City of Compton

Annual Action Plan
FY 2022-2023
# Action Plan Table of Contents

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Executive Summary

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

1. Introduction

Each year, the City of Compton participates (as an entitlement jurisdiction) in the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant Program (ESG). These programs are administered by the US Department of Housing and Urban Development (HUD) and provides funding for a variety of different community development, housing, and public service activities.

Regulations governing the CDBG program require that each activity undertaken with CDBG funds meet one of the following three broad national objectives: 1) Benefit people with low- and moderate-incomes; 2) Aid in the prevention or elimination of slums and blight; 3) Meet an urgent need (such as earthquake, flood, or hurricane relief).

According to HUD's Consolidated Plan Final Rule, the overall goal of community planning and development programs is to develop viable urban communities by providing decent housing (DH), a suitable living environment (SL), and expanding economic opportunities (EO) principally for low- and moderate-income persons. In addition to meeting one of the General Objective Categories above, HUD requires that project activities funded with entitlement funds also meet one of the following General Outcome Categories: Availability/Accessibility (1), Affordability (2), or Sustainability (3). Each activity funded will thus have a combination of the Objective and Outcome Category listed in the description (i.e. DH-2 would be Decent Housing that is Affordable), which allows for measuring accomplishments for each of the Consolidated Plan's five years.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During development of the FY 2020-2024 Consolidated Plan, the following five (5) priorities were established as a High Priority Need, with the required Objective and Outcome Category listed in parenthesis and the programs to be funded/implemented noted by bullet point:

Priority 1- Administration and Planning (SL-1) [High Need]: Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations and provide Fair Housing services for all residents.
Implementing Programs: 1. CDBG/HOME Administration 2. Fair Housing Services

**Priority 2- Affordable Housing (DH-2) [High Need]:** Promote, preserve, and assist in the development of affordable housing for low- and moderate-income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.

Implementing Programs: 1. HOME Administration 2. HOME CHDO Reserve (15% minimum set-aside) 3. HOME First-Time Homebuyer Program (FTHBP) 4. HOME Housing Rehabilitation Program 5. Section 8 Rental Assistance 6. Rental Assistance Program (Cares Act)

**Priority 3- Infrastructure and Facilities (SL-1) [High Need]:** Improve and expand infrastructure and facilities that benefit primarily residential low- and moderate-income neighborhoods.

Implementing Programs: 1. Infrastructure Improvement Program (Residential Streets) 2. Public Facilities Program (Parks) 3. ADA improvements for the removal of architectural barriers for the disabled

**Priority 4- Public Services (SL-1) [High Need]:** Provide and improve access to public services for low- and moderate-income persons and those with special needs, as well as prevent and eliminate homelessness.

Implementing Programs: 1. Public Services will be funded based on applications received for a variety of services, including, but not limited to: Senior Services, Disabled Services, Youth Services, General Public Services, Homeless Facilities/Supportive Services, Victims of Domestic Violence Services, Abused and Neglected Children, Foster Youth, Illiterate Adults, and other special needs

**Priority 5- Economic Development (EO-1) [High Need]:** Provide for the economic development needs of low- and moderate-income persons and neighborhood target areas.

Implementing Programs: 1. Section 108 2. Small Business Assistance Loan Program

3. **Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

The City’s CDBG funded programs implemented over the last year have aided in solving neighborhood and community problems by providing a funding source for underserved needs. Specifically, the Capital Improvement Projects have given low-income neighborhoods an improved infrastructure system; public services have helped the City’s elderly, youth, homeless, at-risk, victims of domestic violence, and other special needs groups; residents have benefitted from Fair Housing and Tenant/Landlord Counseling Services; residents have been provided affordable housing through construction of new housing units and down payment assistance; the housing stock has been sustained through rehabilitation of housing units/lead-based paint testing and abatement, and code enforcement; and emergency shelter and supportive services have been provided to homeless persons/families and/or those at risk of becoming
homeless. All of these projects and experiences have helped guide the City in choosing the goals and projects for the new Consolidated Plan Cycle. The City will continue the priorities and projects from the previous Consolidated Plan, as there are still unmet needs due to the limited amount of grant funds received each year. It is anticipated that funding received in the next five years will not be sufficient to complete the remaining infrastructure projects needed within the low- and moderate-income areas identified in the City’s Capital Improvement Plan (CIP). Moreover, affordable housing, public services, fair housing and administration are still High priority needs in the community and will therefore receive continued funding. As economic development has somewhat more restrictive regulations attached to it, it will be included in the Consolidated Plan as a High priority need, but it may not be funded with CDBG funds during this cycle. Instead, the City will seek to fund economic development using leveraged resources and will consider CDBG funding should funds become available.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with the City’s adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts in FY 2021-2022 were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. Further description of the consultation and citizen participation efforts can be found in the Appendix.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

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

To date, there were no comments received, but not accepted.

7. Summary

For the second annual action plan covering FY 2021-22, the City will receive $1,478,712 of CDBG funds and $548,751 of HOME funds from HUD. In addition, approximately $102,911 of program income and prior year resources will be available to address the needs of the Consolidated Plan. Program income is generated from loan payoffs annually. For FY 2021-22, there is also a one-time American Recovery Plan (ARP) grant allocation of $1,988,847. While the City did not receive a new entitlement allocation of
Emergency Solutions Grant (ESG), prior year carryover funds in the amount of $235,531 will be available during the fiscal year. Funds will be allocated as shown in Figure 1:

**Figure 1**

### FY 2021-2022 Consolidated Plan Priority Projects /Activities

<table>
<thead>
<tr>
<th>Priority Area</th>
<th>Program</th>
<th>Allocated</th>
<th>Annual Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Administration and Fair Housing Services (High Priority) [SL-1] 20% Cap</td>
<td>CDBG Program Administration</td>
<td>$285,742</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Fair Housing Services (Fair Housing Foundation of Long Beach)</td>
<td>$10,000</td>
<td>120 People</td>
</tr>
<tr>
<td></td>
<td><strong>Admin Total</strong></td>
<td><strong>$295,742</strong></td>
<td><strong>120 People</strong></td>
</tr>
<tr>
<td>2. Affordable Housing (High Priority) [DH-1] Miscellaneous Caps</td>
<td>HOME Administration (10% max cap)</td>
<td>$54,875</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>HOME CHDO Reserve (15% minimum set-aside)</td>
<td>$82,313</td>
<td>1 Household</td>
</tr>
<tr>
<td></td>
<td>HOME First-Time Homebuyer Program (FTHBP)</td>
<td>$400,000</td>
<td>4 Households</td>
</tr>
<tr>
<td></td>
<td>HOME Housing Rehabilitation Program</td>
<td>$114,474</td>
<td>2 Households</td>
</tr>
<tr>
<td></td>
<td><strong>HOME Total</strong></td>
<td><strong>$651,662</strong></td>
<td><strong>7 Households</strong></td>
</tr>
<tr>
<td>3. Public Facilities and Infrastructure (High Priority) [SL-1] No Cap</td>
<td>Residential Street Reconstruction Project</td>
<td>$1,065,370</td>
<td>8,900 People</td>
</tr>
<tr>
<td></td>
<td><strong>Facility and Infrastructure Total</strong></td>
<td><strong>$1,065,370</strong></td>
<td><strong>8,900 People</strong></td>
</tr>
<tr>
<td>4. Public Services for Low-Income Families and Special Needs (High Priority) [SL-1] 15% cap</td>
<td>Champions of Caring Connections</td>
<td>$16,000</td>
<td>60 People</td>
</tr>
<tr>
<td></td>
<td>Compton Youth Build (EntreNous Youth Empowerment)</td>
<td>$31,600</td>
<td>80 People</td>
</tr>
<tr>
<td></td>
<td>The Children’s Clinic, Serving Children and Their Families</td>
<td>$70,000</td>
<td>2,000 People</td>
</tr>
<tr>
<td></td>
<td><strong>Public Services Total</strong></td>
<td><strong>$117,600</strong></td>
<td><strong>2,140 People</strong></td>
</tr>
<tr>
<td>5. Economic Development (High Priority) [EO-1] No Cap</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Funds will be targeted to the low- and moderate-income areas shown in Figure 2 below:
Figure 2 Low- and Moderate-Income Areas
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.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>COMPTON</td>
<td>Grants Division</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>COMPTON</td>
<td>Grants Division</td>
</tr>
<tr>
<td>ESG Administrator</td>
<td>COMPTON</td>
<td>Grants Division</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative (optional)

As shown in Table 1, the City of Compton Grants Division is the lead agency responsible for the administration of the CDBG and HOME programs. The Grants Division contracted with B-Adair Consulting and Administrative Services to prepare the FY 2020-2024 Consolidated Plan and the FY 2021-22 Annual Action Plan. While the City does not expect to receive ESG funds during the Consolidated Plan period, the Grant is listed above based on previous awards received during the last planning period.

In the implementation of the FY 2020-2024 Consolidated Plan and each of the five (5) Annual Action Plans, the Grants Division shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

Those interested in contacting the City of Compton in relation to the Consolidated Plan, other related documents, and program activities may contact the Grants Division located at 205 S. Willowbrook Avenue Compton, CA 90220. Aubry Relf, Grants Manager may also be reached at 310-605-5580.
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Consolidated Plan Process, jurisdictions must consult and coordinate with continuum of care and appropriate public and private agencies, such as the State and other local jurisdictions; public and private agencies that provide assisted housing, health services, social and fair housing services (including services to children, elderly persons, homeless persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other categories of residents), and among its own departments, to assure that its consolidated plan is a comprehensive document and addresses statutory purposes.

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

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

The input gathered from these consultation partners helped establish the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

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

To enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies the City undertook the following activities:
• The City collaborated with and will continue to coordinate with the Los Angeles County Development Authority (LACDA) and the local Compton Housing Authority to obtain input on public and assisted housing-related programs, primarily the Section 8 Housing Choice Voucher and Self-Sufficiency Programs which provide opportunities for affordable renter-housing.

• The City also coordinated with Los Angeles Neighborhood Housing Services (LANHS) to provide opportunities for affordable homeownership housing and residential rehabilitation of existing ownership housing.

• To strengthen the housing delivery system in the private sector, the City has will continue to coordinate with private housing developers to include affordable units in multi-family housing developments. The City will also cooperate with local non-profit housing organizations to provide housing opportunities and services in order to strengthen the housing delivery system and help overcome gaps in the delivery system.

The City recognizes the importance of continued coordination with various organizations and agencies and will work on strengthening current relationships as well as fostering new ones throughout each of the upcoming years.

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

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

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities
Table 2 – Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>City of Compton</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Housing</td>
</tr>
<tr>
<td>PHA</td>
<td>Other government - Local Grantee Department</td>
</tr>
<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Public Housing Needs</td>
<td>Non-Homeless Special Needs</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Anti-poverty Strategy</td>
</tr>
<tr>
<td><strong>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>Various Departments were involved in the consultation process.</td>
</tr>
</tbody>
</table>

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

The City attempts to maintain a current and comprehensive list of agencies, organizations, and other stakeholders to invite representatives from each entity to participate in the planning process at multiple points in the planning process. As shown in Table 2, the City consulted with approximately 16 different organizations. Given the amount of time needed to consult additional agencies and organizations and the limited amount of staff and resources available, several agencies may not have been consulted that would have provided valuable information; however, the number and types of agencies contacted represent a relevant spectrum of detail related to the City’s needs. Moreover, the City provides several opportunities for consultation throughout each fiscal year that would allow for additional input.

Table 3 below illustrates the City’s efforts in coordinating with Other local / regional / federal planning efforts.
### Other local/regional/state/federal planning efforts considered when preparing the Plan

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Los Angeles Homeless Services Authority</td>
<td>The Emergency Shelter/Homeless Prevention / Rapid Re-Housing goals of the Strategic Plan are consistent with the County of Los Angeles Homeless Services Authority goals and planning efforts.</td>
</tr>
<tr>
<td>PHA Plan</td>
<td>Compton Housing Authority</td>
<td>The housing goals and programs included in the Strategic Plan are consistent with the Compton Housing Authority’s PHA Plan.</td>
</tr>
</tbody>
</table>

Table 3 – Other local / regional / federal planning efforts

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

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

Citizen participation is one of the most important components of the Consolidated Plan/Action Plan process. The City initiated the following process for the FY 2021-2022 Annual Action Plan:

Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
</table>

Table 4 – Citizen Participation Outreach
Expected Resources

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

Introduction

For the second annual action plan covering FY 2021-22, the City will receive $1,478,712 of CDBG funds and $548,751 of HOME funds from HUD. In addition, approximately $900,000 of program income and prior year resources will be available to address the needs of the Consolidated Plan. Approximately $1,988,847 of one time Recovery Act Funds will also be available.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>1,478,712</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>1,478,712</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Expected Amount Available Remainder of ConPlan</td>
</tr>
<tr>
<td>---------</td>
<td>----------------</td>
<td>---------------</td>
<td>---------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA</td>
<td>Annual Allocation: $548,751</td>
<td>Program Income: $0</td>
</tr>
<tr>
<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Expected Amount Available Year 1</td>
<td>Narrative Description</td>
</tr>
<tr>
<td>---------</td>
<td>----------------</td>
<td>---------------</td>
<td>----------------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
</tr>
<tr>
<td>ESG</td>
<td>public - federal</td>
<td>Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>Other</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 5 - 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**

As a City with substantial housing and community development needs, Compton needs to leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City’s former Redevelopment Agency was the City’s primary non-federal source of leveraged funds. With the elimination of the City’s Redevelopment Agency, the City’s ability to leverage federal funds has been substantially reduced. The City is currently seeking new opportunities to leverage federal funds, such as the Low-Income Tax Credit.
program and U.S. Department of Housing and Urban Development Section 202 and 811 for the Elderly Programs. Community Development programs are funded with general funds and CDBG. In addition, the leveraged funding from private and non-federal public sources are as follows:

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

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

- **Local Resources:** Los Angeles Homeless Services Authority (LAHSA), Housing Authority of the County of Los Angeles (HACoLA), Los Angeles County Community Development Commission (LACDC), Southern California Home Financing Authority (SCHFA) Funding

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

### Matching Requirements

**HOME:** HUD requires HOME recipients to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222; however, certain recipients, such as the City of Compton, receive a match reduction from HUD due to fiscal distress, severe fiscal distress or Presidential disaster declarations. The City of Compton has received a 100 percent match reduction from HUD.

**ESG:** The City must ensure that ESG funds are matched "dollar for dollar" in accordance with HUD regulations. Matching contributions may be obtained from any source, including Federal source other than ESG program, as well as state, local, and private sources. Additionally, under the ESG program, the recipient may require its subrecipients to make matching contributions consistent with this section to help meet the recipient's matching requirement. The City does not anticipate receiving ESG funds during the five-year period.
If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

There is relatively little availability of publicly owned land or property located within the jurisdiction that can be used to address the needs identified in the plan.

Discussion

Refer to the above narratives.
Annual Goals and Objectives

AP-20 Annual Goals and Objectives

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administration and Planning</td>
<td>2020</td>
<td>2024</td>
<td>Administration and Planning</td>
<td>Citywide</td>
<td>Administration and Planning</td>
<td>$285,742</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide Affordable Housing Opportunities</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Affordable Housing</td>
<td>$537,188</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Provide Affordable Housing Preservation</td>
<td>2020</td>
<td>2024</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Affordable Housing</td>
<td>$114,474</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Infrastructure and Public Facilities</td>
<td>2020</td>
<td>2024</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Infrastructure and Public Facilities</td>
<td>$1,065,370</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Fair Housing Services</td>
<td>2020</td>
<td>2024</td>
<td>Planning Administration/Fair Housing</td>
<td>Citywide</td>
<td>Administration and Planning</td>
<td>$10,000</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Public Services</td>
<td>2020</td>
<td>2024</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Public Services</td>
<td>$117,600</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Economic Development</td>
<td>2020</td>
<td>2024</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Economic Development</td>
<td>$0</td>
<td></td>
</tr>
</tbody>
</table>

Table 6 – Goals Summary

Goal Descriptions
<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Administration and Planning</td>
<td>Provides for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan in accordance with HUD regulations.</td>
</tr>
<tr>
<td>#</td>
<td>Goal Name</td>
<td>Description</td>
</tr>
<tr>
<td>----</td>
<td>-------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>7</td>
<td>Economic Development</td>
<td>CDBG funds may be used to preserve and strengthen economic opportunity through activities to incentivize the creation of jobs for low- and moderate- income residents.</td>
</tr>
</tbody>
</table>
Projects

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the FY 2020-2024 Consolidated Plan, the City of Compton will invest CDBG, HOME, and other funds in projects that address the High Priority Need Goals established in the Strategic Plan.

Projects

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 7 - Project Information

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG, HOME and other funds through the FY 2021-2022 Action Plan in projects that provide grants and loans to low- and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low- and moderate-income people and those with special needs, and projects that prevent homelessness. To address underserved needs, the City is allocating 100 percent of its CDBG and HOME investments for FY 2021-2022 to projects and activities that benefit low- and moderate-income people.
AP-38 Project Summary

Project Summary Information
AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be primarily directed to low- and moderate-income persons or households citywide, though all public facility and infrastructure improvement project funds will be directed to the low- and moderate-income residential neighborhoods of the City, which also concentrations of Black and Hispanic residents.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citywide</td>
<td>72</td>
</tr>
<tr>
<td>CDBG Low- and Moderate-Income Census Tract/Block Groups</td>
<td>28</td>
</tr>
</tbody>
</table>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geographic distribution of funding is based on the nature of the activity to be funded. The City intends to fund activities in areas most directly impacted by the needs of low- and moderate-income residents and those with other special needs. Approximately 15 percent of the City’s CDBG allocation will be provided for public service activities, which are provided to low- and moderate-income residents throughout the community. An additional 20 percent will be allocated to Administration and Planning and the Fair Housing Foundation of Long Beach. The remaining 65 percent, and any unexpended funds from the prior year will be designated for Public Facilities and Infrastructure Projects administered by the Public Works Department which take place in the primarily residential low- and moderate-income areas. As previously stated, the assignment of priority levels is primarily a result of input from public and private agencies responding to the City's Housing and Community Development Needs Survey, consultation interviews, and statistical data compiled from the Needs Assessment. Only eligible activities that received a High priority level in the Consolidated Plan, will be funded during the next five years.

Discussion

See discussion above.
Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As stated, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new partnerships in the upcoming year. During FY 2021-2022 the City will address affordable housing needs through the following programs:

- **Section 8 Rental Assistance (DH-2):** The Compton Housing Authority will continue to provide rental assistance to extremely low- and low-income households through the Section 8 Housing Choice Voucher Program. Approximately 803 low-income (0-50 percent MFI) renter-households will be assisted, which will include elderly, single-parent, and disabled special needs households.

- **Expand the Supply of Affordable Housing (HOME CHDO):** Funds will be used by a non-profit Community Housing Development Organization (CHDO) to provide affordable housing opportunities for low- and moderate-income households to become homeowners through new construction or acquisition/rehabilitation/resale. Approximately one household will be assisted.

- **Expand the Supply of Affordable Housing (HOME First Time Homebuyer Program):** The Grants Division and LANHS will provide financial down-payment assistance in the form of deferred payment loans to income-eligible first-time homebuyers through the First-Time Homebuyer Program. Approximately three households will be assisted.

- **Preserve the Supply of Affordable Housing (HOME Residential Rehabilitation Program):** The Grants Division and LANHS will provide financial assistance in the form of deferred payment loans to income eligible income-homeowners through the Residential Rehabilitation Program. Approximately four households will be assisted.

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<table>
<thead>
<tr>
<th></th>
<th>Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>0</td>
</tr>
<tr>
<td>Non-Homeless</td>
<td>8</td>
</tr>
<tr>
<td>Special-Needs</td>
<td>803</td>
</tr>
<tr>
<td>Total</td>
<td>811</td>
</tr>
</tbody>
</table>

**Table 10 - One Year Goals for Affordable Housing by Support Type**

<table>
<thead>
<tr>
<th>Support Type</th>
<th>Number of Households Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>803</td>
</tr>
<tr>
<td>The Production of New Units</td>
<td>0</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
<td>0</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>803</td>
</tr>
</tbody>
</table>
Discussion

See Above.
Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. The Compton Housing Authority (CHA) administers public housing and homeless programs for the City of Compton, but it does not own or maintain any HUD public housing developments.

Compton is within the service area of the Los Angeles County Development Authority (LACDA), formerly called the Housing Authority of the County of Los Angeles (HACoLA), who administers HUD public housing developments within the City and also provides some Housing Choice (Section 8) Vouchers for Compton residents. LACDA administers 53 family units of public housing at five (5) locations as follows: El Segundo I (family) 30 units, El Segundo II) 5 units, El Segundo II 13 units, Addington & Waldorf 3 units, and Linsley 2 units.

In addition to the scattered site assistance provided above the most popular public housing program is the Housing Choice Voucher (Section 8 Program) program, which is federal program that provides rental subsidies for decent, safe, and sanitary housing to very low-income families whose housing cost exceed 30 percent of their income, the elderly, and the disabled in the open market.

The City of Compton’s Housing Choice Voucher Program is administered by the local Compton Housing Authority (CHA) and is also funded with federal funding from HUD. In addition to providing rental subsidies to eligible households, the CHA also strives to promote personal, economic and social upward mobility of its clients in an effort to help them become more financially independent through the Family Self-sufficiency Program (FSS).

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

The Compton Housing Authority is currently administering 803 Section 8 Housing Choice Voucher units that are located within Compton. The CHA also manages approximately 138 Section 8 Housing Choice Vouchers that are ported into City of Compton; however, there are no public housing developments managed by CHA. The Housing Choice Voucher program gives families the flexibility to search for rental units on the open market that meet their disability related needs and the City will continue to support these efforts during the next fiscal year and throughout the five-year Consolidated Plan. The City will also coordinate with LACDA regarding units and programs under their administration.

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

The Compton Housing Authority and LACDA’s primary goals are to fulfill the immediate needs of public
housing residents living in safe, decent and sanitary housing and achieving self-sufficiency. The PHAs meets these needs by providing the following services to residents’ year-around:

- **Educational Partnerships**: This program supports the residents in a variety of ways including English as a Second Language instruction, homework assistance, arts and crafts activities, and more. Students are able to receive real-life experiences in a variety of fields including after-school education, social services, criminal justice, the arts, human resources, information technology, and various fields of research.

- **Family Learning Centers**: Address the need for education, literacy, and after-school programming in public housing. The centers, located at several large public housing developments provide after-school programs, adult education, training, technology, and other classes.

- **Resident Opportunities and Self-Sufficiency (ROSS)**: Program grants from HUD have allowed LACDA to offer several programs including family self-sufficiency grants.

- **Capital Fund Program (CFP)**: Provides for rehabilitation, repair, and physical and management improvements of County-owned public housing developments throughout the year. The CFP program requires that a physical and management needs assessment be done every six years, allowing work items to be identified and prioritized. A Five-Year Plan is then developed to identify which projects will be funded in each year.

- **Community Policing Program (CPP)**: Provides onsite Community Policing Teams throughout the County of Los Angeles. The CPP ensures that LACDA’s housing developments are safe for our residents. A fulltime Los Angeles Sheriff’s Department (LASD) Sergeant, four Deputies, and a part-time Operations Assistant implement the community policing program at all sites, along with two fulltime Long Beach Police Department (LBPD) officers. The result has been a 72 percent reduction in crime at the sites and an increase in the quality of life for public housing residents, since program inception.

- **The Juvenile Justice Crime Prevention Act (JJCPA)**: Provides prevention and intervention services for at-risk youth and their families at the four large housing sites: Carmelitos, Nueva Maravilla, Harbor Hills, and South Scattered Sites including summer programs and back-to-school events such as camping, other outdoor adventures, and a summer reading program.

- **Family Resource Center (FRC)** provides clinical/case management services to public housing residents. Frequent problems at the sites include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments.
If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. Neither PHA is designated as a troubled PHA.

Discussion

CHA and LACDA are well-positioned to maintain and expand the supply of affordable housing units in the City of Compton and throughout Los Angeles County through partnerships with the State of California, the US Department of Housing and Urban Development, and other housing partners.
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

One of the goals of the Consolidated Plan is to coordinate services and facilities available for the homeless as a continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the individual/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Homelessness is addressed regionally through the Continuum of Care (CoC), which is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. The Los Angeles Homeless Service Authority (LAHSA) is a joint powers authority of the City and County of Los Angeles serves as the lead coordinating agency for the Los Angeles CoC. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Compton is part of SPA 6- South Los Angeles.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Compton supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. The City will continue its efforts in the prevention of homelessness by collaborating with agencies that provide services for the homeless and those at-risk of becoming homeless, including outreach and assessment. The City will provide an inventory of homeless services and facilities along with telephone numbers and agency contacts to City staff interface with the public and offer referrals to individuals seeking assistance. The City will coordinate closely with the County Sheriff’s Department to ensure homeless persons and persons threatened with homelessness are referred to shelters and social service agencies.

Starting January 2019, the City formed a Task Force to address issues of homelessness in Compton and meets once monthly. The membership is comprised of City staff, faith-based organization leadership, business leadership, LA County Sheriffs and homeless service providers that provide services in the City. One of the goals of the Task Force is to develop a Homelessness Plan. To facilitate the development of the plan a number of tours of facilities that provide transitional and permanent housing to the homeless
population were taken by Task Force members. Additionally, a community outreach meeting to obtain input from Compton residents and stakeholders was held on July 31, 2019, where there were over 100 community members in attendance. During the meeting, after an informational panel of experts discussed the issues surrounding homelessness in Compton. After the panel spoke, those in attendance broke into small groups and discussed experiences with, concerns and solutions to the issue of homelessness in Compton. This feedback informed goals and actions within the plan. The next step in the process is to submit the draft plan to the Council and solicit feedback from the Council and also obtain direction to provide the community the opportunity to provide feedback on the draft plan.

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

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

There are four (4) Emergency Shelters and one (1) Transitional Housing Shelter to provide Interim Housing in Compton. There are also two (2) Permanent Supportive Housing, two (2) Other Permanent Housing Shelter, and three (3) Rapid Re-Housing Shelters providing a total of 1,177 beds. There are no safe havens in the City nor in any of SPA 6. Given the estimated number of 424 homeless in the City there appears to be adequate capacity. Yet, given the regional usage of these facilities sufficient capacity may be still be an issue, in addition facility type (i.e. family versus youth) along with program requirements (i.e. must be sober) may preclude access.

The City will continue its efforts in addressing the emergency shelter and transitional housing needs of homeless persons by collaborating with agencies that provide shelter for the homeless. The City will continue implementing its Zoning Ordinance, which allows for emergency shelters and transitional housing, with or without discretionary approval in the Overlay zone per State Law. The City will assist in addressing gaps to serving the homeless through the newly established Homeless Task Force. Annually, the City uses 15 percent of the CDBG allocation to provide public and supportive services for the homeless, low- and moderate-income residents, as well as those with special needs. Homeless supportive services may include emergency rent relief and utility subsidies and emergency food distribution.

**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

The need of homeless families and individuals in Compton are met through the following service providers:

- **St. John’s Well Child and Family Center-Compton W.M. Keck Foundation Community Health Center**: 2215 North Wilmington Ave. Compton, CA 90222
- **Jordan's Transitional Shelter**: 1616 E. Pine Street Compton, CA 90221
- **Watts Labor Community Action Committee (WLAC)**: 958 E. 108th St. Los Angeles, CA 90059
- **HOPICS**: 5849 Crocker St. Los Angeles, CA 90003
- **SSSG-HOPICS**: 5715 S. Broadway Los Angeles, CA 90037
- **At the Fountain Transitional Living**: 2515 N. Santa Fe Ave., Compton, CA 90221
- **Shields for Families - Family Solution Centers (FSC)**: 3221 N Alameda St, Compton, CA 90222
- **$Hields for Families Ark Program**: 11705 Deputy Yamamoto Pl, Lynwood, CA 90262
- **Team Housing**: 102 N Poinsettia Ave Suite 206 Compton, CA 90221
- **Creative Learning Institute Compton**: 1702 W Wilmington Ave. Compton, CA 90222
- **Reagan Lifestyles Compton**: 2812 W. Billings St. Compton, CA 90220
- **Charitable Center for Housing Inc Compton**: 15410 S Butler Ave. Compton, CA 90221
- **Compton Welfare Rights Organization, Inc.**: 528 W. Almond St. Compton, CA 90220
- **A New Way of Life Re-Entry Project**: P.O. Box 875288 Los Angeles, CA 90087
- **Project Impact**: 2640 Industry Way Ste. G&H Lynwood, CA 90262
- **Another Chance Outreach**: 365 W. Compton, CA 90220
- **CHANGE Foundation**: 120 Douglas St. Compton, CA 90222
- **Hedges & Highways, Inc.**: 400 S. Santa Fe Ave. Compton, CA 90221
- **Y.A.N.A.C.**: 1003 W. 127th Place Compton, CA 90221
- **Conservation Corps of Long Beach**: 340 Nieto Long Beach, CA 90814

As an active member of the CoC, the City will continue to support the following priorities to reduce homelessness throughout the County:

- **Secure and Expand Resources**: Securing and expanding federal and state-assisted financed homeless assistance is critical to supporting persons experiencing or at risk of homelessness
- **Preserve and Increase Housing and Housing Access**: Increasing the affordable housing stock in Los Angeles County and ensuring equitable access to and distribution of housing opportunities are fundamental to directing persons out of homelessness and into stable housing.
- **Strengthen Regional Coordination and Collaboration**: A collaborative approach is needed to effectively leverage and maximize local resources to support adults, families and youths experiencing homelessness in Los Angeles County.

The City will use its federal funds to further the City and CoC’s goals for reducing homelessness throughout the County. When feasible, the City will use its HOME funds to promote home ownership opportunities
and preserve the supply of affordable housing. It will also use its CDBG funds to help income-eligible households’ access various social services (e.g. case management, health services, food subsidies, senior services, homeless prevention services, etc.) and assistance programs.

The City will continue its efforts in helping homeless persons make the transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies to aid in preventing the 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.**

The City will continue its efforts in 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 by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies and continue supporting these types of programs through the public service category of the CDBG Program.

**Discussion**

With limited resources available, the City will utilize the Homeless Task Force to research additional funding sources to prevent homelessness in Compton. Additional planning efforts will be utilized to help enhance coordination with the various homeless service providers in the region.
AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Barriers or impediments to affordable housing are caused when the incentive to develop such housing is removed due to excessive development costs and/or the lack of community commitment. As a result of these barriers, housing development can be rendered economically infeasible, or the housing produced may not be affordable to low- and moderate-income households. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Some development costs are motivated by economic conditions and issues that affect the real estate market and are outside the control of local government. In addition, the development of affordable housing is affected by both the economic market conditions and the housing policies of federal, state, and local governments, and the “Not in My Back Yard” (NIMBY) phenomenon as expressed by residents and local businesses. Federal and state environmental regulations implemented at the local level, add to the cost of development. Furthermore, public policy and community issues potentially affect the cost of all development projects through the design and implementation of land use ordinances, fees, and development standards.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Compton and throughout Southern California in general. Yet economic, social, and physical barriers may also limit many residents’ access to adequate housing. Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Compton are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

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

The City works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, as evidenced by the numerous affordable housing developments that have occurred over the last 30 years. According to the City’s Housing Element the City will be undertaking the following to remove barriers to affordable housing:

- Will be implementing a Reasonable Accommodation Ordinance designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that
Definitions for family, transitional and supportive housing will be incorporated into the Municipal Code to explicitly allow transitional and supportive housing as a by-right.

Through the City's development review process, new construction shall be required to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible. To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners. The City will revise its California Environmental Quality Act (CEQA) Guidelines to ensure uniform assessment of air quality impacts of projects and will incorporate the SCAQMD significance thresholds in these Guidelines or into EIR's and negative declarations prepared pursuant to these Guidelines.

The City is proposing to eliminate the Conditional Use permit requirement in the project area covered by the Artesia Station TOD specific plan. This TOD specific plan is anticipated to accommodate up to 4,800 new residential units and is anticipated to be adopted in December of 2019. The City is further committed to eliminating the CUP requirement for residential projects containing five or more units citywide by December of 2021.

Accessory dwelling units also offer opportunities for affordable housing. The City of Compton allows for the development of accessory dwelling units by right in the R-E and R-1 all residential zones. Approximately 10 accessory dwelling units are built each year.

The City will amend the Municipal Code to allow emergency shelters as a by-right use in an overlay zone. In total, the overlay zone includes 74 acres, of which 8.4 acres are vacant. In addition, most of the existing buildings in the overlay zone were built in the 1950s, there are opportunities for adaptive reuse of buildings to accommodate emergency shelters. Within the immediate area are major bus lines including the Metropolitan Transportation Authority routes 128 and 202. In addition, the area is adjacent to essential services such as the County of Los Angeles Department of Public Social Services, medical offices, and employment opportunities including warehouse, manufacturing, service and retail jobs. Applying an average bed count of 52 beds per acre results in a realistic shelter capacity of 600 beds, which exceeds the 2018 population experiencing homelessness.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the FY 2020-2024 Consolidated Plan the Strategic Plan outlines the investment of a significant portion of CDBG and HOME funds for the rehabilitation and preservation of existing affordable housing units over the next five years. In addition, supportive services will be funded to support low-and moderate-income residents afford household expenses and activities will be implemented for economic development and various smart growth revitalization. New transit-oriented development strategies and the massive investments in the Streets and other areas of community development should also attract investors and
developers. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City. Fair Housing services will also be provided annually to ensure potential discrimination/access barriers are addressed. Together these strategies will increase the supply of affordable housing, preserve existing affordable housing, and provide direct assistance to residents.
AP-85 Other Actions – 91.220(k)

Introduction:

The City of Compton will provide for a variety of actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, and enhance coordination between public and private agencies. This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG, HOME and other funds through the FY 2020-2021 Action Plan in projects that provide grants and loans to low- and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low- and moderate-income people and those with special needs, and projects that prevent homelessness. To address underserved needs, the City is allocating 100 percent of its CDBG and HOME investments for FY 2020-2021 to projects and activities that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

The City has strived to provide and maintain affordable housing for both owners and renters over the course of its Consolidated Plans, though there is still substantial need. In the implementation of the FY 2020-2021 Annual Action Plan, the City will invest CDBG and HOME funds to foster and maintain affordable housing through the City of Compton First-Time Homebuyer and Residential Rehabilitation Programs to benefit low- and moderate-income owners of single-family housing. The City will coordinate with the two Housing Authorities to provide rental assistance and public housing opportunities for low- and moderate-income renters. The City is currently working on the following affordable housing developments that will provide a minimum of 163 additional affordable units to the housing stock:

- **Alondra Villas (LANHS):** 28-unit townhome ownership development (3 & 4 Bedrooms)
- **HOPE Villas (LANHS):** 58-unit townhome ownership development and Urban Farm (2, 3 & 4 Bedrooms)
- **Compton Boulevard Villas:** 53-unit development in the City of Compton
- **930 W. Compton (City Ventures):** 24-unit single family detached ownership development
- **Metro (TOD):** To be determined
- **Artesia (TOD):** The Compton Artesia Specific Plan projects approximately one million square feet (sf) of new development (4,803 housing units; 219,187 sf retail; 129,000 cultural facilities sf, and
Annual Action Plan
2022

OMB Control No: 2506-0117 (exp. 09/30/2021)

Actions planned to reduce lead-based paint hazards

There are 20,222 housing units built before 1980, of which 11,040 are owner-occupied units and 9,095 are renter-occupied units. There are 1,605 units built before 1980 with children present, including 1,145 owner-occupied units and 460 renter-occupied units, though risk may be far greater than what the data reports. As 75 percent of these units might contain lead-based paint and 72 percent of the City’s population is low- and moderate income, it can be estimated that 15,167 housing units with lead-based paint hazards may be estimated to be occupied by 10,920 low- and moderate-income families. Moreover, the majority of low- and moderate-income households are concentrated in the same Census Tract/Block Groups where the housing stock is generally older.

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. Only those units constructed prior to January 1, 1978 are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested. Based on reports ordered through the City’s various housing programs, a typical lead-based paint screening survey costs approximately $450. To reduce lead-based paint hazards, the City of Compton takes the following actions:

- Include lead testing and abatement procedures in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the County of Los Angeles Department of Public Health Environmental Health. According to LA Department of Public Health, there were 66 incidents of Compton children with elevated blood lead levels greater than 9.5 micrograms per deciliter and 10 documented cases with elevated blood levels great than 20 micrograms per deciliter from 2009-2013.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Fair Housing Foundation and the City’s residential rehabilitation activities.
- The City of Compton’s Housing Rehabilitation Program guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35. In addition, homes purchased through the First-time Homebuyer Program that are built before 1978 are required to have a lead-based paint
inspection, with appropriate abatement procedures.

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

Similar to other communities in Los Angeles County and across the nation, poverty continues to be a significant challenge. According to the 2012-2016 American Community Survey 5-Year Estimates, there are 23,745 Compton residents living in poverty. In an effort to meaningfully address this challenge, all goals of Strategic Plan are aligned to support activities that promote the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address the Plan goals over the next five years. This strategy will emphasize using CDBG, HOME, and other leveraged funds to help individuals and families rise out of poverty towards long-term self-sufficiency. Specifically, the City will:

- Support activities that promote home ownership opportunities to low- and moderate-income households
- Support housing preservation programs that assure low income households have a safe, decent and appropriate place to live
- Support public services through the non-profits funded by CDBG that serve the community’s youth, seniors, families and those with special needs
- Support a continuum of housing and public service programs to prevent and eliminate homelessness
- Promote economic opportunities for businesses and all residents working for employers doing business with the City of Compton, as well as create or retain jobs.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provides a pathway out of poverty for families who are ready to pursue employment and educational opportunities. In California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. The City will ensure that residents have access to and knowledge about these programs as well.

**Actions planned to develop institutional structure**

The City works with a wide range of public and community social service agencies in efforts to meet and address the various needs of the community. The institutional structure utilized to administer the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs are as
The City’s Grants Division serves as the lead agency for coordination of the Five-Year Consolidated Plan, Annual Action Plans, the Consolidated Annual Performance and Evaluation Report (CAPERs), the Analysis of Impediments, Citizen Participation, and compliance review of HUD-funded projects.

- The City allocates the maximum 15 percent of grant funds to non-profit organizations annually to provide public services that address the needs of various special needs populations.
- The City’s Public Works Department administers capital improvement infrastructure projects.
- The City’s Parks and Recreation Department administers facility projects.
- The City contracts with the Fair Housing Foundation of Long Beach to provide fair housing services.
- The local Compton Housing Authority administers the Housing Choice Voucher and Self-Sufficiency programs and oversees other Housing and Homeless related programs.
- The Economic Development Department and CareerLink administer Economic Development programs.
- The Community Development Department oversees community development and the Housing Element.
- The City works in partnership with the County of Los Angeles for affordable housing, homeless, and economic development programs, as well as additional public services.
- The City has recently contracted with Los Angeles Neighborhood Housing Services (LANHS) to administer the First-time Homebuyer and Residential Rehabilitation Programs.
- The Building and Safety Department and Code Enforcement Department are responsible for health and safety code compliance, presale inspections/HQS, and addressing blight and graffiti.
- The Controller’s Office and Treasurer’s Department assist in processing all grant payments.
- The City Manager’s Office oversees all of the above departments and works with the City Council, City Clerk, and City Attorney’s office to ensure programs are managed effectively.

City staff will continue to communicate and work with HUD staff to implement programs and develop institutional structure. Gaps in the delivery are not necessarily a concern, rather effective coordination among several departments can be challenging.

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

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Compton. Specifically, the is currently working the following entities on projects that will be completed.
during the next five years:

**SoCal Edison**: to install new, smart LED Lights. The increased energy efficiency from the technology is expected to save the city $250,000 every year and fulfill the city council’s commitment to safety, sustainability and financial prudence. The project will enhance the quality of life for Compton residents for the next 12-20 years. The smart LED streetlights are one of the steps SCE has taken in its “Pathway 2045” toward meeting the state’s 2045 goals of reducing greenhouse gas emissions through grid electrification and smart technology. SCE is expected to complete the installation of about 4,500 of the new LEDs on the streetlights it owns in Compton, while the city looks for opportunities to replace the 1,600 other city-owned streetlights. The Compton Sheriff’s Station also was pleased with the new streetlights stating they will help ensure that our streets stay lit at night and that any outages are repaired quickly, which could potentially lead to lower crime and increased safety for residents.

**Dodger Dreamfields project**: a multi-field development that will honor the family of baseball legend Jackie Robinson at Gonzales Park includes three fields, plus fitness and training zones. The multi-million-dollar project’s Field 42 will be designed for baseball and softball players ages 5-to-8 years old. Rachel Robinson Field will be for baseball players ages 9-to-12 years old and softball players 9-to-18 years old. Jackie Robinson Stadium will be for baseball players 13 years old and older. The project will include fitness and training zones named for Kershaw’s Challenge, a community organization started by Clayton and Ellen Kershaw. The site will have two enclosed batting cages and bullpens, an infield practice area and outdoor fitness equipment. This will be the first set of Dreamfields to incorporate STEM (Science, Technology, Engineering, and Math) and the Los Angeles Dodgers Foundation’s Science of Baseball curriculum. The City of Compton and Kershaw’s Challenge are lead partners on the project. Additional project sponsors include: Security Benefit, Office of Supervisor Mark-Ridley Thomas, LA84 Foundation, San Manuel Band of Mission Indians, and the Water Buffalo Club. Gonzales Park will be the first Dodgers Dreamfield location with significant energy efficient capabilities and solar features. The solar will include solar arrays on the fire station, community center, and Jackie Robinson Stadium parking lot, PV carports, and EV Charging Stations, all complementing the solar scoreboards.

**Discussion**:

In the implementation of the FY 2021-2022 Annual Action Plan, the City will invest CDBG, HOME and other resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies. The City will continue to coordinate the housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City is also required to provide discussion on its Actions to Further Fair Housing Choice, which occur
as follows:

The City provides the Fair Housing Foundation of Long Beach with CDBG funds to establish, maintain, and further fair housing choices on an annual basis. The Compliance Division of the Foundation addresses complaints regarding all protected classes of discrimination under federal and state laws. The Outreach Division provides residents with general information on fair housing services, education and outreach to provide information about tenant/landlord and fair housing rights and obligations; landlord/tenant dispute resolution, and resolution of conflicts involving alleged housing discrimination.

The Consolidated Plan requires the City to certify that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within its jurisdiction and take appropriate action to overcome the effects of any identified impediments. Recently this has also been referred to as an Assessment of Fair Housing. The City of Compton completed its last AI in 2015. A copy of the document is contained in Appendix G of the Consolidated Plan. The following is a list of conclusions made during the Analysis of Impediments to Fair Housing Choice (AI) that impact fair and affordable housing within Compton:
Program Specific Requirements
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In the implementation of programs and activities under the FY 2021-22 Annual Action Plan, the City of Compton will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Eligible applicants for CDBG and ESG assistance include subrecipients who may carry out programs to benefit program beneficiaries on behalf of the City. Applications from interested subrecipients may be solicited by the City directly or via published Notices of Funds Availability at the discretion of the City. Eligible beneficiaries for CDBG or HOME funded Housing Rehabilitation or First-Time Homebuyer Programs include households earning less than 80 percent of AMI. Eligible participants are those who have not previously owned a home for the City’s First-Time Homebuyer Program and those who reside in a single-family owner-occupied housing unit for the City’s Housing Rehabilitation Program. Awarded funds will be awarded on a first come first serve basis to eliminate favoritism. A client waiting list will be established in the event of limited funds for any specific program. The City’s HOME programs will be advertised via flyers, notification on the City’s website, cold calls, and if necessary, publication in a newspaper of general circulation. The City will also conduct program Workshops as necessary to solicit prospective applicants. Program guidelines and applications for all programs may be obtained in person at the City’s Grants Division located on the second floor of City Hall or on the City’s website.

Prospective subrecipients, beneficiaries and developers may obtain more information on the Compton Grants Division website at www.comptoncity.org.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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

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OMB Control No: 2506-0117 (exp. 09/30/2021)
Other CDBG Requirements

1. The amount of urgent need activities 0

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

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

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

The City will not use any other forms of investment beyond those identified in Section 92.205.

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

During the FY 2021-2022 program year, the City of Compton will implement any HOME-assisted homebuyer activities. The City will incorporate a recapture requirement into written agreements and long-term affordability covenants as required by 24 CFR 92.254.

The City’s First Time Homebuyer Program (FTHB) incorporates a recapture provision in accordance with 24 CFR §92.254(a)(5)(ii), enabling the homebuyer to sell the property to any willing buyer during the period of affordability while the City is able to recapture, from net proceeds, all or a portion of the direct HOME subsidy provided, as specified herein. The recapture provision is included in the recorded Loan Agreement and the recorded Second Deed of Trust entered into by and between the City and the homebuyer for each HOME-assisted property.

*Net Proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the City recapture more than is available from the net proceeds of the sale.

*Direct HOME Subsidy* is defined as the amount of HOME assistance that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any
assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

The City’s Direct HOME Subsidy to the homebuyer transaction is made in exchange for a 15-year period of affordability.

The City shall recapture all or a portion of the Direct HOME Subsidy from available Net Proceeds in the event that the property is sold, voluntarily or involuntarily during the 15 year period of affordability or in the event that the property is not used as the homebuyer’s principal residence. The amount to be recaptured shall be calculated in accordance with the Reduction Method.

Under this method, the entire Direct HOME Subsidy is due and payable at 100% within the first five (5) years. Commencing on the sixth (6th) year subsequent to property acquisition, ten percent (10%) of the Direct HOME Subsidy provided will be forgiven annually if the homebuyer continues to live in the subject property.

In the event of foreclosure or if the homebuyer deeds the property in lieu of foreclosure, no forgiveness will be provided, and the City shall recapture the entire amount of Direct HOME Subsidy from available net proceeds. If the net proceeds are not sufficient to recapture the full Direct HOME Subsidy, the recapture amount shall be the amount available from net proceeds.

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

   See above.

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

   The City does not intend to use HOME funds under the FY 2021-22 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.
Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The Written Standards for Providing ESG Assistance are included in Appendix C.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The County of Los Angeles coordinates homeless services with both entitlement and non-entitlement cities through its Department of Behavioral Health Office of Homeless Services (OHS). This office is the designated administrative authority, or Lead Agency, over the County’s Continuum of Care (CoC) System. The County oversees ESG grant distribution for its Service Area, which encompasses all unincorporated areas along with non-entitlement cities within the county (the County Consortium). County ESG grant sub-recipients are required to coordinate with and report their homeless services data to the Homeless Management Information System (HMIS) for use by the County’s OHS and its CoC. The HMIS maintains exceptions for victim service providers as set forth under 24 CFR 576.400(d).

A “211” Homeless Services 24-hour phone information system is available to assist in referring County residents to service providers within a caller’s geographic region. Due to the widespread and diverse geographic regions of the County Service Area, a centralized intake system is not feasible. However, the County is pursuing the development of a coordinated standardized intake form for use by its ESG grant service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City solicited applications for ESG funds through a Request for Proposals (RFP) process. Respondents were required to submit proposals for homeless prevention and rapid-rehousing activities. Respondents were required to have experience with providing these eligible activities, and already participate in, or be willing to participate in the County Homeless Provider Network and HMIS in conjunction with the COC. The applications were reviewed by an Evaluation Committee, which was made up of no less than one homeless person or formally homeless person. The successful applicant (Pathways/Volunteers of America) entered into a one-year subrecipient agreement with the City to carry-out the ESG eligible activities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions.
5. Describe performance standards for evaluating ESG.

The City and the COC will continue to work together to develop performance standards that provide a measure to evaluate each ESG subrecipient’s effectiveness, such as how well the service provider succeeded at (1) targeting those who need the assistance most; (2) reducing the number of people living on the streets or emergency shelters; (3) shortening the time people spend homeless; and (4) reducing each program participant’s housing barriers or housing stability risks. These performance standards will be incorporated into the City’s Subrecipient Agreement, and to the extent possible, will be tracked and measured in HMIS.

Current Performance Standards for the ESG grant are shown in the attached table labeled “ESG Performance Standards.” As previous performance accounting was based upon the Homeless Prevention and Rapid-Re-Housing (HPRP) program, which operated under a different set of regulations, these performance standards will be refined as the program progresses.

In the implementation of programs and activities under the FY 2021-2022 Annual Action Plan, the City of Compton will follow all HUD regulations concerning the use of ESG funds.

See Above