BELLFLOWER 2017 ANNUAL ACTION PLAN

Prepared For:
City of Bellflower
Economic Development Department
16600 Civic Center Drive
Bellflower California 90706

Prepared By:
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Woodland Hills California 91367
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Executive Summary
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

This Action Plan describes the activities and uses of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds for the program year beginning July 1, 2016 through June 30, 2017. This plan represents the second of five years of the City of Bellflower's 5 year Consolidated Plan for Housing and Community Development (ConPlan). The Annual Action Plan contained herein summarizes the manner in which the City will utilize and administer its available community development resources to address the needs of Bellflower's low and moderate income households.

The City of Bellflower is an entitlement jurisdiction that anticipates receiving approximately $954,637 in CDBG funds and $294,169 in HOME funds for FY 2016. Bellflower does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs. In recent years, the levels of CDBG and HOME funds for Bellflower have been decreasing. The level of program income received varies widely from year to year. Program income received will be re-programmed to fund activities that primarily benefit low and moderate income individuals or remove slum and blighting conditions.

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.

The Consolidated Plan (ConPlan) establishes eleven priority needs/goals, in addition to planning and programmatic administration with associated goals to be met over the five-year period.

See table below for objectives and outcomes identified in the five year Consolidated Plan.
# Table 1 - Objectives and Outcomes

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Improve and Conserve Existing Affordable Housing</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>City of Bellflower</td>
<td>Improve and Conserve Existing Affordable Housing</td>
<td>HOME: $248,000</td>
<td>Homeowner Housing Rehabilitated: 6 Household Housing Unit</td>
</tr>
<tr>
<td>2 Provide Homebuyer Assistance</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>City of Bellflower</td>
<td>Provide Homeownership Assistance</td>
<td>HOME: $230,722</td>
<td>Direct Financial Assistance to Homebuyers: 3 Households Assisted</td>
</tr>
<tr>
<td>3 Development of Affordable Housing</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing Non-Homeless</td>
<td>City of Bellflower</td>
<td>Development of Affordable Housing</td>
<td>HOME/ HOME CHDO: $611,780</td>
<td>Owner occupied constructed: 6 Units</td>
</tr>
<tr>
<td>4 Promote Equal Housing Opportunity</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>City of Bellflower</td>
<td>Promote Equal Housing Opportunity</td>
<td>CDBG: $26,000</td>
<td>Other: 300 Other</td>
</tr>
<tr>
<td>5 Support Continuum of Care</td>
<td>2016</td>
<td>2017</td>
<td>Homeless</td>
<td>City of Bellflower</td>
<td>Support Continuum of Care for the Homeless</td>
<td>CDBG: $0</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted</td>
</tr>
<tr>
<td>6 Neighborhood Preservation</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Neighborhood Preservation</td>
<td>City of Bellflower</td>
<td>Neighborhood Preservation</td>
<td>CDBG: $226,507</td>
<td>Housing Code Enforcement/Foreclosed Property Care: 350 Household Housing Unit</td>
</tr>
<tr>
<td>7 Public Services</td>
<td>2016</td>
<td>2017</td>
<td>Public Services</td>
<td>City of Bellflower</td>
<td>Public Services</td>
<td>CDBG: $104,265</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted</td>
</tr>
<tr>
<td>8 Employment Training</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Employment Training</td>
<td>City of Bellflower</td>
<td>Job Creation/ Retention</td>
<td>CDBG: $20,000</td>
<td>Jobs created/ retained: 20 Jobs</td>
</tr>
<tr>
<td>9 Section 108 Loan Repayment</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Section 108 loan repayment</td>
<td>City of Bellflower</td>
<td>Repayment of Section 108</td>
<td>CDBG: Princ. &amp; Interest- $441,843</td>
<td>Other: 0 Other</td>
</tr>
<tr>
<td>10 Administration</td>
<td>2016</td>
<td>2017</td>
<td>Administration</td>
<td>City of Bellflower</td>
<td>Administration</td>
<td>CDBG: $93,142</td>
<td>Jobs created/ retained: 5 Jobs</td>
</tr>
<tr>
<td>11 Economic Development</td>
<td>2016</td>
<td>2017</td>
<td>Non Housing Community Development</td>
<td>City of Bellflower</td>
<td>Job Creation/ Retention</td>
<td>CDBG: $152,000</td>
<td>Jobs created/ retained: 5 Jobs</td>
</tr>
</tbody>
</table>
Evaluation of past performance

In the 2015-2016 program year the City of Bellflower has used HOME funds to provide housing rehabilitation to approximately 6 low and moderate residents. The City has also allocated HOME funds to pay for administration and the First Time Homebuyer Program however no applicants have been funded as of yet. HOME/CHDO funds have been allocated to Partnership Housing Inc. to develop six (6) two (2) bedroom and three (3) bedroom owner-occupied units. CDBG funds were used to provide code enforcement, public services, section 108 loan repayment, fair housing, administration and funding for development of a Fire Museum.

Summary of Citizen Participation Process and consultation process

The planning and citizen participation activities for July 1, 2016–June 30, 2017 began April 14, 2016. In PY16-17 No applications were reviewed for public service activities as the funding was limited and awarded to local nonprofit organizations to carry out activities that benefit low and moderate income residents or create and retain jobs for low and moderate income residents.

Annual Action Plan (AAP) was available for a 30-day public comment period from April 14, 2016 until May 15, 2016. The AAP was made available online and in hard copy at organizations throughout Bellflower’s Urban Core.

A public hearing was held on May 9, 2016 to discuss the Plan. The public hearing was published in the Wave on April 14, 2016. Comments received during the public hearing and public comment period were shared with the City Council, community members and incorporated into the Annual Action Plan.

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.

See appendix.

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

All comments accepted. See appendix

Summary

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

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>Bellflower</td>
<td>Economic Development</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>Bellflower</td>
<td>Economic Development</td>
</tr>
</tbody>
</table>

Table 2 – Responsible Agencies

Narrative (optional)

The Department of Economic Development of the City of Bellflower is responsible for the preparation and administration of the Five-Year Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER). The Economic Development Department creatively uses both its CDBG and HOME funds to plan, coordinate, promote, and manage programs that spur and create economic growth including public and private development projects, business outreach, job recruitment and retention and marketing programs. Specifically, projects that will have a significant and positive impact on the community in the form of increased sales tax base, increased property values, community beautification and improving the quality of life for Bellflower residents.

The City of Bellflower has incorporated performance objectives and outcome measures for all activities funded with CDBG and HOME funds. Each funded activity will meet one of the performance objectives and outcomes. Specific performance objectives and outcomes can be found in the Action Plan.
Consolidated Plan Public Contact Information

Mr. Jim DellaLonga, Economic Development Director
16600 Civic Center Drive
Bellflower, CA 90706
(562) 804-1424 ext. 2225
jdellalonga@bellflower.org

Mr. James Nguyen, Management Analyst
16600 Civic Center Drive
Bellflower, CA 90706
(562) 804-1424 ext.2286
jnguyen@bellflower.org
Introduction

The United States Department of Housing and Urban Development (HUD) now requires that entitlement jurisdictions submit the Annual Action Plan and the Five Year Consolidated Plan on the Integrated Disbursement and Information System (IDIS). The IDIS template contains relevant section and a series of questions to complete the plan. The City of Bellflower’s 2016-2017 Annual Action Plan was developed using the Integrated Disbursement Information System (IDIS) template and in accordance with statutory requirements and federal regulations.

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 of Bellflower enhances coordination and supports collaboration efforts with the public by supporting assisted housing providers as well as public and private agencies such as, the Los Angeles County Health Department, including the Childhood Lead-Based Paint Poisoning Prevention Program, the Housing Authority of Los Angeles County, the Los Angeles Homeless Services Authority, the Department of Health and Human Services, the Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), the Department of Social Services, the Fair Housing Foundation, local public service agencies, and Community Housing Development Organizations (CHDOs).

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.

A Continuum of Care (CoC) is a regional or local planning body that coordinates housing and service funding for homeless families and individuals. HUD’s definition of a “CoC” is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. Outreach, intake and assessment, emergency shelter, transitional housing with supportive services and permanent housing with supportive services are all components of this strategy. The City of Bellflower consults and collaborates with the Los Angeles Homeless Service Authority (LAHSA) and local service providers to determine the available resources to address the needs of chronically homeless persons in Bellflower.

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

Bellflower does not receive or allocate Emergency Solutions Grant (ESG) funds. The City collaborates with local service providers and will generally funds agencies based in Bellflower as well as in the neighboring communities to meet the needs of the homeless and provide regional coverage. The homeless population is difficult to track and tend to move around from place to
A regional approach is the best strategy to address the needs of the homeless in the City. That being said the City continues to collaborate with LAHSA and local service providers to assist this segment of the population.

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 3 - Participating Agencies, Groups, Organizations

<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>Agency/Group/Organization Type</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LOS ANGELES HOMELESS SERVICES AUTHORITY</td>
<td>Services - homeless</td>
<td>Housing Need Assessment</td>
<td>LAHSA was consulted as to the homeless count in the City of Bellflower.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Homelessness Strategy</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Homeless Needs - Chronically homeless</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Homeless Needs - Families with children</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Homelessness Needs - Veterans</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Homelessness Needs - Unaccompanied youth</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Anti-poverty Strategy</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Little House Inc.</td>
<td>Services - Housing</td>
<td>Special Needs Housing</td>
<td>Little House was consulted through emails and phone to receive input on the needs of the community. The anticipated outcome is new construction of housing for the special needs populations.</td>
</tr>
<tr>
<td>3</td>
<td>KINGDOM CAUSES BELLFLOWER</td>
<td>Services - Employment</td>
<td>Employment opportunity for nonviolent ex-offenders</td>
<td>Kingdom Causes was consulted through emails, phone, and in person meetings. The anticipated outcome is to provide employment training for the hard to employ population, specifically employment training for ex-offenders re-entering the community.</td>
</tr>
<tr>
<td>4</td>
<td>Fair Housing Foundation</td>
<td>Services - Housing</td>
<td>Fair Housing</td>
<td>This organization was consulted in regards to fair housing in the City of Bellflower.</td>
</tr>
<tr>
<td>#</td>
<td>Agency/Group/Organization</td>
<td>Los Angeles County Department of Public Health-Division of HIV and STD Program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-Persons with HIV/AIDS Childhood Lead Based Poisoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Lead-based Paint Strategy</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>This Agency was contacted by phone about lead based paint cases in the City of Bellflower.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Agency/Group/Organization</th>
<th>SOUTHEAST LOS ANGELES COUNTY WORKFORCE INVESTMENT BOARD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Regional organization Planning organization</td>
<td></td>
</tr>
<tr>
<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Economic Development Employment Training and Services</td>
<td></td>
</tr>
<tr>
<td><strong>How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>This organization was consulted about employment services available to Bellflower residents.</td>
<td></td>
</tr>
</tbody>
</table>

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

No agency type was excluded from providing input on the Consolidated Plan.
Table 4 - 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>City Council Goals</td>
<td>City of Bellflower</td>
<td>Goals include plans to improve the City through economic development, public services, housing rehabilitation and development</td>
</tr>
<tr>
<td>Housing Element</td>
<td>Planning Department/ Bellflower Successor Agency</td>
<td>The Housing Element provides goals and recommendations for improving housing conditions in the City of Bellflower</td>
</tr>
<tr>
<td>Continuum of Care</td>
<td>LAHSA</td>
<td>LAHSA establishes goals and objectives that overlap and address the following areas of the 2015-2020 Consolidated Plan: SP-60 Homeless Strategy, MA-30 Homeless Facilities, AP-65 Homeless and other Special Needs Activities, NA-40 Homeless Needs Assessment</td>
</tr>
</tbody>
</table>

Narrative (optional)

The City will continue its coordination efforts with local, regional and federal agencies to further the goals and objectives of the Five Year Consolidated Plan. The City of Bellflower will continue to cooperate and coordinate with public and private agencies such as, the Los Angeles County Health Department, (specifically the Childhood Lead-Based Paint Poisoning Prevention Program), the Los Angeles County Housing Authority, the Los Angeles Homeless Services Authority, the Department of Health and Human Services, the Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), the Department of Social Services, the Fair Housing Foundation, local public services agencies, and Community Housing Development Organizations (CHDOs).
AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

The planning and citizen participation activities for July 1, 2016–June 30, 2017 began on April 14, 2016.

Annual Action Plan (AAP) was available for a 30-day public comment period from April 14, 2016 until May 15, 2016. The AAP was made available online and in hard copy at organizations throughout Bellflower’s Urban Core.

A public hearing was held on May 9, 2016 to discuss the Plan. The public hearing was announced the Wave on April 14, 2016. Comments received during the public hearing and public comment period were shared with all stakeholders and incorporated into the Annual Action Plan.

<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>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>Non-targeted/broad community</td>
<td>See Appendix</td>
<td>All comments accepted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residents of Assisted Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Applicant Organizations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Comment Period</td>
<td>Non English Speaking: Specify other language: Spanish</td>
<td>Non-targeted/broad community</td>
<td>See Appendix</td>
<td>All comments accepted</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Residents of Assisted Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Applicant Organizations</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 5 – Citizen Participation Outreach
### AP-15 Expected Resources – 91.220(c) (1, 2)

**Introduction**

**Table 6 - Priority Table**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 2</th>
<th>Expected Amount Available Reminder of Con Plan</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>Annual Allocation: $954,637</td>
<td>Program Income: $1000</td>
<td>Prior Year Resources: $108,120</td>
</tr>
</tbody>
</table>

Reminder of Con Plan: $
Table 6 - Expected Resources – Priority Table

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 2</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<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: $294,169 Program Income: $1,000 Prior Year Resources: $824,725 Total: $1,119,894 Expected Amount Available Reminder of Con Plan $0</td>
<td>HOME funds will be used to carry out the goals and objectives of the Consolidated Plan</td>
</tr>
</tbody>
</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**

Like most cities Bellflower’s needs far exceeds the available funding from the CDBG and HOME programs. The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. In FY 2015-16, the City was granted a 50 percent match reduction such that its match requirement is now 12.5 percent by the latest HUD published match requirements on June 12, 2016 at [https://www.hudexchange.info/resource/3833/fy-2014-home-match-reductions](https://www.hudexchange.info/resource/3833/fy-2014-home-match-reductions). In the past, redevelopment Low and Moderate Income Housing Funds (LMIHF) were the City’s primary source for leveraging or providing matching funds for the City’s housing programs. With the dissolution of redevelopment in California, the City no longer has access to this funding source. Currently, the City still maintains an excess in match requirements from previous fiscal years of almost $22 million. This excess match will fulfill the City’s HOME match requirements for many years if the current level of HOME funding maintains. Given the limited annual allocations in CDBG and HOME funds, the City may consider pursuing new Section 108 loans in order to support large-scale public improvements or housing projects.

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

Not Applicable

**Discussion**

See Above
### AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)

#### Table 7- Goals Summary Information

<p>| Goal Name                                           | Start Year | End Year | Category              | Area                        | Needs Addressed                                      | Funding                  | Goal Outcome Indicator                                                                 |
|-----------------------------------------------------|------------|----------|-----------------------|                            |                                                           |                         |                                                                                         |
| 1. Improve and Conserve Existing Affordable Housing | 2016       | 2017     | Affordable Housing    | City of Bellflower         | Improve and Conserve Existing Affordable Housing       | HOME: $248,000           | Homeowner Housing Rehabilitated: 6 Household Housing Unit                              |
| 2. Provide Homebuyer Assistance                     | 2016       | 2017     | Affordable Housing    | City of Bellflower         | Provide Homeownership Assistance                       | HOME: $230,722           | Direct Financial Assistance to Homebuyers: 3 Households Assisted                       |</p>
<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Development of Affordable Housing</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing Non-Homeless</td>
<td>City of Bellflower</td>
<td>Development of Affordable Housing</td>
<td>HOME/ HOME CHDO: $611,780</td>
<td>Owner occupied constructed: 6 Units</td>
</tr>
<tr>
<td>4 Promote Equal Housing Opportunity</td>
<td>2016</td>
<td>2017</td>
<td>Affordable Housing</td>
<td>City of Bellflower</td>
<td>Promote Equal Housing Opportunity</td>
<td>CDBG: $26,000</td>
<td>Other: 300 Other</td>
</tr>
<tr>
<td>5 Support Continuum of Care</td>
<td>2016</td>
<td>2017</td>
<td>Homeless</td>
<td>City of Bellflower</td>
<td>Support Continuum of Care for the Homeless</td>
<td>CDBG: $0 HOME: $0</td>
<td>Overnight/Emergenc y Shelter/Transitional Housing Beds added: 25 Beds Homelessness Prevention: 30 Persons Assisted Other: 0 Other</td>
</tr>
<tr>
<td>6 Neighborhood Preservation</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Neighborhood Preservation</td>
<td>City of Bellflower</td>
<td>Neighborhood Preservation</td>
<td>CDBG: $226,507</td>
<td>Housing Code Enforcement/Foreclosed Property Care: 350 Household Housing Unit</td>
</tr>
<tr>
<td>7 Public Services</td>
<td>2016</td>
<td>2017</td>
<td>Public Services</td>
<td>City of Bellflower</td>
<td>Public Services</td>
<td>CDBG: $104,265</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted</td>
</tr>
<tr>
<td>8 Employment Training</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Employment Training</td>
<td>City of Bellflower</td>
<td>Job Creation/Retention</td>
<td>CDBG: $20,000</td>
<td>Jobs created/retained: 20 Jobs</td>
</tr>
<tr>
<td>9 Section 108 Loan Repayment</td>
<td>2016</td>
<td>2017</td>
<td>Non-Housing Community Development Section 108 loan repayment</td>
<td>City of Bellflower</td>
<td>Repayment of Section 108</td>
<td>CDBG: Princ. &amp; Interest- $441,843</td>
<td>Other: 0 Other</td>
</tr>
<tr>
<td>10 Administration</td>
<td>2016</td>
<td>2017</td>
<td>Administration</td>
<td>City of Bellflower</td>
<td>Administration</td>
<td>CDBG: $93,142 HOME: $29,392</td>
<td>Other: 0 Other</td>
</tr>
<tr>
<td>11 Economic Development</td>
<td>2016</td>
<td>2017</td>
<td>Non Housing Community Development</td>
<td>City of Bellflower</td>
<td>Job Creation/Retention</td>
<td>CDBG: $152,000</td>
<td>Jobs created/retained: 5 Jobs</td>
</tr>
</tbody>
</table>

Table 7 – Goals Summary

Table 8 - Goal Descriptions

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Improve and Conserve Existing Affordable Housing</td>
<td>HOME funds will be used to help 6 low and moderate income residents rehabilitate their homes.</td>
</tr>
<tr>
<td>Goal Description</td>
<td></td>
</tr>
<tr>
<td>2 Provide Homebuyer Assistance</td>
<td>HOME funds will be used to assist 3 low and moderate income homebuyers with down payment assistance</td>
</tr>
<tr>
<td>Goal Description</td>
<td></td>
</tr>
<tr>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td>-----------</td>
<td>------------------</td>
</tr>
<tr>
<td>3 Development of Affordable Housing</td>
<td>HOME funds will be used to develop 6 owner occupied units of affordable housing through a local nonprofit Partnership Housing.</td>
</tr>
<tr>
<td>4 Promote Equal Housing Opportunity</td>
<td>CDBG funds will be used to pay for Fair Housing services to promote equal housing opportunity.</td>
</tr>
<tr>
<td>5 Support Continuum of Care</td>
<td>The City will continue to support continuum of care by funding local nonprofits with Successor Agency funds. OPHS is a local nonprofit organization that provides housing assistance vouchers and prevents homelessness.</td>
</tr>
<tr>
<td>6 Neighborhood Preservation</td>
<td>CDBG funds will be used to conduct code enforcement activities in eligible areas to preserve neighborhoods.</td>
</tr>
<tr>
<td>7 Public Services</td>
<td>CDBG funds will be used to provide public services through the Volunteer Center.</td>
</tr>
<tr>
<td>8 Employment Training</td>
<td>CDBG funds will be used to provide employment training.</td>
</tr>
<tr>
<td>9 Section 108 Loan Repayment</td>
<td>CDBG funds will be used to pay Section 108 loan repayment.</td>
</tr>
<tr>
<td>10 Administration</td>
<td>CDBG and HOME funds will be used to pay for the administration of the HOME and CDBG programs.</td>
</tr>
<tr>
<td>11 Economic Development</td>
<td>Non-housing community development</td>
</tr>
</tbody>
</table>

Table 8 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Affordable housing will be provided with the use of HOME funds through the implementation of approximately 6 Single Family Rehabilitation Program loans and or grants and the City hopes to assist 3 First time Homebuyers through the First Time Homebuyer Program. The City will also use CHDO HOME funds to develop 6 affordable owner occupied housing units in
collaboration with Partnership Housing Inc. In addition, the Successor Agency provides funds to OPHS to provide 5 housing vouchers and services for approximately 20 residents to assist those that are homeless or at risk of becoming homeless. Total estimated number of extremely low-income, low-income and moderate-income residents that will be assisted is 40.
AP-35 Projects – 91.220(d)

Introduction

The United States Department of Housing and Urban Development (HUD) has established that all Participating Jurisdictions that receive CDBG and HOME funds must prepare an Annual Action Plan that shows the jurisdiction's needs and resources and established goals and objectives. These goals must address decent housing, suitable living environments, and expansion of economic opportunities for residents, including low and moderate-income people. The Annual Action Plan activities to be undertaken are updated annually and or as needed through the amendment of the Consolidated Plan.

The 2016-2017 Annual Action Plan describes all available resources and lists activities by type. The City will use CDBG, HOME, and all available resources to provide and or expand affordable housing opportunities and to address community development needs. The lead agency responsible for overseeing the development of the 2016-2017 Annual Action Plan is the Economic Development Department. The Annual Action Plan includes the Standard Forms 424, which are the formal applications to HUD for CDBG and HOME funds.

Table 9 – Project Information

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fair Housing Foundation</td>
</tr>
<tr>
<td>2</td>
<td>KINGDOM CAUSES</td>
</tr>
<tr>
<td>3</td>
<td>Bellflower Volunteer Center</td>
</tr>
<tr>
<td>4</td>
<td>Fire Museum</td>
</tr>
<tr>
<td>5</td>
<td>CDBG ADMINISTRATION</td>
</tr>
<tr>
<td>6</td>
<td>CODE ENFORCEMENT</td>
</tr>
<tr>
<td>7</td>
<td>SECTION 108 LOAN REPAYMENT</td>
</tr>
<tr>
<td>8</td>
<td>HOME ADMINISTRATION</td>
</tr>
<tr>
<td>9</td>
<td>SINGLE FAMILY REHABILITATION PROGRAM</td>
</tr>
<tr>
<td>10</td>
<td>FIRST TIME HOMEBUYER</td>
</tr>
<tr>
<td>11</td>
<td>PARTNERSHIP HOUSING INC.</td>
</tr>
</tbody>
</table>

Table 9 – Project Information
Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

- Provide Homeownership Assistance
- Promote Fair Housing
- Employment Training
- Job Creation/Retention
- Housing Rehabilitation
- Public Services
- Neighborhood Preservation/Code Enforcement
- Section 108 Debt Repayment
- Support the Continuum of Care/LAHSA
- Administration/HOME/CDBG

The major obstacle to addressing the needs of the underserved is the lack of adequate funding. The dissolution of redevelopment agencies in California and reduced State and Federal funding levels have hampered affordable housing development.
# AP-38 Projects Summary

## Table 10 - Project Summary Information

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Funding</th>
<th>Description</th>
<th>Target Date</th>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Housing Foundation</td>
<td>CDBG: $26,000</td>
<td>CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.</td>
<td>6/30/2017</td>
<td>Approximately 300 residents will be served during the program year.</td>
</tr>
<tr>
<td>KINGDOM CAUSES</td>
<td>CDBG: $20,000</td>
<td>OFFER EMPLOYMENT OPPORTUNITIES THROUGH GOOD SOILS INDUSTRIES. THE PROGRAM WILL ASSIST IN HIRING RESIDENTS THAT ARE UNDER EMPLOYED AND UNEMPLOYED. PROVIDES ON-THE-JOB TRAINING, CERTIFICATION PROGRAMS, AND JOB ACQUISITION SKILLS FOR THOSE WHO MAY HAVE A CRIMINAL RECORD, AT-RISK OF BEING HOMELESS, AND SINGLE FATHERS.</td>
<td>6/30/2017</td>
<td>20 jobs will be created or retained.</td>
</tr>
<tr>
<td>Bellflower Volunteer Center</td>
<td>CDBG: $104,265</td>
<td>This program will recruit, train, supervise, and recognize individuals who volunteer their time to serve the low and moderate income residents of Bellflower</td>
<td>6/30/2017</td>
<td>Low and moderate income families that live in the service area will benefit from the activities.</td>
</tr>
<tr>
<td>CDBG ADMINISTRATION</td>
<td>CDBG: $93,142</td>
<td>PAYS FOR THE DEVELOPMENT, DESIGN, IMPLEMENTATION, AND COMPLIANCE OF ALL CDBG-FUNDED PROJECTS</td>
<td>6/30/2017</td>
<td>This program will pay for the administration of CDBG programs and projects.</td>
</tr>
<tr>
<td>Project Name</td>
<td>Code Enforcement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----------------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Neighborhood Preservation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Neighborhood Preservation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $226,507</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>ENFORCEMENT OF THE BELLFLOWER MUNICIPAL CODE RELATING TO PROPERTY MAINTENANCE AND ZONING IN LOW-AND-MODERATE INCOME AREAS AND SLUM/BLIGHT AREAS.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Assist residents with bringing their homes up to code.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Section 108 Loan Repayment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Section 108 Loan Repayment</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Repayment of Section 108</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $441,843</td>
</tr>
<tr>
<td>Description</td>
<td>REPAYMENT OF SECTION 108 LOAN</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Section 108 repayment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Home Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Administration</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Administration</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $29,392</td>
</tr>
<tr>
<td>Description</td>
<td>PAYS FOR THE DEVELOPMENT, DESIGN, IMPLEMENTATION, AND COMPLIANCE OF ALL HOME-FUNDED PROJECTS.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>HOME administration pays for staff and consultants to carry out HOME funded activities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Single Family Rehabilitation Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Improve and Conserve Existing Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Improve and Conserve Existing Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $248,000</td>
</tr>
<tr>
<td>Description</td>
<td>PROVIDES FORGIVABLE LOANS AND GRANTS TO LOW-AND-MODERATE INCOME OWNER-OCCUPIED HOUSEHOLDS TO MAKE NECESSARY IMPROVEMENTS TO BRING NONCOMPLIANT PROPERTIES UP TO CURRENT ZONING AND BUILDING CODES.</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Five low and moderate income households will be assisted in the 2015-2016 program year.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>First Time Homebuyer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Provide Homebuyer Assistance</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Provide Homeownership Assistance</td>
</tr>
<tr>
<td>Project Name</td>
<td>Partnership Housing Inc./NEW CONSTRUCTION</td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Development of Affordable Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Development of Affordable Housing/ 5 units of Owner Occupied</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $611,780</td>
</tr>
<tr>
<td>Description</td>
<td>Construction of 6 owner occupied units</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Five housing units will be built to assist low and moderate income residents.</td>
</tr>
<tr>
<td>Location Description</td>
<td>8809 Ramona Street Bellflower, CA 90706</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>See above</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Events Center and Fire Museum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Jobs Creation/ Retention</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Jobs Creation/ Retention</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $152,000</td>
</tr>
<tr>
<td>Description</td>
<td>Construction of Events Center and Fire Museum</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2017</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Offer employment opportunities. The program will assist in hiring residents that are under employed and unemployed. At least five jobs will be created.</td>
</tr>
<tr>
<td>Location Description</td>
<td>16400 Bellflower Blvd</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>See Above</td>
</tr>
</tbody>
</table>

Table 10 – 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

As funding has been reduced and a majority of CDBG funds are being used to repay a Section 108 loan the City has not established a target area to distribute the investment of CDBG and HOME. The City’s approach is rather to address the needs and fill the gaps whenever possible. The City concentrates on projects that have the greatest positive impact on the community while meeting some of the needs of the underserved. Low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). Investments and services serving special needs populations and primarily low and moderate income persons will be made throughout the City; however, housing assistance and housing acquisition will be available to income-qualified households citywide.

Table 11 - Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Bellflower</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 11 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Both CDBG and HOME funds will be used citywide

Discussion

Not Applicable
AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to use its HOME funds to support a number of authorized housing activities, including the Residential Rehabilitation Grant Program, First Time Homebuyer Program, and Housing New Construction. The needs of the homeless are handled through nonprofit organizations and the CoC (LAHSA).

Table 12 - One Year Goals for Affordable Housing by Support Requirement

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
<th>25</th>
<th>15</th>
<th>0</th>
<th>40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Homeless</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special-Needs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 12 - One Year Goals for Affordable Housing by Support Requirement

Table 13 - One Year Goals for Affordable Housing by Support Type

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
<th>25</th>
<th>6</th>
<th>6</th>
<th>3</th>
<th>40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance (OPHS)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Production of New Units (Partnership Housing)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rehab of Existing Units (Housing Rehab)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition of Existing Units (1st time homebuyer)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>40</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

The City provides rental assistance through Our Places Housing Solutions (OPHS). OPHS provides housing assistance by administering housing vouchers to that are homeless or at risk of becoming homeless and homeless prevention outreach. The target population is extremely low income residents.
AP-60 Public Housing – 91.220(h)

Introduction

No public housing is located in the City of Bellflower.

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

The needs of public housing are addressed by the Housing Authority of the County of Los Angeles (HACoLA).

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

Not applicable to the City of Bellflower

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

Not applicable to the City of Bellflower

*Discussion*

See discussions above.
AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The majority of homelessness activities are undertaken by the local CoC (LAHSA) and its member agencies that access funding to run shelters and provide services to those who on the verge of homelessness and those who are already homeless. Bellflower has attended (LAHSA) meetings to contribute as called upon. The City completed the construction of special needs housing for a local nonprofit. Little House is a longstanding local nonprofit that provides transitional housing for women with alcohol and substance abuse problems. Additionally, temporary rental vouchers and outreach are provided by Our Place Housing Solutions to homeless population and at-risk homeless.

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

The City of Bellflower will continue a coordinated effort with LAHSA in their efforts to prevent homelessness. The Consortium will assist by providing funding to help homeless and near homeless individuals and families with the transitional and permanent affordable housing. This could be in the form of rehabilitation to facilities that provide temporary housing, housing vouchers, shelters, motel vouchers, and or supportive services and job training to those who are homeless. Public services activities may also indirectly provide services to those that are homeless or at risk of becoming homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Bellflower will assist by providing funding to help homeless and near homeless individuals by providing funding for new construction of transitional housing for women with alcohol and substance abuse problems. The goal is to transition and empower women to permanent affordable housing. Bellflower will continue to do so to prevent homelessness will be strongly considered.

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

Bellflower will continue to provide funding for housing rehabilitation and the development of housing units for low and moderate income individuals and families. By adding to the number of affordable housing units in the City, homeless individuals and families that are homeless or near homeless by doing this population has a better opportunity to receive permanent affordable housing.

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.

Again the City is not in a position to directly assist those that are homeless with housing or supportive services. Instead the City will continue to refer clients to LAHSA, 2-1-1, and local nonprofits that may be able to assist depending on the need of the client.

Discussion

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

**Introduction**

See Below

*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*

Market barriers affect the City's ability to provide and maintain affordable housing. The City's land use controls, site improvement requirements, building codes and application fees, ensure quality and sound development. The production of affordable housing for all income levels is becoming increasingly harder in California with the dissolution of redevelopment agencies and reduction in federal funds. The City will continue to waive certain fees and provide density bonuses for projects that provide lower income and senior citizen housing. The City is built-out and has no available land to build upon. To address this deficiency, the City has prepared a mixed-use development zone in the town center area so that underutilized sites may be considered for housing development.

**Discussion**

See Above
Introduction

The priority needs established in the Five-Year Consolidated Plan form the basis for establishing objectives and outcomes in the FY 2015-16 One-Year Action Plan, which are as follows:

- Provide homeownership assistance and rehabilitation
- Assist in the development of affordable housing
- Promote equal housing opportunity;
- Support the continuum of care system for the homeless;
- Provide Neighborhood Revitalization
- Provide public services, employment training and community and supportive services to foster a suitable living environment and economic opportunities; and
- Planning and Administration.

Actions planned to address obstacles to meeting underserved needs

The City has had a good amount of success in dealing with homeless families with children, female victims of abuse or female alcoholics by offering public service agency funds to local non-profits and non-profits that provide services to Bellflower residents. The City does not provide its own Human or Health Services and depends heavily on the Los Angeles County system and LAHSA to meet these needs.

The primary obstacle to address the needs of the underserved is funding availability. Since the elimination of Redevelopment Agencies and its funding it is more difficult to undertake revitalization projects. In addition, the City’s infrastructure that has suffered from years of deferred maintenance. Another obstacle in meeting the needs of the underserved is lack of local data. While some data is available from the Los Angeles Homeless Services Authority (LAHSA) and other local service agencies, the data is generally aggregated for the region.

Actions planned to foster and maintain affordable housing

In the 2016-17 program year the City plans to allocate approximately $1,119,894 to Housing Programs for authorized housing activities. These programs include the HOME-funded Rehabilitation Program, First-Time Homebuyer Program and Special Needs Housing construction. Funds may be moved from the other Housing Programs Pool of Funds to these HOME Entitlement programs on an as-needed basis based on market conditions and demand. These programs assist the City with meeting the goals and objectives as adopted in the Five-Year Consolidated Plan and Housing Element. In addition the City will make efforts to facilitate the development of affordable housing, including:
• Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions when applicable.

• Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Bellflower for lower income households (including extremely low income households), such as seniors, disabled, the homeless, and those at risk of homelessness.

• Amend the Zoning Code to provide zoning incentives for affordable housing projects, such as increases in density,

• Support and refer residents to HACoLA and LAHSA for emergency housing, shelters and special needs housing, and supportive services

**Actions planned to reduce lead-based paint hazards**

The majority of the City’s housing stock was built before 1980 which increases the likelihood of the unit to contain lead based paint. According to CHAS data 82 percent of the owner occupied units and 74 percent of rental units were built before 1980. The City's efforts are not restricted to a specific area and since the majority of the City’s housing stock is old efforts will be made citywide. HUD’s Lead Based Paint regulations require all units assisted with CDBG and HOME funds be inspected and abated. Bellflower’s program guidelines include measures to ensure compliance with the regulations. The guidelines include testing, and lead paint removal and control activities. The City will refer any cases of suspected lead poisoning to the Los Angeles County Public Health Department for Investigation.

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

According to the 2009-2013 American Community Survey 32.6 percent of female head of households with children under the age of 18 were below the poverty level. Women and youth are the most impacted by poverty; the City's Anti-Poverty Strategy focuses on revitalization efforts that will create and rehabilitate affordable housing, revitalize neighborhoods and support economic opportunities that will create jobs for this segment of the population. The City anticipates its revitalization efforts will eventually increase foot traffic in the downtown and spur economic interest thereby increasing access to services, training and employment for those households most impacted by poverty. When possible the City will promote job-training opportunities, especially those aimed at young persons that will help them develop adequate skills to compete for better-paying jobs. The City will also use the HUD Section 3 Economic and Employment Opportunities requirement to promote the creation of local job opportunities in conjunction with construction projects funded with Federal assistance.

**Actions planned to develop institutional structure**

The City will take actions to develop and improve institutional structure by improving delivery
of service, concentrating and expanding affordable housing opportunities with the non-profit housing sector, improving coordination with County agencies and other agencies that provide services for low and moderate income residents and continuing collaborative ventures. The City will encourage communication with all stakeholders including LAHSA, Los Angeles County Department of Health Services, Bellflower Sheriff’s Department, for profit developers, nonprofit developers, housing advocates, Children’s Services, and Social Services, local nonprofits, schools, CHDO’s, neighboring Cities, churches and community leaders.

The City will continue to support appropriate grant applications made by non-profits, which are consistent with the goals of the Consolidated Plan. The City will provide technical assistance and support to agencies requiring help in the preparation of applications. The City will continue to encourage and disseminate information, Notice of Funding Availability (NOFA) or other information about available resources to agencies or groups that are willing and capable of undertaking activities and programs consistent with the goals of the Consolidated Plan. The City will encourage development and capacity building of:

- Housing and economic development corporations
- Tenant advocacy groups, neighborhood development organizations
- Emergency and transitional housing providers
- Continuum of Care (LAHSA) services for the homeless

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

The City maintains a contact list of interested nonprofits, public agencies, social services agencies and private housing developers that have capacity and potential to carry out activities and meet some of the goals described in the Consolidated Plan. Letters or notices announcing the availability of funds are emailed to potential applicants and interested agencies when funding is available. In addition, notices are published in the local newspaper and notices are posted at various locations in the City and on the City website. Staff attends local and regional meetings, which include service providers, neighboring agencies and elected officials to keep abreast of issues impacting the quality of life for Bellflower’s low-income residents. When funds are available the City maintains a web presence and is pro-active in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for CDBG and HOME funds. The City will continue to strengthen its coordination and consultation efforts with other agencies, including State and local public agencies, to ensure that needed services and funding for homeless and other services are addressed. The City will continue to work with agencies and organizations to strengthen coordination, assess gaps in the delivery of services, and develop strategies to overcome the gaps and carry out the goals and objectives of the Annual Action Plan.

**Discussion**

See Above
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

*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.

**Table 14 – Program Income**

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>The amount of surplus funds from urban renewal settlements</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>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</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>The amount of income from float-funded activities</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Program Income:** 0

**Other CDBG Requirements**

**Table 15 – CDBG Requirements**

<table>
<thead>
<tr>
<th>#</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The amount of urgent need activities</td>
</tr>
</tbody>
</table>

**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:

   None

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:

   **Resale Provisions:**

   The City of Bellflower uses the resale provision in cases where direct HOME assistance is received by a Developer to develop new affordable housing for sale. In this case an
Affordability Covenant is attached to the property for an affordability period.

Agreements contain language restricting resale to another low income buyer that is 80% or below AMI. Language is included that state the home must be the principal residence of the purchaser. Additionally language is included that stipulates the owner will receive a fair return on their investment including capital improvements and that the unit will be available to low income buyers. Fair share is defined as:

1. Return of borrower’s original down payment
2. Return of principal reduction payments on the first mortgage loan
3. Return of documented capital improvement costs

**Recapture Provisions:**

The City’s Recapture Guidelines include a proportionate equity sharing provision which is effective when a house purchased with a HOME funded second-mortgage is sold, leased, transferred, and/or refinanced. The purpose of the program is to increase affordable housing over time. The City will meet this goal by recapturing the full amount of the program loan to assist other first time homebuyers. The recapture method, allows the homeowner to sell the assisted property to any buyer, regardless of income, at any price the market will bear.

**Fair Return of Investment:**

The Program requires that the assisted homebuyer receives a Fair Return of Investment. The City has determined that a Fair Return of Investment, at the time of sale of the property shall be:

1. Return of borrower’s original down payment
2. Return of principal reduction payments on the first mortgage loan
3. Return of documented capital improvement costs

**Equity Share:**

The Program loan contains an “Equity Share” provision, defined as the City’s proportionate share of equity in the property. If the principal amount of the loan becomes due and payable, the equity share will need to be paid in full along with the principal amount of the program loan. The only exception is that the full amount of the loan is forgiven if the resident occupies the home as primary residence for a period of 30 years.

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 Discussion
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 currently plan to use HOME funds to refinance existing debt secured by multifamily housing.

Discussion

See Above
Appendix A: Standard Form SF-424, Certifications, and City Resolution
# Application for Federal Assistance SF-424

**1. Type of Submission:**
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

**2. Type of Application:**
- [x] New
- [ ] Continuation
- [ ] Other (Specify):

**3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**a. Legal Name:**
City of Bellflower

**b. Employer/Taxpayer Identification Number (EIN/TIN):**
95-6005896

**c. Organizational DUNS:**
87-8205873

**d. Address:**

- **Street1:** 16600 Civic Center Drive
- **City:** Bellflower
- **State:** CA, California
- **Province:**
- **Country:** USA, UNITED STATES
- **Zip / Postal Code:** 90706

**e. Organizational Unit:**

- **Department Name:** Economic Development
- **Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

- **Prefix:** Mr.
- **Middle Name:**
- **Last Name:** DellaLonga
- **Suffix:**

- **Title:** Economic Development Director

- **Organizational Affiliation:** City of Bellflower

- **Telephone Number:** 562-804-1424 ext. 2224
- **Fax Number:** 562-925-8680

- **Email:** jdeillalonga@bellflower.org
Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:
- City or Township Government

10. Name of Federal Agency:
- U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:
- 14-218

12. Funding Opportunity Number:

13. Competition Identification Number:

14. Areas Affected by Project (Cities, Counties, States, etc.):

15. Descriptive Title of Applicant's Project:
- CDBG funds will be used to provide public services, code enforcement, fair housing, planning and administrative activities.

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: 34th
   * b. Program/Project: 35th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 07/01/2016
   * b. End Date: 06/30/2017

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
     10,000.00
   * g. TOTAL
     964,637.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   a. This application was made available to the State under the Executive Order 12372 Process for review on
   b. Program is subject to E.O. 12372 but has not been selected by the State for review
   ☑ c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
    ☑ Yes
    ☐ No

    If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☑  ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
Middle Name: L
* Last Name: Stewart
Suffix: *
* Title: City Manager
* Telephone Number: 562-804-1424 ext. 2207
Fax Number: 
* Email: jstewart@bellflower.org

* Signature of Authorized Representative: 
* Date Signed: 

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**Application for Federal Assistance SF-424**

* 1. Type of Submission:  
  - [ ] Preapplication  
  - [x] Application  
  - [ ] Changed/Corrected Application

* 2. Type of Application:  
  - [x] New  
  - [ ] Continuation  
  - [ ] Revision

* If Revision, select appropriate letter(s):  
  - [ ] A  
  - [ ] B  
  - [ ] C  
  - [ ] D

* Other (Specify): 

* 3. Date Received:  

* 4. Applicant Identifier:  
  - M-16-MC-06-547

5a. Federal Entity Identifier:  
  - 95-6005896

5b. Federal Award Identifier:  

State Use Only:

6. Date Received by State:  

7. State Application Identifier:  

8. APPLICANT INFORMATION:

* a. Legal Name:  
  - City of Bellflower

* b. Employer/Taxpayer Identification Number (EIN/TIN):  
  - 95-6005896

* c. Organizational DUNS:  
  - 07-6209073

d. Address:

  - * Street1: 16600 Civic Center Drive
  - * City: Bellflower
  - * County/Parish: 
  - * State: CA: California
  - * Province: 
  - * Country: USA: UNITED STATES
  - * Zip / Postal Code: 90706

e. Organizational Unit:

  - Department Name: Economic Development
  - Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

  - Prefix: Mr.  
  - * First Name: Jim
  - Middle Name:  
  - * Last Name: Dellalonga
  - Suffix:  

  - Title: Economic Development Director

  - Organizational Affiliation: City of Bellflower

  - * Telephone Number: 562-804-1424 ext. 2224
  - Fax Number: 562-925-8660

  - * Email: jdellalonga@bellflower.org
### Application for Federal Assistance SF-424

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>9. Type of Applicant 1: Select Applicant Type:</strong></td>
<td>City or Township Government</td>
</tr>
<tr>
<td><strong>Type of Applicant 2: Select Applicant Type:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Type of Applicant 3: Select Applicant Type:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other (specify):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>10. Name of Federal Agency:</strong></td>
<td>U.S. Department of Housing and Urban Development (HUD)</td>
</tr>
<tr>
<td><strong>11. Catalog of Federal Domestic Assistance Number:</strong></td>
<td>14-339</td>
</tr>
<tr>
<td><strong>CPDA Title:</strong></td>
<td>Home Investment Partnership Program (HOME)</td>
</tr>
<tr>
<td><strong>12. Funding Opportunity Number:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Title:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>13. Competition Identification Number:</strong></td>
<td></td>
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<tr>
<td><strong>14. Areas Affected by Project (Cities, Counties, States, etc.):</strong></td>
<td></td>
</tr>
<tr>
<td><strong>15. Descriptive Title of Applicant’s Project:</strong></td>
<td>HOME funds will be used to create and retain affordable housing for low income residents in the City of Bellflower.</td>
</tr>
</tbody>
</table>

*Attach supporting documents as specified in agency instructions.*
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   *a. Applicant: 34th
   *b. Program/Project: 35th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   *a. Start Date: 07/01/2016
   *b. End Date: 06/30/2017

18. Estimated Funding ($):
   *a. Federal: 294,169.00
   *b. Applicant: [Blank]
   *c. State: [Blank]
   *d. Local: [Blank]
   *e. Other: [Blank]
   *f. Program Income: 1,000.00
   *g. TOTAL: 295,169.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   □ a. This application was made available to the State under the Executive Order 12372 Process for review on [Blank]
   □ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   ☒ c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   □ Yes  ☒ No
   If "Yes", provide explanation and attach [Attachment]

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1004)
   ☒ ** I AGREE

   The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.
* First Name: Jeffrey
Middle Name: L.
* Last Name: Stewart
Suffix: [Blank]

* Title: City Manager

* Telephone Number: 562-804-1424 ext 2207
Fax Number: [Blank]

* Email: jstewart@bellflower.org

* Signature of Authorized Representative: [Signature]

* Date Signed: 12/4/11
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 subawards at all tiers (including subcontracts,
   subgrants, and contracts under grants, loans, and cooperative agreements) and that all
   subrecipients 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

Jeffrey Stewart
Name

City Manager
Title

16600 Civic Center Drive
Address

Bellflower, CA 90706
City/State/Zip

562-804-1424 ext. 2207
Telephone Number
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 (or Comprehensive Housing Affordability Strategy) 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) 2013, 2014, 2015 (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 part 35, subparts A, B, J, K and R of Title 24;

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

_____________________________________  _______________________
Signature/Authorized Official    Date

Jeffrey Stewart
Name

City Manager
Title

16600 Civic Center Drive
Address

Bellflower, CA 90706
City/State/Zip

562-804-1424 ext. 2207
Telephone Number
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 507.208 (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

Jeffrey Stewart
Name

City Manager
Title

16600 Civic Center Drive
Address

Bellflower, CA 90706
City/State/Zip

562-804-1424 ext. 2207
Telephone Number
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction’s consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

__________________________________________  _______________________
Signature/Authorized Official                  Date

Jeffrey Stewart ........................................
Name

City Manager ...........................................
Title

16600 Civic Center Drive ................................
Address

Bellflower, CA 90706 ...................................
City/State/Zip

562-804-1424 ext. 2207 ................................
Telephone Number
APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying And Drug-Free Workplace Requirements:

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.

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: Place of Performance (Street address, city, county, state, zip code). 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 21.
7. Definitions of terms in the Nonprocurement 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:

a. All "direct charge" employees;

b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

c. 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 subrecipients or subcontractors in covered workplaces).
Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

_____________________________________  _______________________
Signature/Authorized Official    Date

Jeffrey Stewart
Name

City Manager
Title

16600 Civic Center Drive
Address

Bellflower, CA 90706
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Telephone Number
Appendix B: Maps
Map 1: Low and Moderate Income Census Tracts
Map 2: Public Housing and Voucher Concentration

Public Housing and Voucher Concentration -

March 31, 2015

VoucherConcentration

HCV_PCT_RENTER_OCC_UNITS

- <5.91%
- 5.91-11.58%
- 11.58-20.44%
- 20.44-39.25%


Map 4: Rental Housing built before 1949 and 1980
Map 5: Housing Market Analysis

Housing Market Analysis -

March 31, 2015

Legend:
- Override 1
- Rental Housing Built Before 1940
- B25036_RENT_80MINUS_PCT
- 0.00-0.15%
- 15.6-42.66%
- 42.66-65.75%
- 65.75-88.85%
- >88.85%
- Override 2
- Rental Housing Built Before 1949
- B25036_RENT_49MINUS_PCT
- <9.92%
- 9.92-28.59%
- 28.59-52.41%
- 52.41-80.38%
- >80.38%

Map 6: CDBG Economic Development Activities

CDBG Economic Development Activities -

March 31, 2015

- CDBG Activity (Economic Development)
- Override 1
Map 7: Affordable Units Owner and Rental - At 80% of Area Median Income

Affordable Units Owner and Rental - At 80% of Area Median Income
Appendix C: Public Notices/ Public Comments