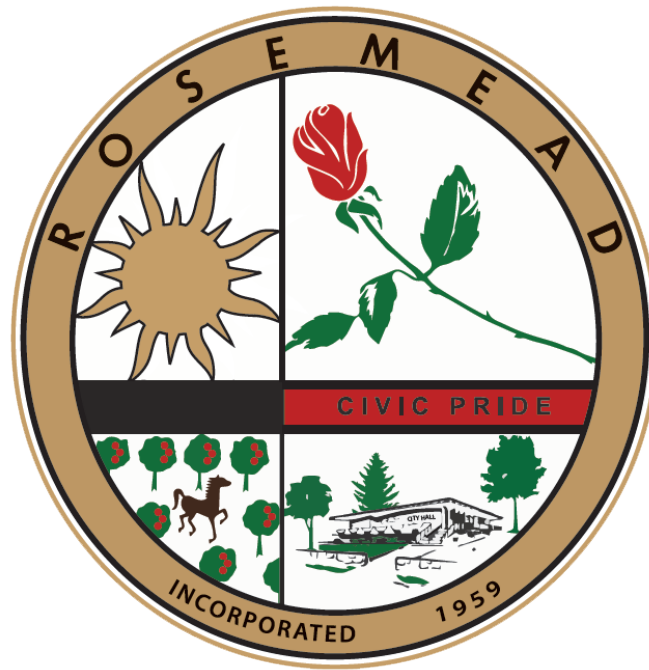


CITY OF ROSEMEAD

2022-2023

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT(CAPER)



September 2023

DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Rosemead has prepared the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) as required by the U.S. Department of Housing and Urban Development (HUD) which describes the use of federal Community Development Block Grant (CDBG) and the HOME Investment Partnership funds during the second program year of the 2020-2024 Consolidated Plan period, covering July 1, 2022, to June 30, 2023.

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

The Fiscal Year (FY) 2022-23 Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the approved FY 2020-2024 5-year Consolidated Plan. The CAPER outlines achievements in affordable housing, non-housing, and community development programs.

Each activity funded under the FY 2022-23 CDBG program must have met one of the three national objectives: principal benefit to low-and moderate-income persons; elimination or prevention of slums and blight; or meeting community development needs having a particular urgency.

HOME funds are used to enhance the quality of life for Rosemead residents by funding activities that provide safe, decent, and affordable housing. The City continues to face significant problems as the number of low-income Rosemead residents increase and the costs of providing affordable housing skyrocket. The housing stock is aging, and many residents continue to pay more than 50% of their income towards housing expenses. Yet, despite these obstacles, the City strives to develop a viable community for low- and moderate-income residents by preserving and rehabilitating existing housing stock, promoting affordable housing, and expanding affordable housing stock.

The CDBG and HOME Programs made significant progress in meeting annual goals. This report will demonstrate how the City achieved its non-housing community development priorities of fair housing and public service programs. In evaluating the effectiveness of serving low- and moderate-

income residents, the City is pleased to report that \$535,619.35 in CDBG funds were expended on eligible activities benefiting low- and moderate-income residents.

All HOME funding beneficiaries were persons of low and –moderate-income residents. The City is proud of its achievements during Program Year (PY) 2022 and looks forward to serving its residents in PY 2023. We remain confident that we will increase our level of performance as we continue exploring innovative opportunities to improve the quality of life for our low- and moderate-income residents.

Under the 2020 federal CARES Act, the City received \$972,328 in CDBG-CV funds to be used for activities that prevent, prepare for, or respond to the impacts of COVID-19. The City Council allocated these funds to an economic development program to assist small businesses suffering from hardship due to COVID- 19, and to assist moderate-income persons to prevent, prepare for, and respond to COVID- 19, including a food distribution assistance program.

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2023, arranged by each of the Strategic Plan Goals included in the 2020-2024 Strategic Plan of the Consolidated Plan.

Table 1: Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	2022-2023 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2022-2023 Program Year No. 3		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Expand Fair Housing Choice and Access	Fair Housing	CDBG: \$11,347	Other	Persons	250	123	49%	100	113	113%
Expand Affordable Housing Opportunities	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$710,500* HOME:\$255,775/ \$1,384,225*	Homeownership Assistance	Households	6	0	0%	2	0	0%
		CDBG: \$195,000/ \$332,000* HOME: \$150,000*	Housing Grant/Loans		30	20	67%	7	12	171%
		HOME: \$51,155/\$50,627*	CHDO		2	0	0	1	0	0%
Maintain Safe and Green Neighborhoods	Non-Housing Community Development Public facilities including recreation and infrastructure	CDBG: \$265,838	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Project	3	1	33%	1	0	0%
Provide Vital Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$95,000 CDBG-CV: \$297,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons	1,550	2640	151%	125	292	671%

Planning and Administration	Efficient and effective administration of planning and execution of CDBG, HOME, and CDBG-CV Programs.	CDBG: \$149,800 HOME: \$33,751 CDBG-CV: \$193,736*	Other	Other	5	3	60%	2	0	100%
Provide Economic Development Activities	Non-Housing Community Development	CDBG: \$95,369* CDBG-CV: \$481,092*	Commercial Facades SBAP	Businesses	2 20	0 18	0% 90%	2 0	0 0	0% 0%
COVID-19 Emergency TBRA	Affordable Housing	\$0	Rental Assistance	Households	14	17	121%	0	0	0%

Table 1- Accomplishments - Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The outcomes reported in Table 1 are based on activities that were completed in the HUD Integrated Disbursement and Information System (IDIS) during the 2022 program year, July 1, 2022 - June 30, 2023. Table 1 provides information regarding annual goals, activities, and accomplishments for the FY 2022 program year.

As seen in Table 1, during the FY 2022 program year, the City was lower than its overall annual expectations for affordable housing (i.e. owner-occupied rehabilitation, and homeownership assistance). Regarding homeownership, the City continues to be faced with several challenges, which included the ongoing reduction in public and private resources, land at affordable prices for affordable housing development, and funding constraints to address community development needs. All of which were factors that influenced the strategic outcomes for HOME-funded homeownership activity. Additionally, since the dissolution of the Rosemead Community Development Commission (aka Rosemead Redevelopment Agency), the City's ability to provide the additional financial support to the City's Community Housing Development Organization (CHDO) continues to make it difficult to purchase additional rental housing for low- to moderate-income persons. The City will be addressing these shortfalls in the next fiscal year as mentioned in the FY 23-24 Annual Action Plan.

During the program year, the City and local nonprofit organizations made progress on several 2022-2023 activities. All CDBG-funded activities address high-priority objectives identified in the 2020-2024 Consolidated Plan.

The City allocated CDBG funds in the 2022-2023 Action Plan for public service activities carried out by nonprofit organizations during the program year including fair housing services, homelessness prevention services, and other public services benefitting low- and moderate-income residents.

All the activities funded during the program year are listed in Table 2, including the amount of CDBG funds allocated to the activity and the amount spent as of June 30, 2023. Table 2 provides the numeric accomplishment goal and the accomplishments as of June 30, 2023.

Table 1: Summary of FY 2022-23 Program Expenditures

No.	Programs	FY 2022-2023 Funding	Carryover Funds	Expended Amount
<u>CDBG</u>				
1	CDBG Planning & Administration #683	\$141,796	\$0	\$67,009.27
2	Fair Housing Program #688	\$11,347	\$0	\$11,347
3	City Hall ADA Elevator Project #690	\$265,838	\$0	\$0
4	Emergency Grants Program #685	\$0	\$16,000	\$2,914.64
5	Handworker Grants #684	\$195,000	\$316,000	\$104,831.15
6	Summer Youth Employment Program #686	\$30,000	\$0	\$9,186.66
7	Senior Nutrition Program #687	\$60,000	\$0	\$36,751.04
8	Family Promise Program #682	\$5,000	\$0	\$5,000
9	Commercial Façade Improvement Program	\$0	\$95,369	\$0
10	Homeownership Assistance Program #689	\$0	\$710,500	\$0
11	Rosemead Park Improvement Project #681	\$0	\$328,000	298,579.59
Remaining funds have been reprogrammed into projects for FY 2023-24.		\$708,981	\$1,465,869	\$535,619.35
<u>HOME</u>				
12	HOME Planning & Administration #691	\$34,103	\$0	\$31,172.46
13	Owner Occupied Rehabilitation Loan Program	\$0	\$150,000	\$0
14	Homeownership Assistance Program	\$255,775	\$1,384,225	\$0
15	CHDO	\$51,155	\$50,627	\$0
Remaining funds have been reprogrammed into projects for FY 2023-24.		\$341,033	\$1,584,852	\$31,172.46
<u>CDBG-CV</u>				
16	Planning & Administration #655	\$0	\$193,736	\$71,250.45
17	Public Service Programs #654 (Asian Youth Center) #653 (Evergreen) #692 (Wealth by Health) #680 (Family Promise)	\$0	\$297,500 \$157,500 \$25,000 \$110,000 \$5,000	\$135,833.90 \$106,385.21 \$24,799.52 \$0 \$4,649.16
18	Small Business Assistance Program #656	\$0	\$481,092	\$237,230
Remaining funds have been reprogrammed into projects for FY 2023-24.		\$0	\$972,328	\$444,314.35

Table 2: Summary of Program Accomplishments

No.	Programs	Goal	Actual
<u>CDBG</u>			
1	CDBG Planning & Administration #683	N/A	N/A
2	Fair Housing Program #688	100 People	113 People
3	City Hall ADA Elevator Project #690	1 Project	0 Project
4	Emergency Grants Program #685	6 Housing Units	0 Housing Units
5	Handworker Grants #684	27 Housing Units	12 Housing Units
6	Summer Youth Employment Program #686	15 Youth	11 Youth
7	Senior Nutrition Program #687	100 Seniors	227 Seniors
8	Family Promise Program #682	10 People	54 People
9	Commercial Façade Improvement Program	2 Businesses	0 Businesses
10	Homeownership Assistance Program #689	2 Households	0 Households
11	Rosemead Park Improvement Project #681	1 Project	0 Project
<u>HOME</u>			
12	HOME Planning & Administration #675	N/A	N/A
13	Owner Occupied Rehabilitation Loan Program	3 Housing Units	0 Housing Units
14	Homeownership Assistance Program	4 Households	0 Households
15	CHDO	1 Project	0 Project
<u>CDBG-CV</u>			
16	Planning & Administration #655	N/A	N/A
17	Public Service Programs #654 (Asian Youth Center) #653 (Evergreen) #692 (Wealth by Health) #680 (Family Promise)	100 People	141 People
18	Small Business Assistance Program #656	18 Businesses	18 Businesses

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 - Table of assistance to racial and ethnic populations by source of funds

	CDBG	HOME
White	323	0
Black or African American	2	0
Asian	1852	0
American Indian or American Native	6	0
Black or African American & White	2	0
Asian & White	13	0
Other multi-racial	149	0
Native Hawaiian or Other Pacific Islander	1	0
Total	2348	0
Hispanic	329	0
Not Hispanic	2,019	0

Narrative

The information provided in Table 2 summarizes the various race and ethnicity of families that applied for, participated in, or benefited from, activities funded in whole or in part with CDBG & HOME funds. The report included was the IDIS PR23 Report (CDBG, CDBG-CV, & HOME Summary of Accomplishments) for the FY 2022 reporting period ending June 2023. While CDBG maintains data on racial, ethnic, and gender characteristics of "persons" who are applicants for, participants in, or are beneficiaries of CDBG funded services, IDIS does not allow this data to be entered for projects with indirect beneficiaries.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public- Federal	\$708,981	\$535,619.35
HOME	Public - Federal	\$341,033	\$31,172.46
CDBG-CV	Public - Federal	\$972,328	\$444,314.35

Narrative

In FY 2021-22, the City allocated \$708,981 in CDBG and \$341,033 in HOME funds for housing and non-housing community development activities.

The CARES Act became law on March 27, 2020, to respond to the growing effects of the coronavirus health crisis. The CARES Act made available CDBG-CV funds to entitlement jurisdictions. In addition, the CARES Act provides some flexibility and waivers with regard to CDBG-CV.

The City received \$972,328 in CDBG-CV funds. These funds were submitted as amendment to the 2019-20 One-Year Annual Action Plan.

Identify the geographic distribution and location of investments

Table 4 - Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Community Wide	70%	100%	Other
Eligible Low and Moderate-Income Block Groups	30%	30%	HUD's Official Designation of Deteriorating and/or Deteriorated Area

Narrative

A map depicting the City's official low-and moderate-income "Target Areas" and "Deteriorating Areas" (i.e., those areas where at least 51% of the residents have income at or below 80% of the area median income as adjusted for family size) is below. Most activities funded in FY 2022-23 were considered "Citywide". Activities such as homeownership, housing rehabilitation, and public service activities provided services where needed and requested. Likewise, a service that is provided to all lower income persons is based on presumed benefit and need without regard for area benefit (i.e. senior and homeless services). These "Citywide" activities were not directed to any one geographical area to promote a balanced and well-integrated community.

[illegible]

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City has continuously sought public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs to implement the Consolidated Plan.

Federal Resources and Program Funds Used - The goal expressed in the Action Plan for FY 2022-23 was to maximize use of available resources by committing to projects that are financially feasible and assist the greatest number of people and families. To this end, three resources were utilized during the FY 2022-23: the CDBG Program, CDBG-CV Program, and the HOME Program.

Non-Federal Resources and Program Funds Used - The City's General Fund contributed funding as leverage during the FY 2022-23 to assist in the funding of the Senior Nutrition Program.

Leveraging of non-Federal Resources - The City's General Fund contributed funding as leverage during the FY 2022-23 to assist in the funding of Family Promise of San Gabriel Valley, Morrison Health Care (Senior Nutrition Provider), and Southern California Housing Rights Center.

Matching Contributions - The City has no required HOME match requirement of non-federal funds towards eligible disbursements. When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City is committed to meeting the fiscal distress criteria.

1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 6 - Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	0	0	0	0	0	0	0

Table 7 - Program Income

Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
920,672.06	179,876.84	0	0	1,100,548.90

Minority Business Enterprises and Women Business Enterprises - Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	\$0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property- Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 - Minority Owners of Rental Property

Relocation and Real Property Acquisition - Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 - Relocation and Real Property Acquisition

Publicly Owned Land or Property

The City does not own any publicly owned land or property that used CDBG funds to address needs identified in the 5-year Consolidated Plan and Action Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 11- Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 12 - Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	12
Number of households supported through Acquisition of Existing Units	0	0
Total	7	12

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The outcomes reported above are based on activities that were completed in the HUD Integrated Disbursement and Information System (IDIS) during this reporting period. The one-year goals set for CDBG and HOME funded programs were based on available resources, funding commitments and historical construction development trends. A continued reduction in public and private resources, and loss of income for already financially challenged low-income households due to the COVID-19 pandemic were factors that influenced the outcomes relative to the decrease of affordable housing and homeownership.

Patterns of actual investment compared to planned investment patterns for FY 2021-22

Investment during the fiscal year occurred as planned. The planned investment in the community included owner-occupied single-family home rehabilitation, rental assistance, new construction of non-rehab able housing units, first-time homebuyer, and CHDO participation.

Housing Rehabilitation – The City offered the following Programs during FY 2022-2023:

- Emergency Grant Program
- Grant Program
- Rehabilitation Loans

The City completed twelve Handyworker and no Emergency grants during the FY 2022-23.

Tenant Assistance - The Los Angeles County Housing Authority administers the City of Rosemead's Housing Choice Voucher Program, which includes the Section 8 Program. Section 8 Voucher funds were used to provide rental assistance to very low-income (0 to 50% of MFI) residents within the City. The Los Angeles County Development Authority (LACDA) serves the City and provides Section 8 assistance to the residents. A total of 347 families received housing assistance. Of this, 83 families were Hispanic or Latino and 264 were considered non-Hispanic. The average contract rent is \$1,503. The average Housing Assistance Payment is \$1,025.

New Construction - There was no new construction of housing units during the fiscal year.

Homeownership Assistance Program - The City provides CDBG and HOME funds to assist low and moderate-income residents with the purchase of a home. The cost of the property cannot exceed 95% of the area median purchase price as established by HUD or approved by HUD. For FY 22-23 the limit for a single-family residence was \$807,500. The City did not fund any applicants during the FY 22-23. The City is working on Mission Villas, which will now be called “Cassia” and will use CDBG and HOME funds to assist homebuyers into the affordable units.

Community Housing Development Organization (CHDO) - The City did not enter an agreement with CHDO to produce affordable housing during the FY22-23. The City hopes to have a qualified CHDO next fiscal year to start an affordable housing project.

Section 215 - The City did not assist any Section 215 household.

Discuss how these outcomes will impact future annual action plans.

Future annual action plans will continue to consider funding priorities based on housing needs that are supported by market data. The City will continue monitoring the progress of projects that have been funded, but not closed, as well as projects that are underway but delayed due to various circumstances, one being the Covid-19 pandemic.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 13 - Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1870	0
Low-income	346	0
Moderate-income	119	0
Total	2348	0

Narrative Information

Efforts to Address Worst Case Needs

Worst case housing needs are defined as low income (0 to 50% of MFI) renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced. To address worst case housing needs, several programs and services were offered during the fiscal year. These include the following:

Family Promise-Family Promise assists families and children experiencing homelessness by providing temporary transitional housing as well as a full range of social services for clients.

Section 8 Housing Assistance Agency - The Los Angeles County Development Authority (LACDA) administers the City Housing Choice Voucher Program, which includes the Section 8 Program. Section 8 Voucher funds were used to provide rental assistance to very low-income (0 to 50% of MFI) residents within the City. A total of 347 families received housing assistance. Of this, 83 families were Hispanic or Latino and 264 were considered non-Hispanic. The average contract rent is \$1,503. The average Housing Assistance Payment is \$1,025.

YWCA (Wings) - The YWCA provides emergency shelter for women and children who become homeless because of domestic violence. Services include 24-hour access to emergency housing and crisis hotline, food and basic personal items, crisis support and advocacy, counseling and support groups, medical and legal advocacy, and specialized children's services.

The City also offers several rehabilitation programs to disabled residents who own and occupy their home. These programs include grants, emergency grants, rebates, and deferred loans. Eligible improvements include retrofit activities to help with a person's needs. During the fiscal year, the City did not serve any disabled households.

CR-25 - Homeless and Other Special Needs 91.220{d, e}; 91.320{d, e}; 91.520{c}

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Homeless services are largely provided through the local Continuum of Care but are supported by the City through continued funding to one public service agency (i.e. Family Promise) to carry out this work.

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. For this year's homeless count, LAHSA and USC improved data quality by implementing new quality assurance procedures at deployment sites, simplifying volunteer training, and using a new digital data collection app. The most recent 2023 PIT Count were that Rosemead has 98 unsheltered persons, up from 79 in 2021. A total of 45 unsheltered and 53 persons in dwellings (cars, vans, RVs, Tents, and makeshift shelters).

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provided an annual allocation of CDBG funds to Family Promise of San Gabriel Valley, an organization that provides shelter for children and families experiencing homelessness. The City also worked with the LAHSA to address emergency shelter and transitional housing needs of people experiencing homelessness.

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

In addition to all the agencies previously listed, the City continues to seek and work with local non-profit agencies who provided emergency food and clothing. The City continues referring low-income residents to services, which many are experiencing homelessness or at-risk of homelessness.

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

As previously stated, the City relied on coordinated efforts with the LAHSA and Family Promise of San Gabriel Valley to help low-income individuals and families avoid becoming homeless, especially those who are likely to become homeless after receiving previous assistance. Efforts include transitional housing from permanent to independent living, shortening the period of time that individuals and families experience homelessness, facilitating access to affordable housing units for homeless individuals and families, and preventing those who experienced homelessness from becoming homeless again.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing developments in the City.

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

There are no public housing developments in the City.

Actions taken to provide assistance to troubled PHAs

There are no public housing developments in the City.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

As indicated in the Consolidated Plan, most of the constraints that affect opportunities for the provision of affordable housing result from the lack of available land, sufficient financial resources for the development of affordable units, and the slow growth of income relative to increasing housing prices. The provision of new housing is restrictive, considering that the City is substantially built out.

The City is committed to addressing the negative effects of public policies over which it has control. To promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

The City continues to demonstrate a willingness to encourage housing development of all types. The Comprehensive Zoning Code update that was done in 2013 to incorporate “Density Bonus” complied with SB 1818, but the code has yet to be amended to accommodate low-and moderate income. The City is committed to fast-track projects and process permits in a timely manner. The City continues its current posture of openness and willingness to entertain new ideas and eliminate any regulatory barriers under its control in the provision of a variety of housing to meet the needs of all income groups.

In addition, the City continues to work cooperatively within existing legislatively mandated constraints and work to develop and/or encourage public policies that foster further affordable housing development and assistance.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacle to meeting all the identified needs, including those identified as priorities is the lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. Housing and community development needs in the community far exceed the funding resources available. Seniors (especially frail elderly persons) and at-risk youth in need of supportive services, low-income households seeking decent and affordable housing, and low-income homeowners residing in deteriorating housing are among the City's urgent needs.

With the California Supreme Court decision on AB1X26 and AB1X27, Redevelopment Agencies in California have been dissolved as of February 1, 2012, and unencumbered tax increment funds have been returned to the State. With the dissolution of the Rosemead Community Development agency, the City's ability to support housing and community development efforts was greatly compromised.

Given the limited funding level, the City focuses the CDBG and HOME funds on a few projects to achieve more sustainable impacts on the community. Over 78.5 percent of the housing stock in the City is at least 40 years old and requires rehabilitation. Therefore, the City has allocated a significant portion of the CDBG and HOME budgets for housing rehabilitation assistance. These programs are intended to make noticeable impacts on housing and neighborhood conditions for low- and moderate-income households.

As previously stated, the key obstacle to addressing the underserved needs is the lack of funding. While many Rosemead renters aspire to become homeowners, the City does not have adequate funds to operate a robust Homebuyer Assistance program. Additionally, the HUD approved max purchase price for the City is still quite low making very few properties eligible to be purchased under the City's First Time Homebuyer program.

The City is always seeking non-traditional ways to develop affordable housing units and meet community development needs; work to combine funding sources and leverage private funds to develop affordable housing; and, to work with the federal government to ensure that sufficient funding continues in order to meet needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.3200}

During FY 22-23, the City continued its program of education and eradication of lead-based paint through the operation of its Handyworker and Emergency Grant programs. These two programs target groups most likely to be living in older housing with lead-based paint.

Under the Handyworker and Emergency Grant programs, the City continued to provide each owner who participated with both oral and written information regarding the dangers of lead-based paint and abatement options. Owners of properties constructed prior to 1978 were required to meet certain lead-based paint requirements prior to being assisted. These requirements include the following:

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

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

The Homeowner Assistance Program also will provide participants with oral and written information regarding the dangers of lead-based paint. The selected units will undergo a Housing Quality Standards (HQS) inspection that checks for danger of lead-based paint and required any peeling, cracking, flaking paint and/or chewable surfaces to be properly treated. City staff responsible for conducting the visual inspection of the units for HQS compliance will complete the Visual Assessment Course and received the proper course completion certification.

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The COVID-19 pandemic presented an immediate impact economically throughout the City of Rosemead. However, the City's established goals and policies designed to improve the local economy and reduce the level of poverty within the community remained. The strategies are outlined in the following sections.

Housing and Community Development

Angelus/Garvey Senior Housing - rental assistance for seniors

Dial-A-Ride - transportation service for seniors and disabled

Homeownership Assistance Program - purchase of home

Fair Housing Services - landlord/tenant information and assistance

Family Promise - homeless services for families

Garvey Community Center/Rosemead Community Recreation Center - variety of services including counseling services, social service programs, recreational programs, and information and referral services

Los Angeles County Development Authority - rental assistance

Rehabilitation Programs - rehabilitation of home

Senior Nutrition Program - nutritious meals

Vintage California Mission Inn - assisted living facility for seniors and disabled

YMCA of West San Gabriel Valley - variety of services including childcare, after-school enrichment, youth leadership and development, mentoring and tutoring, youth and adult sports, fitness, camping, and family support activities

YWCA- Wings - emergency shelter for women and children.

Economic Development - The City established a Small Business Assistance Program (SBAP). The SBAP is designed to address the adverse impacts of the COVID-19 on the economy, including jobs and businesses. SBAP grants will support small businesses undergoing financial hardship due to a loss or reduction in revenue directly related to COVID-19.

The City offers support for activities that promote economic development including the Business Attraction/Retention Program and Commercial Facade Improvement Program. The City initiated a Job Creation and Business Incentive Program designed to assist new and existing businesses through the provision of financial assistance. This year, the City updated the Program from a loan to a grant. It is designed to assist existing businesses through the provision of financial assistance. Financial assistance is in the form of grant of up to \$25,000 for the exterior improvement of the qualified business. Through these programs, the City attracts new businesses as well as retaining the current businesses.

Low Income Housing Tax Credit Coordination (LIHTC) - Currently, the City uses CDBG funds and HOME funds for affordable housing development. The City has a HOME-funded development fund. As part of that, there may be additional opportunities to use the Low-Income Housing Tax Credit funds. To coordinate and assess the need of tax credits for the development of a housing project, Housing Division staff worked with developers and non-profit agency's pro forma, served as part of the team developing tax credit financing, and calculated the financing gap along with the maximum and minimum subsidies. This will ensure that the City's HOME coordination will meet HOME requirements for the LIHTC program.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The implementation of the FY 2022-23 Action Plan was highly dependent upon the support and cooperation of numerous levels of government and the private sector, including for-profit and non-

profit organizations. To eliminate gaps in institutional structures and to enhance coordination, the City remains actively involved with outside agencies and regional governmental entities, especially in the area of economic development. The City is governed by a five-member City Council. The City Council reviews, holds hearings, approves the funding priorities, and approves the submission of the Action Plan to HUD. The Community Development Department is the lead agency in the coordination of the Action Plan. It coordinated the economic activities, developed and implemented the programs that rehabilitated and preserved the neighborhoods, developed and rehabilitated affordable housing, and provided rental assistance to the very low-income and special-needs segments of the City's population.

While the Community Development Department had the major responsibility for the Action Plan budgeting, project formulation, and program implementation, other City departments, government agencies, social service agencies, and Rosemead residents played an important role. There were several inter- departmental programs; all were funded through CDBG or HOME and other funding mechanisms that helped augment and leverage Action Plan resources. Guidelines for expenditure of CDBG and HOME funds were provided as needed or when changes to programs occurred. The City Manager's Office provided training in HUD grant regulations as needed throughout the fiscal year to City departments and subrecipients funded through CDBG and HOME.

There are many organizations that actively collaborate in the areas of housing, homeless services, and community and economic development, and coordinated closely in both the preparation and implementation of the Action Plan. The City for its part, promoted and encouraged fair housing, housing assistance, and single-family home rehabilitation.

One of the biggest challenges the City faced was the lack of and ever-decreasing amount of funds available for maintaining and furthering housing and community development goals. For homeless activities, a seamless approach to provision of transitional and permanent housing services required that such providers be actively involved in each facet of the Continuum of Care in order to determine funding needs for housing, services for people experiencing homelessness, low-to-moderate income persons, and low- income neighborhoods. However, other housing activities need to be integrated within the social service and health provider community as well.

The key to a strong institutional structure is the ability of social service providers to develop and share data on the progress and status of beneficiaries through the development of integrated information systems. There are several data information systems in place that, to various degrees, track the progress of a variety of beneficiaries from initial intake through provision of services.

Institutions playing a major role in delivery of community development programs often have different mandates, and consequently different priorities and strategies to achieve them. These mandates are most often imposed by Congress and reflected through the regulations of federal funding agencies. In several cases, goals may overlap or conflict.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City carried out the FY 2022-23 Action Plan through various organizations including several social service agencies funded through CDBG grant funds (Family Promise, Morrison Health Care - Senior Nutrition Provider, and Southern California Housing Rights Center). In addition, various City departments worked together to achieve the goals of the Action Plan, including the City Manager's Office, Building and Safety Unit, Parks and Recreation Department, and the Community Development Department.

The City also worked with the state, other local governments, private industry construction contractors, non-profit organizations, and social service providers to provide community, housing, and social service programs and projects. The City is committed to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The means of cooperation and coordination with these various groups continues to enhance the services provided to our residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's FY 2015-2020 Analysis of Impediments (AI) established seven (7) potential impediments, as shown below:

- Disproportional use of federally subsidized housing among ethnic minorities
- Fewer housing complaints from the Asian population
- More housing discrimination complaints based on disability
- Discrimination against people with disabilities and families with children
- Low level awareness among Rosemead residents about fair housing law
- Poor living conditions at the Mobile home Parks
- Lending discrimination among non-Asian racial and ethnic groups

The City has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. In order to expand housing opportunities for all groups, make a significant impact in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, the City continues to contract with a fair housing organization (Southern California Housing Rights Center). This agency implemented a Fair Housing Program within the City that provided an extensive and comprehensive community education program to inform the community about fair housing laws and unlawful discrimination. In addition, the City continues to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The City also strives to increase the awareness of the availability and benefits of City programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways, including notices placed in the City's newsletter, website, other social media outlets (i.e., Facebook, Twitter, etc.), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided in works with the Housing Rights Center on behalf of the City.

CR-40 - Monitoring 91.220 and 91.230

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

The City understands that all efforts using federal, state, and local resources to carry out its Action Plan must be conducted in accordance with established laws, regulations, and sound management and accounting practices. The following procedures have been established for monitoring activities:

- Ongoing, internal reviews of progress reports and expenditures
- Regular internal meetings to coordinate staff efforts regarding performance and compliance
- Periodic reports to appropriate City officials and other stakeholders
- Full review of audit statements and other documentation from subrecipients prior to disbursement of funds
- On-site visits of all subrecipients to ensure compliance with federal regulations. Technical assistance is provided where necessary
- Project and financial data on CDBG-funded activities will be maintained using the HUD software - IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation
- Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER)

Under the supervision of the Director of Community Development, the Deputy Director of Community Development oversees the CDBG and HOME funded programs for the City. This position ensures that all the CDBG and HOME-funded programs are implemented in compliance with federal regulations and local policy. This would include ensuring compliance with Davis-Bacon, environmental review, fair housing, minority, and women owned business enterprises, Section 3, affirmative marketing through on-going monitoring of programs and services assisted with CDBG and HOME funds.

The Deputy Director of Community Development coordinates with different internal departments receiving CDBG funds; however, each program is administered or coordinated by the appropriate staff in each department and supervised by the Director of that department.

The lead person for the Consolidated Plan preparation and yearly reporting is the Deputy Director of Community Development under the supervision of the Director of Community Development.

Citizen Participation Plan 91.10S(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the Rosemead Reader on September 11, 2023, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period beginning September 11, 2023, and ending September 25, 2023. A copy of the public notice is included in Appendix A.

The draft CAPER was available on the City website and at the following locations:

City Hall
8838 E. Valley Blvd.
Rosemead, CA 91770

Rosemead Public Library
8800 Valley Blvd.
Rosemead, CA 91770

City Website
Posted to the City website at: www.cityofrosemead.org.

No written or oral comments were received during the public review/comment period. Please see Appendix B for further information on Public Participation.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Introduction

Each year the US Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City, specifically Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. To receive these funds, the City must complete a report every five years called the Consolidated Plan.

The purpose of the Consolidated Plan is to identify Rosemead's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the period of the Consolidated Plan, which in this case is every five years.

The City shall amend the approved Consolidated Plan and Annual Action Plans when:

- A substantial change (e.g., 50% or more) in its allocation priorities or a substantial change in the method of distribution of funds takes place; or
- Carries out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
- Substantially change the purpose, scope, location, or beneficiaries of an activity.

Under the 2020 federal - CARES Act, the City received \$972,328 in CDBG-CV funds to be used for activities that prevent, prepare for, or respond to the impacts of COVID-19. The City Council allocated these funds to an economic development program to assist small businesses suffering from hardship due to COVID-19, assist low- and moderate -income persons to prevent, prepare for, and respond to COVID- 19, including a food distribution assistance program.

The City amended its 2019-2020 Annual Action plan to include CARES Act funds. The CARES Act became law on March 27, 2020, to respond to the growing effects of the coronavirus health crisis. The CARES Act made available CDBG-CV funds to entitlement jurisdictions. In addition, the CARES Act provides some flexibility and waivers with regard to CDBG-CV.

On September 28, 2022, the City amended to the 2021-20211 Annual Action Plan to establish two new CDBG and HOME programs that increase homeownership opportunities by subsidizing home prices to affordable levels for eligible participants.

The Homeownership Assistance Programs will subsidize market rate homes to allow income eligible Rosemead residents to purchase homes at an affordable rate. This gives residents access to purchase homes, as well as increasing the City's affordable housing stock.

CDBG and CDBG-CV funds are making a significant impact on strategies to address the high priority needs identified in the 2020-2024 Consolidated Plan Strategic Plan. As shown in Table 7 in section CR- 05 of this document, CDBG funds contributed to all eight Strategic Plan goals.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 – HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City has completed two (2) HOME-funded rental projects.

Garvey Senior Apartments – The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedroom units. The term of the lease is for 55-years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead and the Rosemead Housing Development Corporation, or until October 30, 2057. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40% of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice.

Two (2) 3-Bedroom Single Family Home - During FY 2007-08 and FY 2010-11, the City entered into agreements with the Rio Hondo Community Development Corporation (RHCD) to produce affordable housing using the 15% CHOO set-aside funding as required under the HOME entitlement grant. As a result, the City approved two (2) separate 0% deferred payment loans funded by the HOME CHOO Set-Aside Fund to the Rio Hondo Community Development Corporation for the purchase of two (2), three-bedroom rental properties in Rosemead. Both properties are restricted as rental property for low- to moderate- income households and are subject to a 55-year affordability covenant until May 2063, and March 2066, respectively.

As part of the City's ongoing monitoring requirements, both projects conduct annual rental verifications and habitability inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

In addition to prohibiting discrimination, fair housing and equal opportunity laws require recipients of federal housing funds to be proactive in encouraging participation in any projects or programs funded through federal sources. They must affirmatively market housing, employment and contracting opportunities to minorities, women, and low-income residents and businesses. The

City is working with Southern California Housing Rights Center to affirmatively address and use affirmative marketing means for fair housing.

The City effectively promoted affirmative marketing through the following actions:

- Use of the fair housing logo or equal opportunity language in marketing materials, posters on office walls, and referrals to a fair housing agency
- Use of funding agreements to require subrecipients to comply with requirements relating to equal employment opportunities
- Use of non-English language newspapers (as needed), informing service agencies about projects, and translators at public meetings
- Use of informational materials and distribution of literature to spread awareness of fair housing laws

Furthermore, the City maintained the following marketing requirements and procedures:

- Methods of informing the public, owners, and potential tenants about federal fair housing laws and the City's affirmative marketing policy
- Procedures to be used to inform and solicit applications from the persons in the housing market area that are not likely to apply for housing without special outreach
- Records that will be kept describing actions taken by the City and subrecipients in affirmatively marketing programs and projects
- Conducting workshops for landlords and housing industry professionals to inform them on Housing Rights Center services, federal and state fair housing laws, protected characteristics, and unlawful discrimination

For employment and other economic development opportunities generated by certain HUD financial assistance, the City shall, to the greatest extent feasible, and in conformance with existing federal, state, and local law and regulations, be directed to low and very-low income persons, particularly those who are recipients of government assistance for housing, and to building contractors which provide economic opportunity to low and very-low income persons as required under Section 3.

In addition, the City maintained the following employment and contracting requirements:

- Adoption of a formal policy concerning nondiscrimination in employment and a designated department to oversee compliance
- Procedures in notifying minority and female recruitment sources for Request for Proposals on City project

- Placement of minority and women-owned businesses {MBE/WBEs) on solicitation lists
- Use the services and assistance of the Small Business Administration and Minority Business Development Agency, to encourage MBE/WBD participation in City projects.

For all federally funded contracts, the City has set forms that are included in all bid packages. These forms consist of a listing of federal equal employment opportunity/affirmative action requirements, requirements for contracting with small and minority-owned firms, women's business enterprise and labor surplus area information, certification regarding performance of previous contracts or subcontracts subject to the equal opportunity clause and the filing of required reports.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the FY 2022-23, the City received \$179,876.84 in HOME program income.

The City did not fund any projects with program income during FY 2022-2023. No program income was expended.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City attempts to foster and maintain affordable rental and owner-occupied housing through the different programs funded with CDBG and HOME funds. Successful implementation of these efforts relies on the collaborative effort of many community partners including public agencies, government, housing developers, non-profit agencies, and groups. The City used its own City newsletter Community Guide, website, social media outlets (i.e. Facebook, twitter, etc.), and community events to promote these services as well as to promote its housing and community service programs.

Appendix A – Proof of Publication
To be Inserted in Final

Appendix B – Public Comments
To be Inserted in Final

Appendix C – IDIS Reports
To be Inserted in Final