

City of Gardena



Action Plan Fiscal Year 2006-2007

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City of Gardena
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Executive Summary

The City of Gardena is in its 32nd year of using Community Development Block Grant Funds (CDBG), and its second year of implementing the 2005-2010 Consolidated Plan. The following Action Plan serves as:

- The City of Gardena's application to HUD for CDBG funding for program year 2006/07;
- A planning document that delineates the City's plans for the current year's use of funds based on and linked to the 2005-2010 Consolidated Plan; and
- The blueprint for how the City seeks to achieve the Consolidated Plan goals.

The City's accomplishments for FY 2006/07 will be evaluated in the Consolidated Annual Performance Evaluation Report (CAPER) due at HUD 90 days after the close of a program year.

The anticipated allocation of CDBG funding for the City for the program year of 2006/07 is \$957,692. This allocation includes all reallocated funds from HUD. The City anticipates pursuing the following projects with the specified CDBG funding amounts during the coming year:

Project Name	Allocation
Administration & Planning (20% cap)	\$191,538 (including \$20,000 for Fair Housing)
Health and Safety Code Enforcement	\$85,000
Handy-worker /Residential Rebate Program	\$210,000
Marine Ave. Street Improvements	\$195,000
Thornburg Park ADA Improvements	\$70,000
ADA Bathrooms (Senior Center)	\$41,870
Rosecrans Corridor Improvement	\$12,630
Sub Total	\$806,038
<i>Public Services (15% cap)</i>	
Youth and Family Services Bureau (Counselors)	\$73,000
Senior Citizen Day Care Center (Senior Services)	\$78,654
Sub Total	\$151,654
Total	\$957,692

In addition to CDBG funds, a variety of federal, state, local, and private resources are utilized to address the comprehensive needs of the Gardena residents.

I. Action Plan for Program Year 2006/07

The Action Plan delineates the City's plans for one-year use of funds. It describes:

- 1) Resources available for program implementation;
- 2) Activities to be undertaken;
- 3) Geographic distribution of resources;
- 4) Continuum of care to address homelessness;
- 5) Other actions to address obstacles to meeting underserved needs, reducing poverty and coordination;
- 6) CDBG specific requirements; and
- 7) Program monitoring

A. Sources of Funds

Housing and community development activities are implemented in Gardena using a variety of federal, state and local resources. These funding sources include:

- HUD Section 8 Rental Assistance
- Alcohol, Tobacco and Firearms Administration
- Environmental Protection Agency
- Community Services Block Grant
- Workers Investment Act
- Older American Act
- State Department of Aging
- U.S. Department of Agriculture
- Los Angeles County Department of Mental Health
- State Department of Education
- State Juvenile Justice Fund
- State Department of Housing and Community Development
- State Gas Tax
- CalTrans Transportation funds
- City general funds

The City of Gardena is also eligible to receive federal HOME Investment Partnerships Act (HOME) funds as an entitlement jurisdiction to expand affordable housing opportunities directly from HUD. However, HOME funds have a match requirement using local resources that the City of Gardena does not have available at this time; as a result, the City declined funding for FY 06-07. On the other hand, the City applied to the State Department of Housing and Community Development (HCD) for State HOME funds, which are issued on a competitive basis.

B. Statement of Specific Annual Objectives

Annual objectives for FY 2006-2007 were determined, along with the priority needs level, in the 2005-2010 Five-Year Consolidated Plan, which were defined as follows:

- **High Priority:** Activities to address this need will be funded by the City during the five-year period.
- **Medium Priority:** If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City may take other actions to help this group locate other sources of funds.
- **Low Priority:** The City will not directly fund activities using funds to address this need during the five-year period, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan.

The following summarizes the City's FY 2006-2007 CDBG-funded program allocations by type of activity, annual objective, and priority level:

Project Name	Annual Objective	Priority Level	Allocation
Administration & Planning (20% cap)	N/A	High	\$191,538 (including \$20,000 for Fair Housing)
Health and Safety Code Enforcement	3,000 Housing Units	High	\$85,000
Handy-worker /Residential Rebate Program	100 people	High	\$210,000
Street Improvements (Marine Ave.)	People	High	\$195,000
Thornburg Park ADA Improvements	1 Public Facility	High	\$70,000
ADA Bathrooms (Senior Center)	1 Public Facility	High	\$41,870
Rosecrans Corridor Improvement	2 Businesses	High	\$12,630
Sub Total			\$806,038
<i>Public Services (15% cap)</i>			
Youth and Family Services Bureau	150 People	High	\$73,000
Senior Citizen Day Care Center	250 people	High	\$78,654
Sub Total			\$151,654
Total			\$957,692

The *Listing of Proposed Projects*, found in Appendix D, describes the activities the City will undertake with Federal CDBG funds during FY 2006-2007 to address its priority community development needs. The description of activities contained in *Listing of Proposed Projects* includes: an estimate of the number and type of families that will benefit; specific local objectives and priority needs; proposed accomplishments; and a target date for completion of the activity. The following demonstrates the relationship between the CDBG-funded activities to be undertaken and the priorities established in the five-year Consolidated Plan. These programs and their respective goals and objectives will be evaluated in the City's Consolidated Annual Performance and Evaluation Report (CAPER) at the end of the fiscal year.

C. Description of Projects

1. Consolidated Plan Priority - Affordable Housing

Program AD1: Administration and Planning (\$191,538)

Funds will be used to provide for personnel and operating costs related to overall CDBG program administration. Fair Housing services are also provided from this allocation, as described below.

Program H3: Fair Housing Services (\$20,000)

CDBG funds will be used to address the needs of low income renters, and all residents who have questions on housing rights and responsibilities, or housing discrimination. The City contracts with Fair Housing Foundation for fair housing services, including tenant/landlord counseling, educational events, and response to discrimination complaints. The City also provides similar assistance through its Rent Mediation Board, which is funded with general funds.

Five-Year Objectives:	Fair Housing: 600 households (120 annually)
Performance Measure:	As a proportion of the 4,867 low and moderate income households with a housing cost burden of more than 50%
Annual Goals	Approximately 120 households will be assisted by the Fair Housing Foundation during FY 2006/07
Sources of Funds:	CDBG; State HOME funds; Section 8 funds; among others

Program H5: Home Improvement Program

Handy-worker Fix-Up & Light Residential Rehabilitation Program: \$210,000 from the FY 2006/07 CDBG allocation will be made available to the Handy-worker Program for repair and "light" housing rehabilitation of single-family and mobile home units occupied by low and moderate income persons.

(a) The City has administered the Handy-worker Fix-Up program for 20 years. This program has worked very well assisting the lower income, elderly, handicapped, single heads of household, minorities and other special needs groups in the City.

(b) As a component of the Handy-worker Fix-Up Program, the Light Residential Rehabilitation Program provides for more substantial rehabilitation work to assist low and moderate income families. Repairs might include plumbing or electrical upgrades, roof repairs or replacements, termite corrective work, etc. Owners must first provide funding to contractors for repairs. Then, the City will provide a rebate of up to 50 percent of the costs with a maximum total of \$3,000.

Five-Year Objectives:	Rehabilitation: 500 households (100 annually)
Performance Measure:	As a proportion of the 4,867 low and moderate income households with a housing cost burden of more than 50%
Annual Goals	Approximately 100 households/housing units will be assisted with home improvement/rehabilitation in FY 2006/07.
Sources of Funds:	CDBG; State HOME funds; Section 8 funds; among others

2. Consolidated Plan Priority – Homeless Needs

Program HM3/PS1: Youth and Family Services (\$73,000)

CDBG funds will be made available for the Youth and Family Services Bureau to provide a variety of supportive and emergency counseling services for Gardena residents. The funding will be used to provide salaries for a counselor of at risk and in-crisis juveniles, adults, and families. Counselors are a vital component of the Bureau, helping to intervene with at-risk youth, coordinating the City's Helping Hands and Food Pantry programs, and providing counseling of victims for domestic violence, rape, child abuse and other traumatic situations.

Five-Year Objectives:	Assist 750 homeless and at-risk homeless people (150 annually)
Performance Measure:	As a proportion of the estimated 150 homeless people in the City
Annual Goals	The City will seek to assist 150 people at-risk of being homeless with supportive services.
Sources of Funds:	CDBG; Community Services Block Grant; County Supportive Housing Grants; among others

3. Consolidated Plan Priority – Public Services (Special Needs)

Program PS2: Senior Citizen Day Care Center (\$78,654)

The FY 2006/07 allocation will be used to support programs offered by the Senior Citizen Day Care Center. This activity will provide supportive services, activities, meals, and personal care for physically frail and brain impaired senior citizens in the community. It will also provide respite, support, and case management for their families.

Five-Year Objectives:	Seniors: 1,250 (250 annually)
Performance Measure:	As a proportion of the 15,688 persons with special needs
Annual Goals	The City seeks to assist 150 frail and elderly persons with supportive day care services.
Sources of Funds:	CDBG; Department of Aging; Older American Act; Department of Education; Mental Health; among others

4. Consolidated Plan Priority – Community Development Needs

Program PI1: Capital Improvement Planning (Infrastructure Improvements)

Marine Ave. Street Rehabilitation (Accessibility/Sidewalk Improvements): \$195,000 in CDBG funds will be used to install curb ramps and remove and replace damaged sidewalk along Marine Avenue between Western and Vermont. Improvements will take place in Tracts 6030.01 (block groups 2 and 3), 6030.03 (block groups 1 through 5), and 6030.04 (block group 1). Combined, these block groups contain 2,428 persons with disabilities. (Based on recent changes to HUD requirements, CDBG funds for street accessibility improvements may only be expended in census tracts where persons with disabilities reside according to the 2000 Census).

Five-Year Objectives:	5 public improvements (1 annually)
Performance Measure:	Public facilities and infrastructure improved, eliminating slum and blight conditions, as well as health and safety hazards
Annual Goals	By funding this activity approximately 2,428 disabled residents in the area will benefit.
Sources of Funds:	CDBG; Gas tax; CalTran funds; among others

Program PI4: Architectural Barrier Removal (Infrastructure Improvements)

ADA Bathrooms (Senior Day Care Center): \$41,870 in CDBG will be used to remodel the bathroom at the Senior Day Care Center for ADA compliance.

Approximately 100 seniors with disabilities will benefit from this activity.

Five-Year Objectives:	5 public improvements (1 annually)
Performance Measure:	Public facilities and infrastructure improved, eliminating slum and blight conditions, as well as health and safety hazards
Annual Goals	By funding this activity approximately 100 disabled seniors using the facility will benefit and 1 public facility will be improved.
Sources of Funds:	CDBG; Gas tax; CalTran funds; among others

Program PI3: Upgrading Recreation and Park Facilities

Thornburg Park: \$70,000 in CDBG will be used to remodel the existing bathrooms for ADA compliance.

Five-Year Objectives:	5 public improvements (1 annually)
Performance Measure:	Public facilities and infrastructure improved, eliminating slum and blight conditions, as well as health and safety hazards
Annual Goals	By funding this activity approximately 1,653 disabled residents in the area will benefit and 1 public facility will be improved.
Sources of Funds:	CDBG; Gas tax; CalTran funds; among others

5. Consolidated Plan Priority - Economic Development Needs

Program ED1 (a): Rosecrans Corridor Revitalization Project (\$12,630)

Funds will be used to provide rebates for businesses at a maximum of up to \$5,000 to businesses within the expanded revitalization area, as well as technical assistance and various other business attraction activities. This area was designated as a slum and blighted area in 1994 by the City Council as part of the Rosecrans Corridor Revitalization Project.

Five-Year Objective:	20 jobs (4 annually) 10 businesses (2 annually)
Performance Measure:	Number of jobs made available to low and moderate income persons
Annual Goals:	Provision of assistance eliminate blighting conditions in the area and assist 2 businesses with technical assistance
Sources of Funds:	CDBG and Brownfield

Program CE1: Health and Safety Code Enforcement (\$85,000)

Funds will be allocated to support Health and Safety Code Enforcement efforts in low and moderate income areas, designated revitalization areas, and designated slum and blight areas. Specifically, this allocation will be used to fund one full-time and one part-time code officers.

5-year Objective:	15,000 housing units (3,000 annually)
Performance Measure:	Achieve an abatement rate of 80 percent
Annual Goals:	The City seeks to identify/enforce health and safety code violations, thereby benefiting all of the residents within the designated low to moderate income, designated revitalization, and slum/blight areas. An estimated 3,000 housing units will be inspected.
Source of Funds:	CDBG and General Fund

D. Geographic Distribution

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. Figure 1 displays the areas of the City with a concentration of low and moderate income population, which is based on HUD's data for low/moderate income areas by block group for all entitlement jurisdictions released in March 2003. The new low/moderate income areas are considerably different than the previously designated areas based on 1990 Census. In addition, Figure 1 also illustrates the City's revitalization areas.

- Housing rehabilitation through the Handy-worker Fix-Up Program is available Citywide; however, applicants are qualified based on income levels. The program will focus on the housing units most in need of assistance, which are in the Northeast and the Southeast sections of Gardena. The City hopes to reach the most substandard housing and the most economically-disadvantaged low and moderate income households in the City with different levels of housing rehabilitation assistance. The desired impact is ensuring the health, safety and welfare of low and moderate income persons and preserving the City's affordable housing stock. By qualifying applicants based on HUD's income limits, the City will ensure that low to moderate income households are the primary beneficiaries of these programs.
- Services for homeless, at-risk persons and other supportive services to at-risk youth and elderly will be distributed to residents throughout the City as well. It is anticipated, however, that the largest number of residents needing assistance will come from the low and moderate income areas.
- The Health and Safety Code Enforcement Program will provide personnel and operating costs to carry out Code Enforcement in the CDBG low/moderate income areas, designated revitalization areas, and City-approved slum and blight areas to eliminate specific conditions that are detrimental to public health and safety.
- The Rosecrans Corridor Renovation Project is qualified as a designated revitalization area pursuant to the slum and blight national objectives the area was approved in 1994 and can be found on the map on Figure 1.
- Street Improvements and Disabled Barrier Removal projects take place in specified low and moderate Census Tracts and Block Groups, which for FY 2006/07 are Tracts 6030.01 (block groups 2 and 3), 6030.03 (block groups 2 through 5), and 6030.04 (block group 1).

E. Homeless and Other Special Needs

The City of Gardena has a comprehensive strategy to address homelessness. This strategy is a continuum of care to address the following homeless needs: outreach/ assessment; emergency shelters; transitional shelters; permanent supportive housing; and permanent housing.

1. Outreach/Assessment

The Gardena Human Services Division provides a comprehensive outreach and assessment program for homeless individuals and families, as well as lower income persons threatened with homelessness. The program offers vouchers for food from restaurants and grocery stores, as well as vouchers for temporary shelter at motels in the area, for transportation to health care, and for other individual needs. The Emergency Services Program also includes a food pantry and clothing distribution.

In addition to the Emergency Services Program, the City operates the following programs to address the supportive service needs of the homeless and those threatened with homelessness: employment and training programs; a child care program; senior meals; case management and counseling for youth and families; socialization centers for the

mentally ill; recreation opportunities for the developmentally disabled; and low cost bus services for elderly, disabled, and other residents.

2. Emergency Shelters

In addition to the extensive emergency services provided through the City's Human Services Division, the City provides motel vouchers for emergency accommodation. The City also refers persons in need of emergency shelter to a number of emergency day facilities and overnight shelters. For those who need assistance and shelter during the day, Human Services provides referrals to the following daytime facilities: Harbor Gateway Clubhouse and Soup Kitchen adjacent to Gardena in Los Angeles; the Homeless Women's Drop-In Center in Wilmington; and His House/Salvation Army and The Job Center in Torrance. While none of these facilities are within the Gardena city limits, the City Emergency Services Program offers transportation vouchers to such facilities.

For persons in need of emergency overnight shelter, the Human Services Division staff has cultivated positive working relationships with a number of nearby shelters, and refers its Emergency Services clients to the appropriate location. Families, women, and children, including abused persons, are referred to the following emergency shelters: 1736 Family Crisis Center in Hermosa Beach; Family Shelter for the Homeless in Long Beach; House of Yahweh in Lawndale; and Harbor Interfaith Shelter in San Pedro. Single homeless men are referred to the Beacon Light Mission in Wilmington. Mentally ill homeless and other mentally ill persons in need of emergency assistance are referred to Harbor View House in San Pedro.

3. Transitional Shelters

Currently, there is no transitional housing facility in Gardena; however, through its extensive information and referral network for homeless, potentially homeless and formerly homeless persons, the Gardena Emergency Services staff connects persons in need with transitional shelters. The 1736 Family Crisis Center in nearby Hermosa Beach allows battered women and children to stay in the Emergency Shelter for 30 days, and offers a transitional housing facility where residents may live for six months while they participate in job training and other social services. At the end of the six months, Crisis Center staff helps clients find permanent housing.

The Harbor View House for mentally ill adults provides housing for up to 28 days. Upon completion of their initial stay, Harbor View House staff assists clients in finding the type of housing they need. Some are referred to long term substance abuse treatment centers in Long Beach. Others move into permanent supportive housing in board and care homes.

In addition to the 60-day emergency shelter, Harbor Interfaith Shelter in Wilmington also offers a transitional housing facility that serves up to ten families. Case management services are provided, and families are permitted to stay until they are able to find permanent affordable housing.

4. Permanent Supportive Housing

The Human Services Division refers clients to numerous permanent supportive housing facilities in and around Gardena. Permanent supportive housing available to formerly

homeless persons and to persons at risk of homelessness include: Harmony House, Harvard Manor, and Skyport Lodge for mentally ill persons; Pacifica House, Patterns, Way Back Inn, and Asian American Drug Abuse Program for substance abusers; and a number of facilities for elderly persons in need of supportive care, including Meadowlark Manor, South Park Manor, Gardena Valley Towers and JCI Gardens.

5. Permanent Housing

The Gardena Human Services Division also assists clients in locating permanent affordable housing in the area. The Los Angeles County Housing Authority provides rent subsidies through the Section 8 program. Approximately 734 rental certificates/vouchers are in use in the City. The City also has 280 units of Section 8 subsidized senior rental housing through the Section 202 program.

F. Needs of Public Housing

The City of Gardena does not have any public housing.

G. Anti-poverty Strategy

The City of Gardena has long maintained goals, programs and policies for reducing the number of households below the poverty line. The City assists lower and moderate Income households with a variety of services that provide social welfare assistance and economic relief. These programs are in emergency services, (food, shelter, clothing), employment and training, housing repair, child care, geriatric services, senior citizen meals, mental health, developmentally disabled, and case management and information and referral for a wide range of poverty-related problems and issues. In addition, the City operates several job training programs for youth and adults through its Employment and Training Center (Gardena One Stop).

The City has also focused on improving the economic climate of the community through programs such as the Van Ness Facade Program, Rosecrans Corridor Revitalization, Commercial Industrial Rebate Program, economic development outreach, community education, and business development workshops.

In the coming year, the City will provide thousands of units of service that impact poverty. Specific services/programs include: housing repair; rental assistance through Section 8 vouchers and Section 202 senior housing assistance; job training, placement and referrals; homeless assistance; daily senior citizen meals; senior citizen day care; developmentally disabled will be served daily; and emergency service will be delivered to those at risk of becoming homeless. Additionally, residents living in mobile home parks will receive assistance with health and safety repairs and lead-based paint abatement.

H. Lead-Based Paint Hazards

The Five-Year Strategic Plan section of the 2005-2010 Consolidated Plan describes Gardena's strategy for implementing lead-based hazards in qualified residential units. Inclusion of lead evaluation and reduction activities implemented through the Handy-worker Fix-Up and Residential Rehabilitation and Code Correction Programs (RRCCP) are the most effective method for the City to confront lead hazards. Recently, the City amended its RRCCP program to provide additional funding to address lead-based paint issues. Specifically, the RRCCP program now provides: 1) \$4,500 to cover code correction items and 2) Up to an additional \$5,000 for stabilization of lead-based paint found in the unit. Additional funding, beyond \$5,000, not to exceed \$10,000 for lead-based paint stabilization, may be allocated upon approval by the City Manager. Assessment of hazards can be accomplished when housing is inspected and evaluated.

The City also participates in the Lead-Poisoning Abatement Program coordinated by the Los Angeles County Department of Health Services, Division of Environmental Health. This program investigates sites where child lead poisoning cases are indicated and issues orders for abatement. When building permits and/or structural upgrading are required, the City Building and Safety Division actively participates in the abatement proceedings.

I. Other Actions

1. Address Obstacles to Meeting Underserved Needs

According to the City's 2000-2005 Housing Element and the 2005-2010 Consolidated Plan, one of the most underserved housing needs in the City is the provision of affordable housing opportunities for senior citizens and renters. Many Gardena renter-households are impacted by housing overpayment, with the majority of senior renters facing a housing cost burden. To help address this issue, the City assisted in the development of three HUD 202 facilities in Gardena for over 300 senior residents, with additional senior renters assisted Citywide with Section 8 rental assistance through the Los Angeles County Housing Authority. In addition, the City continues to provide CDBG funds to operate two home improvement programs: the Handy-worker Fix-Up Program and Light Residential Rehabilitation Program. The majority of households assisted through both programs were low income senior households. In addition, the City also established the Residential Rehabilitation Code Correction Program (RRCCP) to assist low income households in abating code enforcement, health and safety issues using prior year CDBG funding. Also, the City utilizes a State-HOME funded Owner-Occupied Rehabilitation Program to provide assistance for more substantial improvements for homeowners.

The City has identified that providing affordable housing for seniors is an important goal for the community. As such, the City's recently adopted Housing Element provides for flexible development standards for senior and affordable housing development and the development of second units for senior residents. Key programs and services included home delivered meals, case referrals, housecleaning services and tax and legal assistance. In addition, the City's Senior Citizens Day Care Center provides day-care and supportive services for frail elderly citizens that require assistance.

Gardena also provides a number of services to assist underserved individuals and families within the City. The Gardena Youth and Family Services Bureau provides emergency services to approximately 1,000 individuals and families in crisis by providing emergency food, housing assistance, crisis counseling and other support. The Youth and Family Services Bureau and the Gardena Family Childcare Program also serves at-risk children and family members by providing after school care, group counseling, parenting classes, and assisted childcare services. The Gardena Emergency Services Program provided emergency assistance, temporary shelter, mental health and other services to those individuals requiring emergency care and support.

The City continues to assist and provide support for mentally and physically disabled Gardena residents. The Socialization Center for the Mentally Handicapped provides care and services for approximately 60 mentally disabled residents per year. The City continues to improve accessibility for disabled individuals by removing architectural and infrastructure barriers throughout the City. Two prime examples of this were the two projects completed at the Nakaoka Community Center (door replacements) and the North East Area Barrier Removal (curb cuts and ramps). Additional improvements were made at the Public Works Building (door replacement), the Human Services Division (door replacement), Freeman Park restroom improvements, and in Maintenance Areas 3, 5 and 6 (curb cuts and ramps). This year, additional improvements will be made at Bell Park (restroom rehabilitation), and along Marine Ave.

Gardena also provides support to the Youth and Family Services Bureau Drug Abuse Prevention and Treatment Program, the Gardena Drug and Alcohol Abuse and Prevention Task Force, and the At-Risk program that supports social services to economically and social and or physically disadvantaged youth, families, and senior citizens with employment and training programs, child care, senior meals, case management, disabled services, and low cost bus transportation for elderly, disabled and other residents.

2. Foster and Maintain Affordable Housing

The City of Gardena fosters and maintains affordable housing through the following methods:

Home Improvement Programs

Preserving the City's existing housing stock is an important community goal. With the majority of the City's housing constructed prior to 1970, a large proportion of the housing stock may be in need of rehabilitation, repairs, and upgrading. To help address this need, the City has allocated \$210,000 of CDBG funds towards supporting home improvement programs.

In addition, the City utilized State HOME funds to operate an Owner-Occupied Rehabilitation Program. Carryover CDBG funds from prior years are used to support the RRCCP program for code corrections and lead-based paint abatement.

Homeownership Programs

To expand home ownership in the community, the City has recognized the need to participate in an existing homeownership programs. The City is a member of the Independent Cities Lease Finance Authority (ICLFA).

The ACCESS and Cal Gold 2nd Loan Program (formerly called the Fresh Rate Program) Program are administered on ICLFA's behalf by the California Rural Home Mortgage Finance Authority. Through the ICLFA, FHA loans and Fannie Mae loans provide funds for down payment and closing cost assistance.

Housing Development

As a primarily built-out community, Gardena has limited vacant land resources. However, the City is committed to providing a variety of new housing opportunities to meet the needs of all residents. As set forth in the Gardena 2000-2005 Housing Element, the City has set forth a number of goals, policies, and programs to facilitate new housing development.

Senior Housing

According to the 2000 Census, almost one quarter of all household in Gardena had an elderly household member. Due to fixed income levels and higher health care costs, finding affordable and accessible housing is often a barrier for elderly households. The City of Gardena recognizes these needs, and has placed an emphasis on meeting the housing needs of senior residents.

The City currently provides flexible development standards including: reduced parking standards, fee reductions, and priority processing time frames for senior and affordable housing projects. Additionally, the City permits the development of second units on R-1 lots with single-family dwellings.

General Plan Update/Specific Plan

With much of the City's limited vacant land resources scattered in different locations throughout the community, the City is pursuing a technical update of its General Plan Land Use Element. The General Plan process determines the type of land uses for the future and potentially offers greater flexibility in terms of development standards and zoning. It also provides for community participation and input. The City is also considering the development of Specific Plans for the Artesia Boulevard and Rosecrans Avenue Corridors.

Mixed-Use

Currently zoned for mixed-use residential and commercial development, Gardena Boulevard has been identified as an area for potential housing development in the community.

3. Remove Barriers to Affordable Housing

The Gardena Community Development Department reviews any proposed fee increases for permits and application for impact on the production of new housing units or rehabilitation of existing units. Fee waivers may be considered for projects that promote housing priorities identified in the Consolidated Plan.

As part of the City's Analysis of Impediments to Fair Housing Choice the City examined real estate and banking practices for negative effects on minority concentrations.

To address the needs of renters, the City will continue its rent mediation program and fair housing services. The City contracts with Fair Housing Foundation for fair housing services including tenant/landlord counseling, educational events, and response to discrimination complaints and the City operates a Rent Mediation Board.

4. Develop Institutional Structure

The institutional structure for carrying out the City's housing and community development activities is a basic component of the City's cooperative relationships within departments and between governmental agencies and other organizations.

CDBG funds have been used to primarily expand economic development, code enforcement task force efforts, and counseling through the Youth and Family Services Bureau. The City will continue to enhance the institutional structure. In addition, City departments will work closely in partnership with each other and residents through commissions, committees, civic organizations and homeowners associations.

In order to effectively implement and market the Owner-Occupied Rehabilitation Program (OORP) and the Residential Rehabilitation and Code Correction Program (RRCCP), the City retained the services of a housing consultant to administer these programs.

5. Enhance Coordination

The City coordinates activities with numerous private and governmental health, mental health and service agencies.

Village Mobile Home Park and the HUD 202 Senior housing facilities will be the sites of increased educational and outreach activities from local service providers for the elderly. The City's Employment and Training, Child Care and Developmentally Disabled programs will target clients who seek housing and emergency services. The Housing Repair and Light Rehabilitation program will continue to take referrals from the Human Services Division.

The City also continues to bring other supportive services to residents of local shelters and supportive housing facilities. Any new housing programs to be developed will incorporate direct delivery of supportive services in health, mental health and other social services. Additionally, the City utilizes a variety of resources by collaborating and networking with outside agencies to address the needs of residents. Examples include:

- Housing Authority of Los Angeles County (HACoLA)
- Alcohol, Tobacco and Firearms Administration
- U.S. Environmental Protection Agency (EPA)
- Workers Investment Act (formerly JTPA/CETA)
- State Department of Aging
- US Department of Agriculture (USDA)
- LA County Department of Mental Health
- State Department of Education
- State Juvenile Justice

- State Employment Development Department

Efforts to coordinate with private sector businesses have also been expanded. For example, the opening of Magic Johnson's Starbucks created both jobs and an economic anchor for the City. The California Center for Land Recycling, a non-profit that focuses on creating sustainable communities, partnered with Gardena to provide information to the community on the benefits of redeveloping the various Brownsfield sites in the City. The Rosecrans Corridor Alliance, formed in October of 2001, consists of residents and business owners who provide input on the activities specific to the corridor area.

6. Encourage Public Housing Initiatives

The City of Gardena does not have any public housing. As a result, no resident initiatives or other related actions are applicable. For information regarding housing assistance and housing programs, please refer to the discussion under the appropriate housing priorities discussed earlier in the document. Tenant-based Section 8 rental assistance (vouchers) is provided by the Housing Authority of the County of Los Angeles.

J. Monitoring Standards and Procedures

The City of Gardena understands that all efforts using Federal, State and local resources to provide affordable housing to its residents must be conducted in accordance with established laws, regulations and sound management and accounting practices. This includes long-term compliance with the National Affordable Housing Act of 1990 and other HUD-administered programs. Any additional Federal or State program monies which are awarded will be monitored and reported on according to the program statutory and regulatory rules of those programs.

Internal City monitoring of affordable housing programs will be conducted on an ongoing basis by the City Manager and appropriate City departments. One of the benefits of having a small nucleus of staff responsible for the majority of these programs is that close oversight of day to day activities is feasible. In addition, the City will also conduct meetings with staff regarding program progress and performance in adhering to all established requirements. Reports are provided to City officials.

If non-profit agencies are expected to carry out a portion of the mission of the City, the City will also carry out a "sub-recipient/participant" monitoring. These agencies are monitored by the City at least once annually through a site visit and interview of head staff. At a minimum, the submission of periodic reports on non-profit activities and financial statements are required to be provided quarterly. All funding received from HUD and other outside agencies and expended for City housing and related programs will be independently audited financially according to the statutory and regulatory requirements of each grantor agency. All progress reports required by grantor agencies (i.e. Consolidated Annual Performance and Evaluation Report) will be prepared and submitted on a correct, complete and timely basis. Project and financial data on CDBG-funded activities will be maintained using HUD software- IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.

K. Actions to Further Fair Housing Choice

As part of the City's recently updated Analysis of Impediments to Fair Housing Choice, which was adopted by the City Council in May of 2002, the following strategies will be used to overcome or eliminate impediments to fair housing choice throughout the FY 2006/07:

1. Expanding Affordable Housing Opportunities

Action	Time Frame	Status
1. Homeownership Assistance		
1.1 The City will work to provide and expand home ownership opportunities for low and moderate-income households. Specifically, the City will implement the Housing Element Homeownership Program to explore the use of outside funding programs to assist lower and moderate income households.	Within the five-year time frame of the 2000-2005 Gardena Housing Element	The City is a member of the Independent Cities Lease Finance Authority (ICLFA), which operates several homeownership programs in conjunction with other agencies. The City has also hosted several First-time Homebuyer Seminars.
2. Rehabilitation Assistance		
2.1: The City will continue to provide and expand assistance for low and moderate income households in meeting the housing rehabilitation needs. Specifically, the City will continue to offer the Handy-worker Fix-Up and Light Housing Rehabilitation Program. The City will continue the Residential Rehabilitation Code Correction Program and an Owner-Occupied Rehabilitation Program.	Ongoing	The City has allocated additional CDBG funds to continue its existing Handy-worker Fix-Up/Light Housing Rehabilitation program. In addition, the City retained the services of a housing consultant to implement the Owner-Occupied Rehabilitation Program funded with HOME funds and the Residential Rehabilitation Code Correction Program (RRCCP) funded with CDBG funds from prior years.
2.2: The City's Code Enforcement personnel will help provide information on the City's rehabilitation assistance programs in conjunction with code compliance activities. Also, the City will implement an Owner-Occupied Residential Rehabilitation Program that will benefit low and moderate income residents.	July 2003	The City retained the services of a housing consultant to implement the Owner-Occupied Rehabilitation Program funded with HOME funds. In addition the City created the RRCCP program in 2003 to address code violations.
3. Rental Assistance		
3.1: The fair housing service provider will help provide information to residents, with added focus on Hispanic and Asian households, regarding the availability of Section 8 Rental assistance.	Ongoing	Ongoing

Action	Time Frame	Status
<p>3.2: The fair housing service provider will work with owners of the three senior housing developments to ensure expanded outreach efforts are conducted to affirmatively market the availability of Section 202 units. It will also assist the City in implementing AI recommendations from the AI pertaining to fair housing.</p>	Ongoing	<p>The operator of the senior housing has complied with HUD requirements regarding outreach. However, expanded efforts will be made in the future to promote diversity at the three senior housing complexes. The City will continue to monitor the tenancy at the senior housing complexes. A conciliation agreement has been reached between the City, L.S.I. and Fair Housing with respect to the management of the three senior housing facilities.</p>
<p>4. Affordable Housing Resources</p>		
<p>4.1: The City will identify and pursue other funding sources for the development of affordable housing.</p>	<p>At least once a year, assess the feasibility of applying to different funding programs.</p>	<p>The City will continue evaluate the use of different funding mechanisms for expanding affordable housing opportunities.</p>

2. Public Policies and Programs Affecting Housing Development

Action	Time Frame	Status
<p>5. Incentives for Affordable Housing Development</p>		
<p>5.1: The City will continue to provide density bonuses as development incentives to developers of multi-family housing to set aside units that are affordable to low and moderate income residents. As specified in the 2005-2010 Gardena Housing Element, the City will adopt an affordable housing ordinance to assist in the creation of affordable housing. The City will also develop program brochures to be made available at the public counter and specifically market the program to property owners along Gardena Boulevard to encourage mixed-use developments.</p>	<p>Within the five-year time frame of the 2000-2005 Gardena Housing Element.</p>	<p>Pursuant to State law, the City continues to offer density bonuses as incentives for affordable housing development.</p>
<p>5.2: The City will inform property owners of larger vacant residential sites to discuss the City's desire for residential development. The City will inform property owners of development incentives available for inclusion of affordable housing through the City's density bonus program (as required by State law) and flexible development standards.</p>	<p>By the end of 2003</p>	<p>Ongoing</p>

6. Zoning Ordinance		
6.1: The City will consider amending the Zoning Ordinance to remove the definition of "family."	By the end of 2006	The City is in the process of updating the General Plan and Zoning Code.
6.2: The City will amend the Zoning Ordinance to permit community care facilities for six or fewer persons by right in all residential zones, pursuant to State law.	By the end of 2006	The City is currently in the process of updating the General Plan and Zoning Code.

3. Access to Financing

Action	Time Frame	Status
7. Outreach to Lenders		
7.1: The City will contact local lenders with homebuyer assistance programs to explore ways to expand participation by potential homebuyers, focusing the efforts to expand homeownership opportunities to Hispanic and African American households that are currently under-represented in the homeownership market.	Ongoing	The City received \$500,000 from the State HOME program to provide a First-Time Homebuyer Program. Implementation of the program began in FY 2003-2004. However, due to the rising home prices in the Southland, homeownership assistance using HOME funds is no longer feasible. In 2004, the City received approval from the State to focus the use of HOME funds on residential rehabilitation activities. In addition, the scope of service provided by the City's fair housing provider includes outreach to lenders.
7.2: The City will work with local lenders and government institutions, such as Fannie Mae, to provide information about government-backed financing for low and moderate income residents. The City will encourage local lenders to provide information in both English and Spanish.	Ongoing	The City worked with Fannie Mae and its lenders to offer a First-Time Homebuyer Program for Gardena residents. This program began implementation in Program Year 2003/2004 and Hawthorne Savings committed \$1.5 million for first mortgage primary financing for this program. However, the housing market conditions have made this program infeasible and interest in this program has been low. The City has since reallocated the funding and resources to residential rehabilitation activities.
8. Education and Resources		
8.1: The City will encourage workshops to be held in Gardena by local lending institutions and the fair housing service provider regarding the home buying process and the resources available to low and moderate income homebuyers. The	Conduct a homebuyer workshop at least once a year.	With the discontinuation of the First-Time Homebuyer program, the City no longer provides this service on a yearly basis. Though, the Fair Housing provides three workshops per year

City will encourage local lenders and the fair housing service provider to hold workshops in both English and Spanish. As part of the eligibility requirements for the First-Time Homebuyer Program, all loan recipients must attend one eight-hour homebuyer education workshop.		
8.2: The City will provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in English and Spanish.	Ongoing	Ongoing
8.3: The City can provide a link on its web site to Fannie Mae Foundation's web site (www.fanniemaefoundation.org), which offers free guides and resources for first-time homebuyers in various languages, including (but not limited to) English, Spanish, Chinese, Korean, and Vietnamese.	By the end of 2005	The City continues to improve its website to provide information for residents and businesses, and has created a new website that has been available since May 2004. The Fannie Mae Foundation web link can be found under the City Manager's webpage on the City's website.
8.4: The City will consider offering credit counseling services either through the fair housing service provider, lenders, or other organizations. Counseling services may include assisting potential homebuyers to build up credit and equity, clear bad credits, and education on affordability and financial responsibility of homeownership.	Ongoing	Ongoing
9. Unfair Lending Practices		
9.1: The City will work with the fair housing service provider to monitor complaints regarding unfair lending, and assess lending patterns using the data collected under the Home Mortgage Disclosure Act (HMDA) and CRA, and other data sources.	Monitor HMDA and other data at least once a year to identify potential issues with unfair lending practices.	The scope of work for fair housing services requires monitoring of HMDA data.
9.2: The City and the fair housing service provider will participate with HUD and other efforts in investigating predatory lending in the home purchase, home improvement, and mortgage refinancing markets.	Ongoing	Ongoing
9.3: Through the Nakaoka Community Center, the City will alert seniors of the different predatory lending practices that are frequent in Southern California.	Ongoing	Ongoing

4. Public Outreach

Action	Time Frame	Status
10. Fair Housing Services		
<p>10.1: The City will encourage the fair housing service provider to maintain a website that provides user-friendly information on fair housing services provided and contact information. The City currently has placed on its website contact information about Fair Housing and Frequently Asked Questions (FAQ) pertaining to renters. The City's website also includes a link to the Fair Housing Foundation's website.</p>	By the end of 2005	The fair housing service provider is required to provide user-friendly information on the fair housing services provided and contact information.
<p>10.2: The City will review the scope of work and performance of the fair housing service provider to ensure a higher level of resolution of fair housing complaints.</p>	Annually	The City conducts sub-recipient monitoring of the fair housing service provider and provides suggestions for areas to improve and expand services. The scope of work currently in the contract was designed to address issues identified in the Analysis of Impediments to Fair Housing Choice and results of past sub-recipient monitoring. To date, the Fair Housing Foundation has been providing services as agreed.
<p>10.3: The City will encourage and help coordinate the development of fair housing workshops for residents, real estate professionals, apartment owners, and property managers. These workshops will be located at accessible locations within Gardena such as the Nakaoka Community Center and local libraries. Specific efforts should be made to expand community participation in these workshops, including a greater awareness among property owners and managers.</p>	Ongoing	Ongoing. The fair housing service provider is required to provide four fair housing workshops each year within the City per contract with the City. The provider is also required to provide two property management training workshops each year within the City.
<p>10.4: The City will consider providing funding for a housing coordinator to address various housing issues in Gardena. The coordinator will work with the City's fair housing provider, the Rent Mediation Board, and various City departments that provide housing services and promote affordable housing opportunities to residents.</p>	By the end of 2005	While a position has not been created, additional administrative staff has been hired to ease staff's current workload, which allows for additional time to be spent on housing related issues. Moreover a consultant has been hired to administer the City's newly implemented housing programs.

5. Additional Actions

For the FY 2006/07, the City of Gardena will also further fair housing choice by continuing to provide fair housing services contracted through the Fair Housing Foundation (FHF). \$20,000 from the Planning and Administration allocation mentioned previously is granted to the FHF to provide the following fair housing services to Gardena residents:

- The FHF will provide fair housing education, marketing and outreach services. These actions include the dissemination of fair housing education materials directed towards housing consumers and local community groups, development and distribution of informational materials to the housing industry (i.e. banking institutions, real estate agencies, apartment owners, property management firms) regarding obligations and rights under the fair housing laws, public outreach through Fair Housing information days and speakers at local meetings and public forums and media outreach through participation in radio and cable television broadcasts.
- The FHF will also provide direct services to Gardena residents through legal assistance. These actions include the provision of information regarding individual legal rights under fair housing laws, investigation, conciliation, and advice to home seekers on options as they relate to housing discrimination, landlord/tenant counseling and referrals to appropriate agencies for further assistance.

In addition to the services provided by the FHF, the City of Gardena will further fair housing choice through various federally and locally-funded programs. The City employs an open policy for its housing programs and provides all residents equal access to CDBG-funded services and programs.

The City will also allocate \$210,000 to the Handy-worker Fix-Up Program for repair and "light" housing rehabilitation of units occupied by low and moderate income persons. Rental assistance in the form of Tenant-Based Section 8 Rental Assistance vouchers will be made available to Gardena residents through the Los Angeles County Housing Authority. Additional project-based Section 8 assistance is available for Section 202 projects in Gardena. Low-income households, among them elderly, small and large families, handicapped persons, and minorities are served.

II. Program Specific Requirements (CDBG)

The Listing of Proposed Projects included earlier describes the activities with respect to all CDBG funds expected to be available during the program year. There will be an allocation of \$957,692 for FY 2006/07. Additional information is as follows:

- **Program Income**
None/Not Applicable
- **Surplus from Urban Renewal Settlements**
None/Not Applicable
- **Grant Funds Returned to the Line of Credit**
None/Not Applicable
- **Income from Float-Funded Activities**
None/Not Applicable
- **Rollover Funds**
None/Not Applicable
- **Urgent-Need Activities**
None/Not Applicable

Appendix A
SF 424

Appendix B Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about-
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the

convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2006-07 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG

funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized

Date

City Manager
Title

Optional Certification CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208 (c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Appendix to Certifications

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:
 - Gardena City Hall, 1700 West 162nd Street, Gardena, CA 90247
 - City of Gardena Public Works Department, 1717 West 162nd Street, Gardena, CA 90247
 - City of Gardena Human Services Division, 1651 West 162nd Street, Gardena, CA 90247

Place of Performance (Street address, city, county, state, zip code)

Gardena City Hall
1700 West 162nd Street
Gardena, CA 90247

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

Appendix C
Citizen Participation Process

Citizen Participation Process

Appendix B of the Five-Year Consolidated Plan contains copies of all public notices and a summary of public comments received during the public hearings and meetings conducted for the FY 2005/06 Action Plan and 2005-2010 Consolidated Plan. The following briefly describes the citizen participation process followed by the City of Gardena in preparing and adopting the Action Plan for FY 2006/07.

CDBG Program

On January 26 and February 16, the City published first and second public notices in the *Gardena Valley News* announcing the opening of the 30-day public comment period on the CDBG Program Use of Funds for FY 2006/07. Notices were also sent to the City Council, City Commissions and Committees and City Departments for dissemination.

On February 15 during the 30-day public comment period, the City held a public hearing at 6:30 p.m. in the City Council Chambers to receive citizen input on the FY 2006/07 Action Plan prior to developing recommended projects. No public comments were received at the hearing.

On February 27, the 30-day public comment period on the CDBG program/use of funds ended. The City received comments from City Departments which had reviewed issues and concerns with their respective commissions and committees. All requests for funding were reviewed at this time and incorporated in to the FY 2006/07 Annual Action Plan.

FY 2006/07 Action Plan

Staff recommendations to the City Council on the use of CDBG funds were forwarded on March 14, 2006 as part of the draft Action Plan.

On March 30, 2006 a public notice was published in the *Gardena Valley News* announcing the 30-day public comment period beginning March 30 and ending May 1, 2006. Then on April 13, 2006, a 2nd public notice regarding the 30-day public comment period and Public Hearing for the Draft Action Plan for FY 2006/07 was published in the *Gardena Valley News*.

May 1, 2006 marked the end of the 30-Day Public Review and comment period for the FY 2006/07 Draft Action Plan. The City Council held the final public hearing to consider staff recommendations for the use of CDBG funds for FY 2006/07 on Tuesday, May 9, 2005.

Copies of the Action Plan were made available for public review at four City locations:

- Gardena City Clerk's Office
- Gardena City Manager's Office
- Nakaoka Community Center
- Gardena Mayme Dear Public Library
- Rowley Park
- Human Services Division

The Final Action Plan for FY 2006/07 will be delivered to the Department of Housing and Urban Development (HUD) on May 12, 2006.

Public Comments

All of the public comments received on the City's FY 2006/07 Action Plan during the public review period are addressed by staff as they are received and are included in this section of the Action Plan. For FY 2006/07, the public comments received pertained to grammatical errors that were addressed.

Appendix D
List of Proposed Projects

Appendix E
Proof of Publication