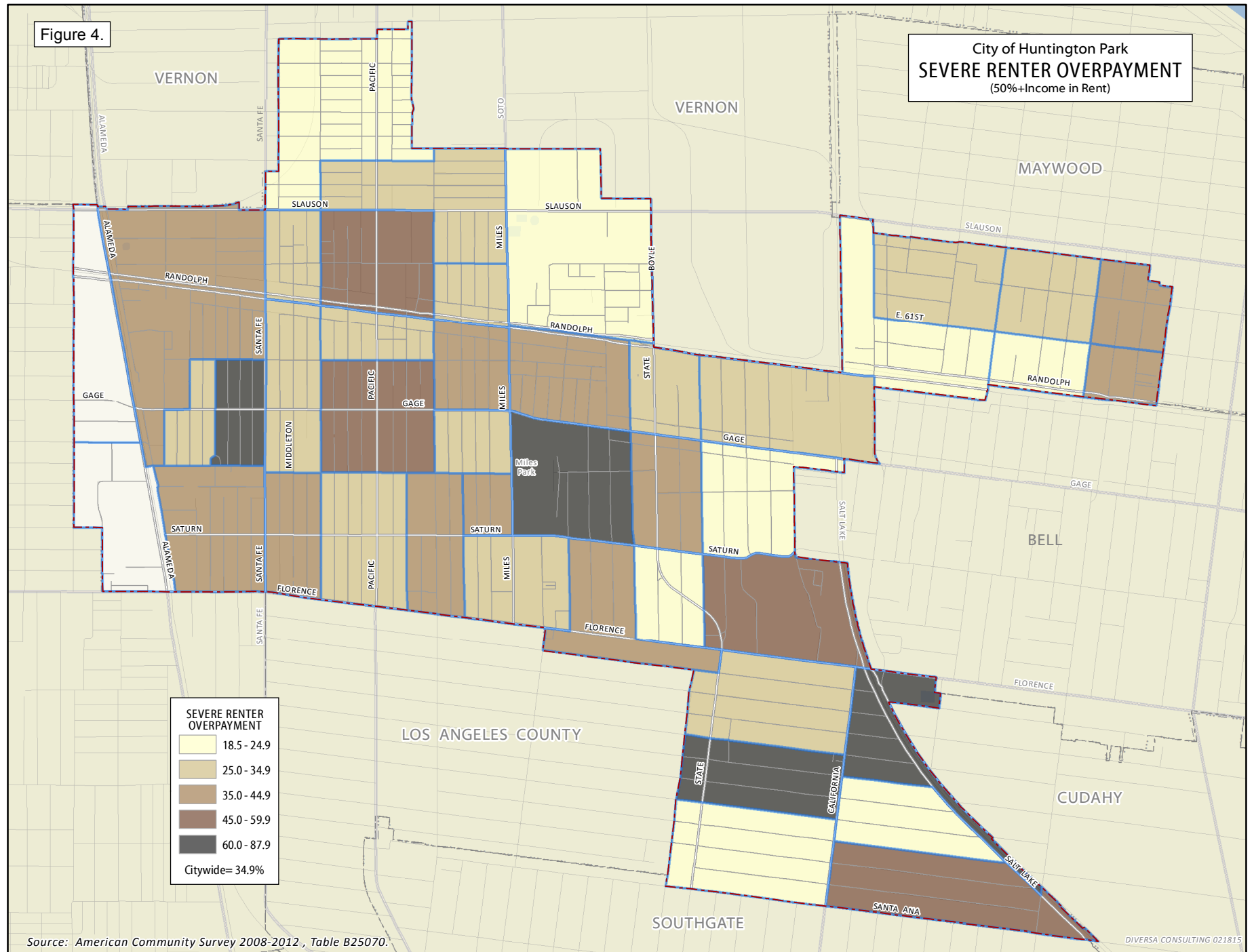
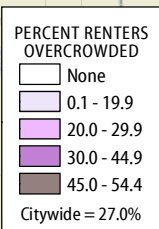


Figure 5.

City of Huntington Park
SEVERE RENTER OVERCROWDING
(1.51 PERSONS OR MORE PER ROOM)



Source: American Community Survey 2008-2012, Table B25014.

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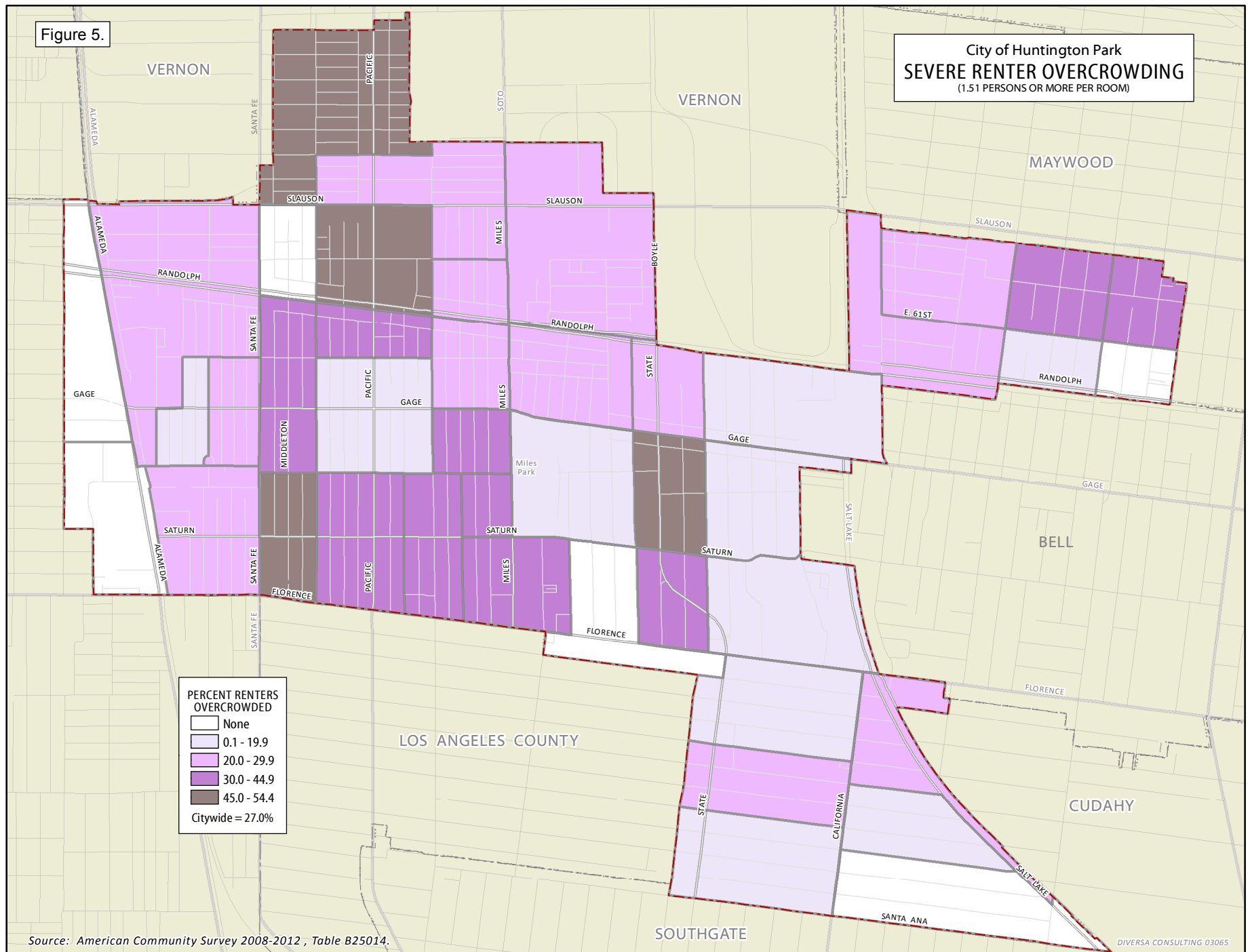
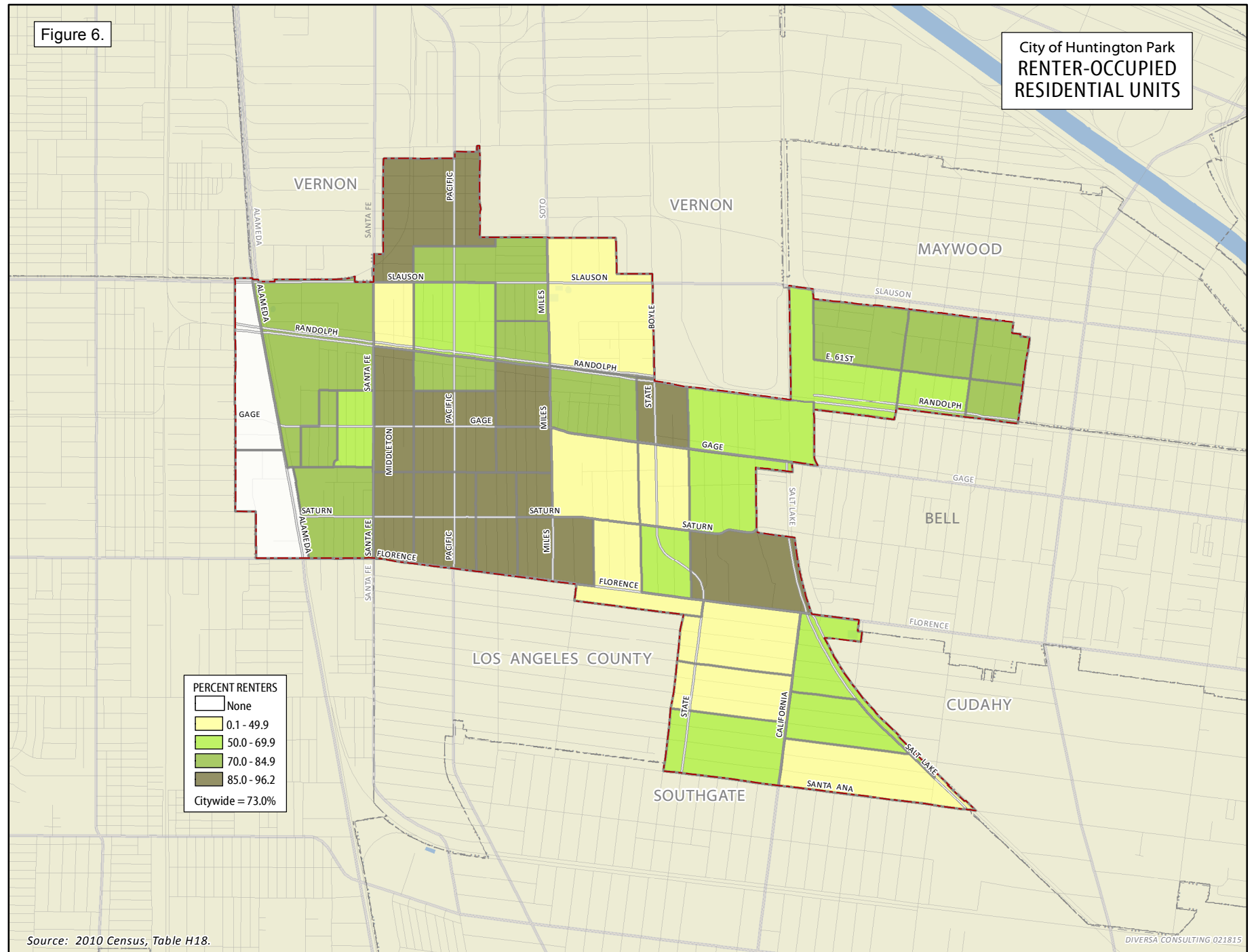
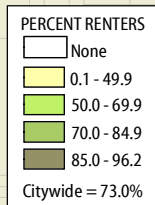


Figure 6.

City of Huntington Park
RENTER-OCCUPIED
RESIDENTIAL UNITS

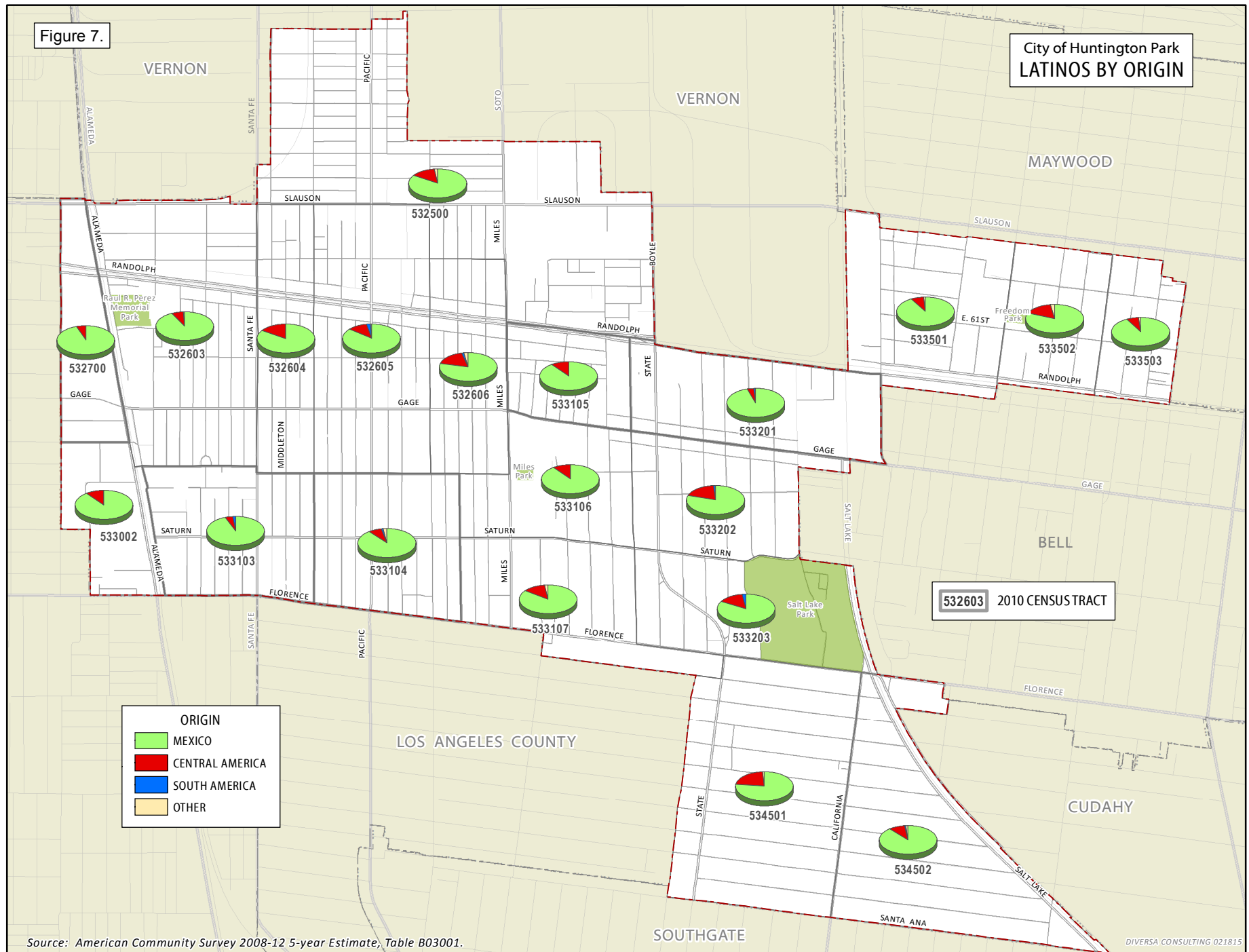


Source: 2010 Census, Table H18.

DIVERSA CONSULTING 021815

Figure 7.

City of Huntington Park
LATINOS BY ORIGIN



Source: American Community Survey 2008-12 5-year Estimate, Table B03001.

DIVERSA CONSULTING 021815



APPENDIX C

COMMUNITY AND AGENCY PARTICIPATION

COMMUNITY NEEDS SURVEY RESULTS

PUBLIC HEARING COMMENTS

CONSULTATION WORKSHOP COMMENTS

CONSULTATION WORKSHOP INVITE LIST



CITY OF HUNTINGTON PARK
2015-2019 CONSOLIDATED PLAN
HOUSING and COMMUNITY DEVELOPMENT NEEDS SURVEY
RESULTS

Survey respondents were asked to rank their priority needs for expenditure of public CDBG and HOME funds amongst various activities within each of the following general community development categories: housing, public facilities, economic development, public services, and infrastructure. A total of 88 City residents completed the Needs Survey, both on-line and in hard copy at various community locations. Activities were rated 1-5, with “5” being a high need, “3” being a low need, and “1” being no such need. Survey responses were then totaled to provide an overall average need rating for each activity.

NEEDS CATEGORY	Average Ranking
HOUSING NEEDS	
Residential Rehabilitation	3.81
Acquisition/Rehabilitation of Apartments with Affordability	3.81
New Affordable Rental Housing	3.98
New Affordable Ownership Housing	4.25
Property Maintenance/ Code Enforcement	4.23
Homeownership Assistance	4.17
Improvements for Handicapped Accessibility	3.95
Emergency Shelter/Transitional Housing	3.93
PUBLIC FACILITY NEEDS	
Senior Citizen Centers	3.92
Youth Centers	4.41
Child Care Centers	4.09
Park and Recreation Facilities	4.23
Community Centers	4.14
Health Care Facilities	4.08
ECONOMIC DEVELOPMENT NEEDS	
Start Up Business Assistance	3.92
Small Business Loans	3.90
Job Creation/Retention	4.30
Employment Training	4.26
Commercial Rehabilitation	3.78
Facade Improvements	3.69

NEEDS CATEGORY	Average Ranking
PUBLIC SERVICE NEEDS	
Senior Citizen Services	4.00
Services for the Disabled	4.02
Youth Services	4.35
Child Care Services	4.19
Services for the Homeless	3.83
Transportation Services	3.85
Substance Abuse Services	3.93
Health Care Services	4.11
Mental Health Services	3.94
Anti-Crime Services	4.49
Legal Services	3.94
Tenant/Landlord Counseling	4.06
INFRASTRUCTURE NEEDS	
Drainage Improvements	3.88
Street/Alley Improvements	4.25
Sidewalk Improvements	4.10
Water/Sewer Improvements	4.13

HUNTINGTON PARK 2015/16-2019/20 CONSOLIDATED PLAN
CITY COUNCIL PUBLIC HEARING ON COMMUNITY NEEDS AND PRIORITIES
MARCH 2, 2015

City staff provided background on the Consolidated Plan, and the process for preparation of Huntington Park's 2015/16-2019/20 Plan. The following comments were received from the public, followed by input from City Council members on community needs and priorities for the Plan.

Public Comments

- Affordable housing lost due to LAUSD school construction has not been replaced. Critical to provide more affordable housing, particularly for seniors and disabled, but don't support rent control. City-funded rental vouchers shouldn't be mixed in with LA County Housing Authority, but brought within the City, similar to City of South Gate program. If City considers evaluating a relocation policy, would like to be involved in any City committee on the topic.
- Rental prices have gotten too high in Huntington Park, contributing to household overcrowding and stress on families and children. City needs to find a way to bring in additional housing to alleviate overcrowding and reduce prices from pent up demand. City should consider the possibility of high rise housing as a means of addressing the deficit in housing supply.
- Doesn't support additional high density condominium projects in and around the Downtown. The area is already too crowded and the schools can't handle additional students.

Vice Mayor Valentin Palos Amezcuita

- City should pursue use of CDBG funds for provision of public restrooms along Pacific Boulevard. Restrooms support the economic development of Downtown. *(Staff: CDBG funds can not be used for the ongoing maintenance of restrooms. City is evaluating various sources of funds for restrooms).*

Council Member Mario Gomez

- Density will always be a problem in Huntington Park.
- Important to ensure the quality of affordable housing.

Council Member Mario Hernandez

- Supports development of ownership housing - City currently only 21% homeowners.
- Encourage an increase in the supply of housing as a means of decreasing the price. Look at locations to build vertically with increased densities in the new General Plan. Look at options for adaptive reuse of existing structures, such as the City of Los Angeles ordinance that fosters reuse.

Council Member Karina Macias

- Supports a rental voucher program. Staff report identifies over 300 Huntington Park residents on the Section 8 waiting list for assistance.
- As development encroaches onto Skid Row, homelessness will worsen in Huntington Park. City needs to look at range of homeless issues, including providing services and how to move them away from Pacific Boulevard.

Mayor Rosa Perez

- City's population is significantly undercounted in the Census: City estimates it serves approximately 84,000 residents, whereas the Census documents only 64,000. Critical that residents participate in Census counts as it affects amount of State and Federal funds City receives (such as CDBG and HOME).
- Homelessness is a growing issue that needs to be addressed. Nearby hospital has opened up emergency room, resulting in homeless being discharged into surrounding areas. The City needs an emergency shelter, and those homeless who want to be helped need a place to go where they can get a meal and shower.

* * *



2015-2019 Consolidated Plan

Presented by:
Community Development Department

March 2, 2015

What is the Consolidated Plan?

- **5-Year Plan required by U.S. Dept of Housing and Urban Development (HUD)**
- **Identifies community needs**
- **Proposes use of federal resources to address those needs:**
 - ✓ **Community Development Block Grant (CDBG)**
\$1.2 million annually (25%↓)
 - ✓ **Home Investment Partnership (HOME)**
\$430,000 annually (50%↓)

Key Goals of HUD Grant Programs

● Provide Decent Housing

- ✓ *Homeless Service*
- ✓ *Affordable Housing*
- ✓ *Housing for Special Needs*

● Provide Suitable Living Environment

- ✓ *Safe and Livable Neighborhoods*
- ✓ *Preserve Historic Properties*

● Expand Economic Opportunities

- ✓ *Job Creation/Retention*
- ✓ *Small Business Assistance*
- ✓ *Job Training*

Designed to assist low/mod income persons/areas

Major Components of the Consolidated Plan

- **Community Participation**
- **Housing and Community Development Needs Assessment**
- **5 Year Strategic Plan to establish priorities for addressing needs**
- **1 Year Action Plan that identifies use of federal CDBG and HOME monies**

Community Participation in Development of Consolidated Plan

- **Community Development Needs Survey**
- **Stakeholders Workshop and Survey**
- **Public Hearings before City Council** *(Mar 2, Apr 6)*
- **30-day Public Review of Draft Consolidated Plan**
- **City Council Public Hearing/Adoption** *(May 4)*

Housing/Community Development Needs Survey

- ✓ **90** Completed Surveys
- ✓ Rated needs in 36 Housing & Community Development categories

Top 10 Needs	Rating
Anti-Crime Services	4.49
Youth Centers	4.41
Youth Services	4.35
Job Creation/Retention	4.30
Employment Training	4.26
New Affordable Ownership Housing	4.25
Street/Alley Improvements	4.25
Park and Recreation Facilities	4.23
Property Maintenance/ Code Enforcement	4.23
Child Care Services	4.19

Example CDBG Funded Activities

(Current and Past)

- **Code Enforcement**
- **Minor Home Repair Grants**
- **Community Center/Park Improvements**
- **Youth and Child Care Services**
- **Emergency (Homeless) Services**
- **Downtown Public Improvement Project**
- **Business Technical Assistance**

Example HOME Funded Activities

(Current and Past)

- **Residential Rehabilitation Loans**
- **Acquisition/Rehabilitation of Multi-family with Affordability Covenants**
- **Affordable Rental Development**
- **Tenant-Based Rental Assistance**

Housing and Community Development Needs Assessment

- **Housing Needs**
- **Homeless Needs**
- **Public Service Needs**
- **Infrastructure Needs**
- **Economic Development Needs**

What are Huntington Park's most critical housing and community development needs?



2015-2019 Consolidated Plan

Presented by:
Community Development Department

March 2, 2015

HOUSING CONSULTATION WORKSHOP
AUGUST 27, 2014
HUNTINGTON PARK CITY COUNCIL CONFERENCE ROOM

Numerous public and private agencies were contacted to provide input regarding fair housing issues in Huntington Park during development of the Analysis of Impediments to Fair Housing Choice and Consolidated Plan. A consultation workshop was conducted with the City's fair housing contractor and affordable housing providers, lenders, and groups representing special needs populations to discuss the following:

- Barriers to fair housing and access to affordable housing
- Housing, homeless and public service needs and gaps in service
- Community priorities

The following agencies were represented at the meeting: Oldtimer's Housing Development Corporation, the Huntington Park Chamber of Commerce, Brabant Realty & Management, Wilshire Bank, Fair Housing Foundation, the Southeast Churches Service Center (SCSC), and the L.A. Legal Community Center. Comments from the workshop are summarized below.

Fair Housing Foundation (FHF)

- FHF provided an overview of fair housing and general tenant/landlord services for the attendees. Indicate they serve not only tenants, but landlords with fair housing issues and concerns.
- Conduct extensive fair housing education and outreach in Huntington Park on an annual basis, including distribution of fair housing literature (3,000+ pieces), public service announcements (20), two landlord workshops, two tenant workshops, four certificate management trainings for property owners/managers, presentations to community based organizations, staff fair housing booths at community events, etc.
- Biggest fair housing issues in Huntington Park pertain to physical disability and familial status.

Steelworkers Oldtimers Housing Development Corporation (OHDC)

- OHDC works out of the Family Center on Gage Avenue in Huntington Park and provides several different services including senior nutrition, child care, literacy programs and affordable housing.
- The biggest problem is that there is not enough affordable housing in Huntington Park, and the increase in rents is impacting lower income households. Rent increases are

particularly acute for seniors on fixed incomes. The magnitude of this need is highlighted by the 2 year waiting list for their properties.

- OHDC owns and manages several properties in Huntington Park as affordable housing. OHDC has seen an increase in reasonable accommodation requests, however not always from disabled renters. Requests are for air conditioning, or for fan with remote control. Wants to know if owner is required by law to make these accommodations.
 - FHF Response: Owners should allow such accommodations to be paid for by tenant. However, if issue is due to physical disability, documentation should be requested such as a doctor's note, and the owner should make accommodation.
- Would like to see illegal citizenship status as a protective class in fair housing laws.
- As a CHDO (Community Housing Development Organization), OHDC has historically been granted multi-year funding contracts under the City's HOME program, and is looking at opportunities for future affordable housing development.

Southeast Churches Service Center (SCSC)

- SCSC is a non-profit agency that assists the homeless and near homeless populations in Huntington Park and surrounding cities. They provide a free food program, and assist clients with motel vouchers and bus tickets.
- SCSC concerned about lack of homeless shelters in the community. Also a concern for lack of transportation (bus routes) to nearest homeless shelter in the city of Bell.
- Interested in establishing rent control in Huntington Park.

L.A. Legal Community Center

- Interested in rent control. Encourages City to analyze establishing a local rent control ordinance, particularly to benefit areas that experience severe overcrowding and severe overpayment.
 - FHF Response: Agrees that rent control results in more inspections and inquiries on habitability issues subsequently decrease.
- Interested in Systematic Inspection Program.
 - FHF Response: Owners should be required to register their rental units and be required to get training in fair housing, as many owners are uninformed about fair housing laws.

Wilshire Bank

- Wilshire Bank offers community development loans to assist developers and business owners who invest in Enterprise Community or Empowerment Zones to revitalize neighborhoods and transform communities.
- Wilshire Bank also offers affordable housing developer financing for projects that help low and moderate income households.
- Interested in learning about legalizing illegal additions and granny flats.
 - Manuel Acosta, City Housing Manager Response: Challenge with an Amnesty Program is that legalizing unpermitted additions and granny flats would require more parking and would need to be brought up to code. Not enough staff to accommodate workload.
- Question - are “No Section 8” advertisements illegal?
 - FHF Response: No, not illegal. Landlords do not have to accept Section 8 vouchers. Reasons landlords do not accept Section 8 include: 1) prejudice against people on Section 8, a perception that they are not good renters/people; and 2) process for applying is not friendly to owners.
 - Oldtimers Response: OHDC prefers Section 8 tenants because of guaranteed income.

Agency Consultation Workshop - Distribution List

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Bank Manager
Wells Fargo Bank
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APPENDIX D

HUD APPLICATIONS AND CERTIFICATIONS