

Housing and Urban Development



2023-2024
ANNUAL ACTION PLAN

DRAFT

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

1. Introduction

The Federal Housing and Community Act of 1974, as amended, created the CDBG and HOME programs to return federal funds to local communities for the purpose of developing viable urban communities by providing adequate housing and a suitable living environment and by expanding economic opportunities, specifically for low- and moderate-income persons. Grants are awarded to communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services.

For participation in the CDBG and HOME program, the federal government requires local jurisdictions to prepare a 5-year Consolidated Plan document and state within its plan the jurisdiction's goals and priorities. The City's current Consolidated Plan, covers Program Years 2020-2024. The City is also required to submit an Annual Action Plan for each of the five years covered in the Consolidated Plan.

The Consolidated Plan serves the following functions:

1. A planning document for the City of Rosemead;
2. An application for federal funds under HUD's formula grant programs;
3. An action plan that provides a strategy for carrying out goals and priorities (also serves as the City's annual application); and,
4. A basis for assessing performance.

A section of the Consolidated Plan, called the one-year Action Plan, serves as the City's application to HUD for CDBG and HOME program funding. The City must submit an Action Plan annually to receive the entitlement money. The purpose of the Action Plan is to detail how the City will spend its annual allocation of funds to meet community needs identified in the Consolidated Plan.

This report utilizes HUD's current standard template for producing the 2023–2024 Annual Action Plan directly within HUD's Integrated Disbursement and Information System (IDIS).

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

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

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

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

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

This Action Plan, which has been prepared for the 2023-24 Program Year, outlines proposed allocations for CDBG and HOME funding, and one-year goals which are intended to be met. The proposed funding allocations are provided in this report, and a detailed chart of all outcomes can be seen in the Annual Goals and Objectives section of this report (AP-20 and AP-38).

3. Evaluation of past performance

The City of Rosemead continually strives to improve the performance of its operations. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures and sub-recipients, the Housing Division is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, the City of Rosemead and its partners have been successful in implementing its fair housing programs and housing projects established in the previous Annual Action Plan, and the City foresees continued progress through the new Action Plan. For a more detailed summary of the City's evaluation of past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPER's) can be requested through the Community Development Department.

4. Summary of citizen participation process and consultation process

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

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

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

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

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

In the development of the Action Plan, the City solicited applications from eligible subrecipients including non-profit organizations and public agencies for fair housing services and a variety of public service activities. The draft Action Plan was available for public review and comment from April 7, 2023 to May 8, 2023. A public hearing to receive comments on the draft 2023-2024 Annual Action Plan is scheduled to be held before the Rosemead City Council on May 9, 2023.

5. Summary of public comments

The Annual Action Plan was made available for public review from April 7, 2023 through May 8, 2023. The City prepared a public notice announcing the draft Action Plan was available for review on the City's website (www.cityofrosemead.org), at Rosemead City Hall, and at the Rosemead Library. The notice was also published in the local newspaper and City's website. The notice also indicated the date, time, and location of the City Council public hearing for adoption of the Annual Action Plan and included:

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

The City received XX public comment(s) during the Public Hearing meeting held May 9, 2023. The comments are that: XX

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

All comments and views received by the City in the development and approval of Action Plan were accepted and taken into consideration.

7. Summary

The City of Rosemead's 2023-2024 Annual Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years. Financial assistance and the support of the community will be directed toward the following areas:

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

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

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

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

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

Agency Role	Name	Department/Agency
CDBG and HOME Administrator	City of Rosemead	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Rosemead is the “Lead Agency” or entity responsible for overseeing the development of the Plan. The Community Development Department is responsible for the day-to-day administration of programs developed to meet the City’s goals.

Consolidated Plan Public Contact Information

To comment on Rosemead’s Consolidated Plan or Action Plan, please contact:

Charlotte Cabeza, Management Analyst
Community Development Department
City of Rosemead
8838 E. Valley Blvd.
Rosemead, CA 91770
(626) 569-2153

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

Introduction

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

CDBG Program

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

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

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

The City is anticipating receiving approximately \$668,149 in Program Year (PY) 2023-2024 CDBG funds.

HOME Program

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

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

The City is anticipating receiving approximately \$300,862 in PY 2023-2024 HOME funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Admin and Planning Economic Development Housing Rehab Homeownership Public Improvements Public Services Acquisition	\$668,149	\$0	\$0	\$668,149	\$668,149	In Year 4, the City expects to receive \$668,149 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible CDBG programs/ projects.
HOME	Public-federal	Admin and Planning Homeowner Rehab Homeownership Multifamily rental new and rehab TBRA Acquisition	\$300,862	\$0	\$0	\$300,862	\$300,862	In Year 3, the City expects to receive \$300,862 in HOME entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible HOME programs/ projects.

Table 60 – Expected Resources – Priority Table

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

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

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

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

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

The City of Rosemead anticipates assisting eleven (11) low- to moderate-income homeowners through the Residential Rehabilitation Programs. Low- to moderate-income is defined as individuals or families whose household income is between 0 to 80 percent of the Median Family Income (MFI) for Los Angeles County.

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

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

The City has two apartment complexes in Rosemead that are currently rented exclusively by low-income seniors (Angelus and Garvey Senior Apartments). The Angelus Senior Housing Project was constructed in 1995, and the Garvey Senior Housing Project was constructed in 2002. Both projects were constructed with assistance from the Community Redevelopment Agency, which no longer exists. However, these units are owned and operated by the Rosemead Housing Development Corporation, which is a nonprofit corporation established by the City to create affordable housing and will be preserved in perpetuity as affordable housing.

There is a single waiting list for both senior apartment complexes. Angelus Senior Apartments is made up of 50 one-bedroom units and 1 two-bedroom unit, while Garvey Senior Apartments contains 64 one-bedroom and 8 two-bedroom units. In addition, the California Mission Inn is an assisted living facility for seniors and disabled individuals.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Fair Housing choice and access	2023	2024	Fair Housing	Community Wide	Fair Housing	CDBG:\$10,922	100 People
2	Expand Affordable Housing Opportunities	2023	2024	Affordable Housing Public Housing Non-Homeless Special Needs	Community Wide	Housing Grants/Match/Loans CHDO	CDBG: \$144,631 HOME: \$225,647 HOME: \$45,129	8 Households 3 Households 1 Other
3	Provide Economic Development Activities	2023	2024	Non-Housing Community Development	Community Wide Low/Mod Census Tracts Target Areas	Commercial Façade Improvement	CDBG: \$0	0 Businesses
4	Maintain Safe and Green Neighborhoods	2023	2024	Public facilities including recreation and infrastructure	Low/Mod Census Tracts	Street Improvements	CDBG:\$289,667	1 Project
5	Provide Vital Public Services	2023	2024	Non-Homeless Special Needs Non-Housing Community Development	Community Wide	Youth Services Senior Services Homeless Needs Supportive Services	CDBG: \$100,222	225 People
6	Planning and Administration-	2023	2024	Efficient and effective administration of planning and execution of CDBG, HOME, and CDBG-CV Programs.	Community Wide	All	CDBG:\$133,629 HOME:\$30,086	2 Other

Table 61 – Annual Goals

Goal Descriptions

1	Goal Name	Expand Fair Housing Choice and Access
	Goal Description	The City will continue to collaborate with entities to assist families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems.
2	Goal Name	Expand Affordable Housing Opportunities
	Goal Description	Provide funding for new housing development and or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's Analysis of Impediments to Fair Housing Choice.
3	Goal Name	Provide Economic Development Activities
	Goal Description	Provide programs and funding for Commercial Façade Improvements and assist businesses.
4	Goal Name	Maintain Safe and Green Neighborhoods
	Goal Description	Activities that improve the quality of life for residents include proactive code enforcement, improving parks, creating green streets, improving accessibility, and safe routes to school.
5	Goal Name	Provide Vital Public Services
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services.
6	Goal Name	Planning and Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

Table 62 – Goal Descriptions

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Rosemead will invest CDBG funds in projects that develop provide fair housing services, provide services to low- and moderate-income residents, prevent homelessness and strengthen economic opportunities. Together, these projects will address the needs of low- and moderate-income Rosemead residents. The City is anticipating receiving approximately \$668,149 in PY 2023-2024 CDBG funds. The City is anticipating receiving approximately \$300,862 in PY 2023-2024 HOME funds. HOME is designed to create affordable housing to low-income households.

Projects

#	Project Name	2023-2024 Allocation
	CDBG	
1	Planning and Administration	\$133,629
2	Residential Rehabilitation Grant Program	\$60,131
3	Residential Rehabilitation Match Program	\$25,000
4	Residential Rehabilitation Administration	\$59,500
5	Public Infrastructure Project	\$289,667
6	Summer Youth Employment	\$28,200
7	Senior Nutrition Program	\$56,400
8	Family Promise	\$4,700
9	Fair Housing Services	\$10,922
	TOTAL	\$668,149
	HOME	
10	Planning and Administration	\$30,086
11	CHDO Assistance	\$45,129
12	Residential Rehabilitation Loan Program	\$225,647
	TOTAL	\$300,862

Table 63 – Project Summary

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

Based on the Strategic Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2023-2024 to projects and activities that benefit low- and moderate-income people throughout the City.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$133,629
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG Program Administration is located at City Hall
	Planned Activities	Program administrative costs for CDBG operations.
2	Project Name	Residential Rehabilitation Grant Program
	Target Area	Citywide
	Goals Supported	Maintain Decent and Energy Efficient Housing and Commercial Areas
	Needs Addressed	Housing and Economic Development
	Funding	CDBG: \$60,131
	Description	Grants are available to eligible senior citizens (62 years and older) or handicapped/disabled citizens who need financial assistance for critical health and safety related improvements. The grant may be used for repairs related to code deficiencies such as new roofs, smoke detectors, and exterior painting.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	3 Housing units
	Location Description	TBD
	Planned Activities	Undertake several housing rehabilitation projects.
3	Project Name	Residential Rehabilitation Match Program
	Target Area	Citywide

	Goals Supported	Maintain Decent and Energy Efficient Housing and Commercial Areas
	Needs Addressed	Housing and Economic Development
	Funding	CDBG: \$25,000
	Description	The grants are available to low-income homeowners for approved repair items. The dollar amount of the City grant would be based on a sliding scale depending on the number of dependent in the household.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	5 Housing units
	Location Description	TBD
	Planned Activities	Undertake several housing rehabilitation projects.
4	Project Name	Residential Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$59,500
	Description	Funds will be used to pay administrative costs associated with the Residential Rehabilitation Programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
5	Project Name	Public Infrastructure Project
	Target Area	Citywide
	Goals Supported	Maintain Safe and Green Neighborhoods
	Needs Addressed	Improve the quality of life for residents
	Funding	\$289,667
	Description	Public Infrastructure Improvements
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	Rosemead CA 91770
6	Project Name	Summer Youth Employment Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services

	Funding	\$28,200
	Description	The Summer Youth Employment Program provides employment opportunities for high school aged youth.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	15 Youth
	Location Description	Citywide
	Planned Activities	The program provides summer employment for high school aged youth.
7	Project Name	Senior Nutrition Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services
	Funding	\$56,400
	Description	Provide seniors with nutritious meals
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 Seniors
	Location Description	Garvey Community Center, Rosemead
	Planned Activities	Provide Rosemead seniors with high quality, cost efficient and nutritious meals at the Garvey Community Center.
8	Project Name	Family Promise
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless prevention and public services.
	Funding	\$4,700
	Description	Provide families with shelter and food while helping residents find work, housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	10 Families
	Location Description	1005 E. Las Tunas Blvd, San Gabriel, CA
	Planned Activities	Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite.
9	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Expand Fair Housing Choice and Access
	Needs Addressed	Fair housing education
	Funding	CDBG: \$10,922

	Description	Provide funding to handle fair housing cases and education
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 Persons
	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
10	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$30,086
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development, and housing programs.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	HOME Program Administration is located at City Hall
	Planned Activities	Program administrative costs for HOME operations.
11	Project Name	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: \$45,129
	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	To be determined
	Planned Activities	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds to future years in order to add future HOME funds to complete a more substantial project.
12	Project Name	Residential Rehabilitation Loan Program
	Target Area	Citywide

	Goals Supported	Maintain Decent and Energy Efficient Housing and Commercial Areas
	Needs Addressed	Affordable Housing
	Funding	HOME: \$225,647
	Description	Homeowners who income qualify may receive a loan to make certain rehabilitation improvements and upgrades to their residence.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	3 Housing units
	Location Description	TBD
	Planned Activities	Undertake several housing rehabilitation projects.

Table 64 – Project Information

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

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

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

Geographic Distribution

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

Table 65 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

See above.

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	0
Total	11

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

Discussion

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

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

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

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

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

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

Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a three-month period using HDL data. This survey shows a median price for Single Family of \$850,000 in the City of Rosemead and a 95 percent median value price of \$807,500 for Single Family homes. The median Condominium of \$652,000 and a 95 percent median value price of \$619,400 for Condominium sales (see Home Sales data in Attachment A).

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Angelus Senior Apartments

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

Garvey Senior Apartments

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

Two (2) 3- Bedroom Single Family Homes

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

property for low- to moderate-income households and are subject to a 55 year affordability covenant until May 2063 and March 2066, respectively.

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

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

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

There is no action needed by the City.

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

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

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

This is not applicable to the City.

Discussion

See above discussion.

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

Introduction

Given the limited resources and small amount of homeless in the City of Rosemead, homeless activities have been given a lower priority in the 2020–2024 Consolidated Plan and subsequent Annual Action Plans. The City is relying on coordinated efforts with the Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities; the East San Gabriel Valley Coalition (ESGV) for the Homeless to provide information, counseling, and referral services to homeless persons that reside in the City, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

The City of Rosemead has been awarded \$1,222,084 of HOME-American Rescue Plan Act (HOME-ARP) funding by the US Department of Housing and Urban Development (HUD). These funds are to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. To respond to critical needs in Rosemead, the City will prioritize HOME-ARP funds for homeless supportive services as defined as a qualifying population under the HOME-ARP regulations. The City has solicited applications from qualified homeless providers specializing in substance abuse cases and other supportive services including outreach, sheltering, mental health, and case management.

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. In January 2022, the Los Angeles Continuum of Care Point-in-Time Count determined there were 83 people experiencing literal (unsheltered) homelessness within Rosemead. This reflects a slight increase from 2020 when 79 people were identified but continues to reflect an overall trend increase from earlier years. While a more detailed demographic breakdown is not yet available for the 2022 Point-in-Time Count, the data from Rosemead's 2022 Point-in-Time Count reveals 46.2% identified as Hispanic or Latino, 27.5% as white non-Hispanic, 22% as Black or African American, and less than 5% as Asian, American Indian or Alaskan Native, or multi-racial. This data reflects a disproportionate prevalence of Hispanic or Latino, Black and African American, and white non-Hispanic people amongst those experiencing homelessness in Rosemead in comparison to the City's total population.

Of the 83 people experiencing homelessness within Rosemead who were captured through the Point-in-Time Count enumeration process, 100% were unsheltered and none were living in emergency shelter. No emergency shelters or transitional housing programs currently exist within the City's jurisdiction. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing.

The information below shows the living situations of people experiencing homelessness within the City at

the time of the 2022 Point-in-Time Count. As can be seen, most people who are experiencing homelessness within the City are staying outdoors on the streets, in tents, or in makeshift shelters.

- Persons on the Street: 29
- Persons in Cars: 7
- Persons in Vans: 1
- Persons in RVs/Campers: 4
- Persons in Makeshift Shelters: 31
- Persons in Tents: 12

Demographics or family status were not reported.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

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

While it is difficult to pinpoint the exact number of homeless persons, results of the annual PIT survey conducted for 2022 were 83 homeless individuals. The PIT survey also indicated that none of the homeless persons accounted for were sheltered. Within the City, indicators such as increasing housing costs, rising unemployment rates, and low wages coalesce to keep homelessness a problem in the San Gabriel Valley.

The City funds two public services organizations including a fair housing provider and Family Promise of San Gabriel Valley. The fair housing provider will continue to provide the City with fair housing services as well as handle future housing discrimination cases. Family Promise located on San Gabriel Boulevard, in Rosemead provides food, shelter, and support services for homeless families. Counseling and homeless prevention services are provided for at-risk families. In 2021 Family Promise successfully found housing for 88 percent of its clients. In 2022-2023 Family Promise anticipates CDBG funding will assist 10 families. Outside of CDBG funding, the City also relies on El Monte Access Center, located several miles outside of Rosemead to provide intake/assessment services, case management, and transportation assistance for homeless individuals.

With the HOME-ARP funds, the City of Rosemead seeks to foster positive experiences with homeless community, assess homeless individuals, and guide the homeless towards the services they need most. These supportive services will further advance compassionately, respectfully and with perseverance a

stronger, wider, and more effective approach to combatting homelessness in Rosemead.

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

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

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

As stated above, the City is relying on coordinated efforts with LAHSA, ESGV, and Family Promise of San Gabriel Valley to make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

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

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

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

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

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

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

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

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

Goal 2: Increase affordable housing opportunities.

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

Goal 4: Increase homeownership.

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

Goal 6: Increase job training and employment opportunities.

Discussion:

See the above discussion.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

In addition, the City requires clearance for all properties that fail an HQS inspection due to chipping, peeling, and cracking surfaces greater than 2 sq. ft. on the interior and 20 sq. ft. on the exterior of the unit or in common areas. A risk assessment will be required to be completed by a certified risk assessor

whenever the City is notified that a child with an environmental intervention blood lead level (EIB) plans to live in a unit receiving CDBG and/or HOME assistance.

Actions planned to reduce the number of poverty-level families

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

Housing and Community Development

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

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

Economic Development

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

Low Income Housing Tax Credit Coordination (LIHTC)

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

coordination will meet HOME requirements for the LIHTC program.

Actions planned to develop institutional structure

The City's Community Development Department retains the responsibility of managing CDBG and HOME administration, project determinations, project funding and drawdowns, community and public services, staffing, and HUD monitoring. This role also requires continued coordination with the Continuum of Care (CoC) in the region. One of the largest challenges the City faces is the lack of funding to maintain community facilities and services currently offered. Management of the network of agencies, programs, and assistance available to residents is an ongoing and time-consuming task that requires a large number of City staff. Creating an institutional structure that can develop and share data on the progress and status of beneficiaries through the development of integrated information systems such as the Coordinated Entry System and CoC. These outside institutions play a major role in the delivery of community development programs.

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

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

The City will carry out the 2023–2024 Action Plan through its various organizations including Family Promise, Senior Nutrition Provider, and the fair housing provider. In addition, City departments must work together to achieve the goals set in the Action Plan.

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

Discussion:

See the above discussion.

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	100%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

Other forms of investment are local and federal funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.



2023-2024 ANNUAL ACTION PLAN

JULY 1, 2023 THROUGH JUNE 30, 2024

APPENDIX A

Home Sales Data – To Be Inserted



2023-2024 ANNUAL ACTION PLAN

JULY 1, 2023 THROUGH JUNE 30, 2024

APPENDIX B

Citizen Participatation – To Be Inserted



2023-2024 ANNUAL ACTION PLAN

JULY 1, 2023 THROUGH JUNE 30, 2024

APPENDIX C

SF-424 Forms and Certifications – To Be Inserted