City of Bellflower

2017-2018
Annual Action Plan
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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, 2017 through June 30, 2018. This plan represents the third 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 $967,965 in CDBG funds and $288,984 in HOME funds for FY 2017-2018. 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

The 2015-2020 Consolidated Plan (ConPlan) establishes the City’s priority needs/goals, in addition to planning and programmatic administration with associated goals to be met over the five-year period.

See the objectives and outcomes table for a summary of those identified in the Con Plan.
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<thead>
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<th>Sort Order #</th>
<th>Goal</th>
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DH – 3: SUSTAINABILITY OF DECENT HOUSING

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SL -1: AVAILABILITY/ACCESSIBILITY OF SUITABLE LIVING ENVIRONMENT

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EO – 2: AFFORDABILITY OF ECONOMIC OPPORTUNITIES

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Evaluation of past performance

During FY 2016-2017, the City of Bellflower used HOME funds for Housing Rehabilitation. The City also allocated HOME funds to pay for administration and the First Time Homebuyer Program. HOME/CHDO funds were 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. Funds for the Fire Museum will be reallocated to a Facility Improvements at an Aquatics Center. No homeowners were assisted and those funds will be reallocated to another HOME-eligible activity. So far, approximately seven (7) households were assisted under the Housing Rehabilitation Program; 15 households were assisted with rental voucher to prevent instances of homelessness; and the CHDO development project is still underway.

Summary of Citizen Participation Process and consultation process

For development of the FY 2017-2018 Annual Action Plan, the planning and citizen participation activities for began January 19, 2017 with the publishing of a Notice of Funding Availability (NOFA). CDBG Applications, the NOFA and Community Needs Surveys were all made available on January 19, 2017. A Public Service Technical Assistance and Community Workshop was held on February 3, 2017 to provide the residents and community-based agencies with information on Federal grants and to receive input on community needs. The deadline for applications and the survey was February 16, 2017. Two (2) external applications were received for public service activities.

As Federal funding is limited, funding recommendations are to award funds to selected local nonprofit organizations and to a few departmental projects that benefit low and moderate income residents for low and moderate income residents.

Annual Action Plan (AAP) was available for a 30-day public comment period from March 27, 2017 until April 28, 2017. A second 14-day public comment period was available from June 29, 2017 until July 14, 2017. The AAP was made available online and in hard copy at organizations throughout Bellflower’s Urban Core.

A public hearing was held on March 27, 2017, May 8, 2017, and July 10, 2017 to discuss the Plan. The public hearing was published in the Wave on March 23, 2017 and on June 29, 2017. 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

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

<table>
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<tr>
<th>Agency Role</th>
<th>Name</th>
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<tr>
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<td>HOME Administrator</td>
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<td>Economic Development Department</td>
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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

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Bellflower, CA 90706
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Bellflower, CA 90706
(562) 804-1424 ext. 2286
jnguyen@bellflower.org
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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 2017-2018 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 place. 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

| 1 | Agency/Group/Organization                  | LOS ANGELES HOMELESS SERVICES AUTHORITY |
|   | Agency/Group/OrganizationType              | Services-homeless                       |
|   | What section of the Plan was addressed by Consultation? | Housing Need Assessment                   |
|   |                                           | Homelessness Strategy                   |
|   |                                           | Homeless Needs - Chronically homeless   |
|   |                                           | Homeless Needs - Families with children |
|   |                                           | Homelessness Needs - Veterans           |
|   |                                           | Homelessness Needs - Unaccompanied youth |
|   |                                           | Anti-poverty Strategy                   |
|   | How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | LAHSA was consulted as to the homeless count in the City of Bellflower. |

| 2 | Agency/Group/Organization                  | KINGDOM CAUSES BELLFLOWER |
|   | Agency/Group/OrganizationType              | Services-Employment           |
|   | What section of the Plan was addressed by Consultation? | Employment opportunity for nonviolent ex-offenders |
|   | How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | 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. |

<p>| 3 | Agency/Group/Organization                  | Fair Housing Foundation       |
|   | Agency/Group/OrganizationType              | Services - Housing            |
|   | What section of the Plan was addressed by Consultation? | Fair Housing                   |
|   | How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was consulted in regards to fair housing in the City of Bellflower. |</p>
<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>Los Angeles County Department of Public Health-Division of HIV and STD Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Agency/Group/Organization Type</td>
<td>Services-Persons with HIV/AIDS Childhood Lead Based Poisoning</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Lead-based Paint Strategy</td>
</tr>
<tr>
<td></td>
<td>How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This Agency was contacted by phone about lead based paint cases in the City of Bellflower.</td>
</tr>
<tr>
<td>6</td>
<td>Agency/Group/Organization</td>
<td>SOUTHEAST LOS ANGELES COUNTY WORKFORCE INVESTMENT BOARD</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Regional organization Planning organization</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development Employment Training and Services</td>
</tr>
<tr>
<td></td>
<td>How the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted about employment services available to Bellflower residents.</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 Bellflowerentions of each plan.</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>

Table 4 - Other local/regional/state/federal planning efforts considered

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

The planning and citizen participation activities for July 1, 2017–June 30, 2018 began on January 19, 2017. A Notice of Funding Availability (NOFA), CDBG Public Service Applications and Community Needs Surveys were also available beginning January 19, 2017. A technical assistance workshop and community meeting was held on February 3, 2017 to receive input on community needs and to provide information on the anticipated Federal resources anticipated and eligible uses.

The Annual Action Plan (AAP) was available for a 30-day public comment period from March 27, 2017 through April 28, 2017. The AAP was made available online and in hard copy at organizations throughout Bellflower’s Urban Core.

Three public hearings were held: two on March 27, 2017, and on May 8, 2017 to receive citizen comments on needs and preliminary funding recommendations and another on July 10, 2017 for final adoption of the Annual Action Plan. Comments received during the public hearing and public comment period were shared with all stakeholders and incorporated into the Annual Action Plan.

Table 5 - Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Minorities</td>
<td>See Appendix</td>
<td>See Appendix</td>
<td>All comments accepted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Residents of Assisted Housing</td>
<td></td>
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<tr>
<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-</td>
<td>See Appendix</td>
<td>See Appendix</td>
<td>All comments accepted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Specify other language: Spanish</td>
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<tr>
<td></td>
<td></td>
<td>Non-targeted/broad community</td>
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<tr>
<td></td>
<td></td>
<td>Residents of Assisted Housing</td>
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</tr>
</tbody>
</table>

Table 5 – Citizen Participation Outreach
## Expected Resources

**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></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Administration Planning Economic Development Housing Public Improvements Public Services</td>
<td>$967,965</td>
<td>$2,500</td>
<td>$377,000</td>
</tr>
<tr>
<td>HOME</td>
<td>public - federal</td>
<td>Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab</td>
<td>$288,984</td>
<td>$1,000</td>
<td>$716,623</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. CDBG funds are generally leveraged with general funds to meet community development and housing needs.

The HOME program requires that for every HOME dollar spent, the City must provide a 25 percent match with non-federal dollars. In FY 2016-17, the City was granted a 50 percent match reduction, which equates to 12.5 percent of the HOME entitlement amount. It is anticipated the City will again have a match reduction of 50 percent. 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
### DH – 1: AVAILABILITY/ACCESSIBILITY OF DECENT HOUSING

<table>
<thead>
<tr>
<th>Sort Order #</th>
<th>Goal</th>
<th>Category</th>
<th>Priority Need</th>
<th>Need to be Addressed (Outcome/Objective)</th>
<th>Funding Source</th>
<th>Performance Indicator</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH – 1.1</td>
<td>Promote Equal Housing Opportunity</td>
<td>Non-Public Service (Fair Housing)</td>
<td>HIGH</td>
<td>Availability/Accessibility of Fair Housing Services</td>
<td>CDBG</td>
<td>Number of Persons Assisted</td>
<td>2015 60, 2016 60, 2017 60, 2018 60, 2019 60</td>
</tr>
<tr>
<td>DH – 1.2</td>
<td>Development of Affordable Housing</td>
<td>Non-Public Service (Housing)</td>
<td>HIGH</td>
<td>Availability/Accessibility of Decent Affordable Housing</td>
<td>HOME</td>
<td>Number of Housing Units</td>
<td>2015 1, 2016 0, 2017 0, 2018 6, 2019 0</td>
</tr>
<tr>
<td>DH – 1.3</td>
<td>Improve &amp; Conserve Affordable Housing</td>
<td>Non-Public Service (Housing)</td>
<td>HIGH</td>
<td>Availability/Accessibility of Decent Housing</td>
<td>HOME</td>
<td>Number of Housing Units</td>
<td>2015 5, 2016 5, 2017 5, 2018 5, 2019 5</td>
</tr>
<tr>
<td>DH -1.4</td>
<td>Administration</td>
<td>Administration</td>
<td>HIGH</td>
<td>Availability/Accessibility Programs through Administration of Funds</td>
<td>CDBG</td>
<td>N/A</td>
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### DH – 2: AFFORDABILITY OF DECENT HOUSING

<table>
<thead>
<tr>
<th>Sort Order #</th>
<th>Goal</th>
<th>Category</th>
<th>Priority Need</th>
<th>Need to be Addressed (Outcome/Objective)</th>
<th>Funding Source</th>
<th>Performance Indicator</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>DH – 2.1</td>
<td>Provide Homebuyer Assistance</td>
<td>Non-Public Service (Housing)</td>
<td>HIGH</td>
<td>Affordability of Housing</td>
<td>HOME</td>
<td>Number of Households Assisted</td>
<td>2015 0, 2016 1, 2017 1, 2018 1, 2019 1</td>
</tr>
<tr>
<td>DH – 2.2</td>
<td>Support Continuum of Care</td>
<td>Non-Public Service (Homeless/Non-Homeless)</td>
<td>HIGH</td>
<td>Affordability to Homeless and Non-Homeless through rental assistance, emergency shelter, transitional housing and support services</td>
<td>OTHER (SHA)</td>
<td>Number of Persons Assisted</td>
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**DH – 3: SUSTAINABILITY OF DECENT HOUSING**

<table>
<thead>
<tr>
<th>DH – 3.1</th>
<th>Neighborhood Preservation</th>
<th>Non-Public Service (Code Enforcement)</th>
<th>HIGH</th>
<th>Sustainability of Decent Housing by Preserving Neighborhoods</th>
<th>CDBG</th>
<th>Number of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
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**SL -1: AVAILABILITY/ACCESSIBILITY OF SUITABLE LIVING ENVIRONMENT**

<table>
<thead>
<tr>
<th>SL – 1.1</th>
<th>Public Services</th>
<th>Public Service</th>
<th>HIGH</th>
<th>Suitable Living Environment through Public Services</th>
<th>CDBG</th>
<th>Number of Persons Assisted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>2019: 200</td>
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**EO – 2: AFFORDABILITY OF ECONOMIC OPPORTUNITIES**

<table>
<thead>
<tr>
<th>EO – 2.1</th>
<th>Section 108 Loan Payment</th>
<th>Non-Public Service</th>
<th>HIGH</th>
<th>Economic Opportunity through Repayment of Business Loan</th>
<th>CDBG</th>
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<th>N/A</th>
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<table>
<thead>
<tr>
<th>EO – 2.2</th>
<th>Employment Training</th>
<th>Non-Public/Public Service</th>
<th>HIGH</th>
<th>Economic Opportunities through Employment Training</th>
<th>CDBG</th>
<th>Number of Jobs Created/Retained</th>
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<tbody>
<tr>
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</table>

<table>
<thead>
<tr>
<th>EO – 2.3</th>
<th>Public Facilities &amp; Improvements</th>
<th>Non-Public Service</th>
<th>HIGH</th>
<th>Suitable Living Environment through Improved facilities and infrastructure</th>
<th>CDBG</th>
<th>Number of Projects Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>2019: 0</td>
</tr>
<tr>
<td>Goal Name</td>
<td>Goal Description</td>
<td></td>
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<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>1. 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>
<td></td>
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</tr>
<tr>
<td>2. Promote Equal Housing Opportunity</td>
<td>CDBG funds will be used to pay for Fair Housing services to promote equal housing opportunity.</td>
<td></td>
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</tr>
<tr>
<td>3. 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>
<td></td>
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</tr>
<tr>
<td>4. Provide Homebuyer Assistance</td>
<td>HOME funds will be used to assist 3 low and moderate income homebuyers with down payment assistance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
<td></td>
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</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>
<td></td>
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</tr>
<tr>
<td>7. Public Services</td>
<td>CDBG funds will be used to provide public services through the Volunteer Center.</td>
<td></td>
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<tr>
<td>8. Employment Training</td>
<td>CDBG funds will be used to provide employment training</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>9. Section 108 Loan Repayment</td>
<td>CDBG funds will be used to pay Section 108 loan repayment.</td>
<td></td>
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</tr>
<tr>
<td>10. Administration</td>
<td>CDBG and HOME funds</td>
<td></td>
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</tr>
<tr>
<td>11. Economic Development</td>
<td>Non-housing community development</td>
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</tr>
<tr>
<td>12. Public Facilities &amp; Improvements</td>
<td>Provide a suitable living environment through improved facilities and infrastructure.</td>
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</tr>
</tbody>
</table>
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):

Under the HOME Program, the City will provide the following affordable housing programs:

1. Development of Affordable Housing (HOME CHDO Program)
2. HOME Single-Family Housing Rehabilitation
3. HOME First-Time Homebuyer Assistance Program

Through implementation of the above-mentioned programs, the City will assist the following estimated number of extremely low-income, low-income, and moderate-income families: Single Family Rehabilitation Program loans and/or grants five (5) persons, First Time Homebuyer Program one (1) deferred loan and through the CHDO project currently underway with Partnership Housing Inc., low-income units will be completed by 2018. In addition, the Successor Agency provides funds to OPHS to provide housing vouchers and services for approximately twenty (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 26.
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 2017-2018 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 2017-2018 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>
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</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>AQUATICS CENTER</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>
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<tr>
<td>9</td>
<td>SINGLE FAMILY REHABILITATION PROGRAM</td>
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<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

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 has created barriers to assisting the underserved needs.

The following activities are outlined as high priority goals in the Consolidated Plan and will be funded during FY 2017-2018 to meet underserved needs:

- Provide Homeownership Assistance
- Promote Fair Housing
- Employment Training
- Housing Rehabilitation
- Public Services
- Neighborhood Preservation/Code Enforcement
- Section 108 Debt Repayment
- Support the Continuum of Care/LAHSA
- Administration/HOME/CDBG
<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Target Area</th>
<th>Goals Supported</th>
<th>Needs Addressed</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>
<th>Location Description</th>
<th>Planned Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fair Housing Foundation</td>
<td>City of Bellflower</td>
<td>Promote Equal Housing Opportunity</td>
<td>Promote Equal Housing Opportunity</td>
<td>CDBG: $25,000</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>6/30/2018</td>
<td>Approximately 60 residents will be served during the program year.</td>
<td>Citywide</td>
<td>See above.</td>
</tr>
<tr>
<td>2</td>
<td>KINGDOM CAUSES</td>
<td>City of Bellflower</td>
<td>Employment Training</td>
<td>Job Creation/Retention</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>6/30/2018</td>
<td>20 jobs will be created or retained.</td>
<td>Citywide</td>
<td>See above</td>
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<tr>
<td>3</td>
<td>Bellflower Volunteer Center</td>
<td>City of Bellflower</td>
<td>Public Services</td>
<td>Public Services</td>
<td>CDBG: $106,523</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>6/30/2018</td>
<td>Low and moderate income families that live in the service area will benefit from the activities.</td>
<td>Various services will be provided to low and moderate income area residents.</td>
<td>See above</td>
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<tr>
<td>4</td>
<td>CDBG ADMINISTRATION</td>
<td>City of Bellflower</td>
<td>Administration</td>
<td>Administration</td>
<td>CDBG: $124,391</td>
<td>PAYS FOR THE DEVELOPMENT, DESIGN, IMPLEMENTATION, AND COMPLIANCE OF ALL CDBG-FUNDED PROJECTS</td>
<td>6/30/2018</td>
<td>This program will pay for the administration of CDBG programs and projects.</td>
<td>Citywide</td>
<td>See above</td>
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<tr>
<td>Project Name</td>
<td>CODE ENFORCEMENT</td>
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<tr>
<td>City of Bellflower</td>
<td>Neighborhood Preservation</td>
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<tr>
<td>Neighborhood Preservation</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>
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<td>CODE ENFORCEMENT</td>
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<td>6</td>
<td>SECTION 108 LOAN REPAYMENT</td>
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<td>City of Bellflower</td>
<td>Section 108 Loan Repayment</td>
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<td>Section 108 Loan Repayment</td>
<td>Repayment of Section 108</td>
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<td>7</td>
<td>HOME ADMINISTRATION</td>
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<td>City of Bellflower</td>
<td>Administration</td>
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<tr>
<td>Administration</td>
<td>PAYS FOR THE DEVELOPMENT, DESIGN, IMPLEMENTATION, AND COMPLIANCE OF ALL HOME-FUNDED PROJECTS.</td>
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<td>8</td>
<td>SINGLE FAMILY REHABILITATION PROGRAM</td>
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<tr>
<td>City of Bellflower</td>
<td>Improve and Conserve Existing Affordable Housing</td>
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<tr>
<td>Improve and Conserve Existing Affordable Housing</td>
<td>PROVIDES FORGIVABLE LOANS AND GRANTS TO LOW-AND-MODERATE INCOME OWNER-OCUPIED HOUSEHOLDS TO MAKE NECESSARY IMPROVEMENTS TO BRING NONCOMPLIANT PROPERTIES UP TO CURRENT ZONING AND BUILDING CODES.</td>
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<td>9</td>
<td>FIRST TIME HOMEBUYER</td>
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<tr>
<td>City of Bellflower</td>
<td>Provide Homebuyer Assistance</td>
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<td>Provide Homebuyer Assistance</td>
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### Tabular Information

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<thead>
<tr>
<th>Project Name</th>
<th>Planned Activities</th>
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<tbody>
<tr>
<td>5</td>
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<tr>
<td>6</td>
<td>See above</td>
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<td>7</td>
<td>See above</td>
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<td>8</td>
<td>See above</td>
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<td>9</td>
<td>See above</td>
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<tr>
<td>Funding</td>
<td>HOME: $200,000</td>
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</tr>
<tr>
<td>Description</td>
<td>PROVIDES DOWN PAYMENT ASSISTANCE TO FIRST TIME HOMEBUYERS.</td>
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<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Three low and moderate income households will be assisted in the 2016-2017 program year with down payment assistance.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Citywide</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>See above</td>
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<table>
<thead>
<tr>
<th>Project Name</th>
<th>Partnership Housing Inc./NEW CONSTRUCTION</th>
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<tbody>
<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/ 6 units of Owner Occupied</td>
</tr>
<tr>
<td>Funding</td>
<td>HOME: $527,709</td>
</tr>
<tr>
<td>Description</td>
<td>Construction of 6 owner occupied units</td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2018</td>
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<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Six 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>
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<tr>
<td>Planned Activities</td>
<td>See above</td>
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</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Aquatics Center</th>
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<tbody>
<tr>
<td>Target Area</td>
<td>City of Bellflower</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Facility Improvement</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Facility Improvement</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $300,000</td>
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<tr>
<td>Description</td>
<td>Improve Public Facility</td>
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<tr>
<td>Target Date</td>
<td>6/30/2018</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Total number of low-income persons citywide benefiting from the aquatics center</td>
</tr>
<tr>
<td>Location Description</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>See Above</td>
</tr>
</tbody>
</table>
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>
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<tr>
<td>City of Bellflower</td>
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</table>

Rationale for the priorities for allocating investments geographically

Both CDBG and HOME funds will be used citywide

Discussion

Not Applicable
Affordable Housing
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), and local community non-profit Our Place Housing Solutions through the use of Successor Housing Agency funds.

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>
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</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</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>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance (OPHS)</td>
</tr>
<tr>
<td>The Production of New Units (Partnership Housing)</td>
</tr>
<tr>
<td>Rehab of Existing Units (Housing Rehab)</td>
</tr>
<tr>
<td>Acquisition of Existing Units (1st time homebuyer)</td>
</tr>
<tr>
<td>Total</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 refer persons needing shelter or housing to agencies with funding to help homeless and those near homeless. Also, the City will provide funding to CHDO’s that may develop 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**

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 and the Bellflower Alondra Mixed Use Overlay Zone so that underutilized sites may be considered for housing development.

**Discussion**

See Above
AP-85 Other Actions – 91.220(k)

Introduction

The priority needs established in the Five-Year Consolidated Plan form the basis for establishing objectives and outcomes in the FY 2017-18 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 FY 2017-2018, the City plans to allocate approximately $1,006,607 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
Program Specific Requirements
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      |

Table 14 – Program Income

Other CDBG Requirements

Table 15 – CDBG Requirements

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The amount of urgent need activities</td>
<td>0</td>
</tr>
<tr>
<td>2.</td>
<td>The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

Table 15 - CDBG Requirements
HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(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 receive 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 cost
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

**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:**

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

**c. Organizational DUNS:**

**d. Address:**

- **Street1:** 16600 Civic Center Drive
- **City:** Bellflower
- **County/Parish:**
- **State:** CA: California
- **Province:**
- **Country:** USA: UNITED STATES
- **Zip / Postal Code:** 90706-5494

**e. Organizational Unit:**

- **Department Name:** Economic Development
- **Division Name:** Housing and Grants

**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:** Director of Economic Development

**Organizational Affiliation:**

- **City of Bellflower**

**Telephone Number:** 562-804-1424 ext. 2286

**Fax Number:** 562-925-8660

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

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

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

* Other (specify):

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

**11. Catalog of Federal Domestic Assistance Number:**
- 14-239

**CFDA Title:**
- Home Investment Partnership Program (HOME)

**12. Funding Opportunity Number:**

* Title:

**13. Competition Identification Number:**

Title:

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

**15. Descriptive Title of Applicant's Project:**
- Home Funds will be used to create and retain affordable housing for low income residents in the City of Bellflower.

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: 07/01/2017
- **b.** End Date: 06/30/2018

### 18. Estimated Funding ($):

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Federal</td>
<td>288,984.00</td>
</tr>
<tr>
<td>b. Applicant</td>
<td></td>
</tr>
<tr>
<td>c. State</td>
<td></td>
</tr>
<tr>
<td>d. Local</td>
<td></td>
</tr>
<tr>
<td>e. Other</td>
<td></td>
</tr>
<tr>
<td>f. Program Income</td>
<td>1,000.00</td>
</tr>
<tr>
<td>g. TOTAL</td>
<td>289,984.00</td>
</tr>
</tbody>
</table>

### 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.
- [x] 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  
- [x] 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 21, Section 1001)

- [x] 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:** I.
- **Last Name:** Stewart
- **Suffix:**
- **Title:** City Manager
- **Telephone Number:** 562-804-1424 ext. 2207
- **Fax Number:** 562-925-8660
- **Email:** jstewart@bellflower.org

**Signature of Authorized Representative:** [Signature]

**Date Signed:** [Date]
Application for Federal Assistance SF-424

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

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

* 3. Date Received: [ ]

4. Applicant Identifier: B-17-MC-06-512

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: 0762098730000

   d. Address:
   - * Street: 16600 Civic Center Drive
   - [ ] Street2:
   - * City: Bellflower
   - [ ] County/Parish:
   - [ ] State: CA: California
   - Province: [ ]
   - * Country: USA: UNITED STATES
   - * Zip / Postal Code: 90706-5494

   e. Organizational Unit:
   - Department Name: Economic Development
   - Division Name: Housing and Grants

   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: Director of Economic Development
   - 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><em>9. Type of Applicant 1: Select Applicant Type:</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>City or Township Government</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Applicant 2: Select Applicant Type:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Type of Applicant 3: Select Applicant Type:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>* Other (specify):</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>10. Name of Federal Agency:</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S. Department of Housing and Urban Development (HUD)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11. Catalog of Federal Domestic Assistance Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-218</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CFDA Title:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Block Grant (CDBG) Program</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><em>12. Funding Opportunity Number:</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>* Title:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>13. Competition Identification Number:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Title:</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Add Attachment</th>
<th>Delete Attachment</th>
<th>View Attachment</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>15. Descriptive Title of Applicant's Project:</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG funds will be used to provide public services, code enforcement, fair housing, planning and administrative services.</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: 07/01/2017
   * b. End Date: 06/30/2018

18. Estimated Funding ($):
   * a. Federal 967,965.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income 2,500.00
   * g. TOTAL 970,465.00

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.   * First Name: Jeffrey
Middle Name: L.
* Last Name: Stewart
Suffix: 

* Title: City Manager

* Telephone Number: 562-804-1424 ext. 2207   Fax Number: 562-925-8660

* Email: jstewart@bellflower.org

* Signature of Authorized Representative: 

* Date Signed: 5/14/19
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.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official ________________________________ Date 9/8/17

Title ________________________________
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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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 of Authorized Official

Date

Title
Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. **Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) [a period specified by the grantee 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.

In addition, 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.
OPTIONAL Community Development Block Grant Certification

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 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 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 of Authorized Official 8/7/17

Date

Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**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.

**Subsidy layering** -- 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 of Authorized Official  Date

_________________________
Title
CITY OF BELLFLOWER

RESOLUTION NO. 17-21

A RESOLUTION APPROVING THE ACTION PLAN FOR FISCAL YEAR 2017-2018; AUTHORIZING THE CITY MANAGER TO SUBMIT THE ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE PROGRAMS IDENTIFIED IN THE PLAN

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds and declares as follows:

A. The City participates in the Department of Housing and Urban Development's (HUD) Consolidated Plan Process and receives both Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds.

B. Pursuant to Title 24 of the Code of Federal Regulations, the City is required to submit an Action Plan to HUD, detailing the City's proposed uses of its Fiscal Year 2017-2018 CDBG and HOME allocations;

C. The City has prepared a draft Action Plan, which incorporated historical funding allocation amounts, and provided opportunities to receive public comments through a duly noticed public hearing held on March 27, 2017 and May 8, 2017, and during the 30-day period provided for public review of the draft Action Plan.

D. The City has prepared this draft Action Plan on June 29, 2017, which incorporated Fiscal Year 2017 – 2018 funding allocation amounts published by HUD and provided opportunities to receive public comments through a duly noticed public hearing held on July 10, 2017, and during an additional 14-day period provided for public review of the revised Action Plan.


SECTION 4. Authorizations. The City Manager, or designee, is authorized to take reasonable action needed to implement this Resolution, including submittal of the Action Plan to the appropriate HUD office on behalf of the City. The City Manager, or designee, is further authorized to promulgate and implement administrative policies and procedures needed to effectuate the Action Plan.

SECTION 5. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 6. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 7. This Resolution will become effective immediately upon adoption.


Ron Schnablegger, Mayor

Attest:

Mayra Ochiui, City Clerk

APPROVED AS TO FORM:

David H. King, Assistant City Attorney

Attachment A: Action Plan for FY 2017-2018
STATE OF CALIFORNIA  )
COUNTY OF LOS ANGELES )SS
CITY OF BELLFLOWER  )

I, Mayra Ochiqui, City Clerk of the City of Bellflower, California, do hereby certify under penalty of perjury that the foregoing Resolution No. 17-21 was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of the Bellflower City Council of July 10, 2017, by the following vote to wit:

AYES:  Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

ABSENT:  Council Member – Mayor Pro Tem Dunton

Dated: July 11, 2017

Mayra Ochiqui, City Clerk
City of Bellflower, California

(SEAL)
Appendix B: Map
Attachment B – CDBG-Eligible Areas

2010 CDBG Low/Moderate Income Areas
Consolidated Plan FY 2015-2020

Legend
- Boundary
- Census Tracts
- Bellflower Parcels
- CDBG Area To Be Removed
- Street
- New Low and Moderate Income
- Existing Low and Moderate Income
Appendix C: Public Notices/ Public Comments
TO ALL INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN that the City of Bellflower is initiating its citizen participation and application process for the 2017-2018 Community Development Block Grant (CDBG) funded program. The City is an entitlement community and is expected to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2017-2018. A maximum of fifteen percent (15%) may fund Public Service activities. Funding will be contingent on availability from HUD.

CDBG funds may be used for a variety of community development and housing activities, including public services, social services, public facility and infrastructure improvements, and residential code enforcement and housing improvement projects. A complete list of the eligible activities is available at Bellflower City Hall in the Economic Development Department.

CDBG applications are available now. A Public Services Technical Assistance Workshop will be held on February 3rd, 2017 to address any questions potential applicants may have. The meeting will take place at City Hall, 16600 Civic Center Dr., Bellflower, CA 90706 at 11:00 am in the Green Room. Applications must be received by the City of Bellflower no later than 5:00 pm on Thursday, February 16, 2017. Please send application to: Economic Development Department located at 16600 Civic Center Drive, Bellflower, CA 90706. Late applications will not be accepted.

Community residents are invited to complete an online community survey by visiting the following link: https://www.surveymonkey.com/r/W3PPCMC.

Those desiring an application and/or further information should contact:

Contact: James Nguyen, Management Analyst
Phone: (562) 804-1424 Ext. 2286
Email: jnguyen@bellflower.org

The City will evaluate proposals for CDBG eligibility. After the proposals are evaluated, the staff will make recommendations for the total amount of CDBG funds which should be allocated. The City Council will hold a public hearing regarding the funding allocation recommendations. The Bellflower City Council approves final CDBG allocations.

ESPAÑOL:
Información en Español puede ser obtenida llamando al (562) 804-2286 ext. 2226.

Published: January 19, 2017
The Herald American
TO ALL INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN that the City of Bellflower is initiating its citizen participation and application process for the 2017-2018 Community Development Block Grant (CDBG) funded program. The City is an entitlement community and is expected to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2017-2018. A maximum of fifteen percent (15%) may fund Public Service activities. Funding will be contingent on availability from HUD.

CDBG Public Services funds may be used for a variety of services to benefit eligible Bellflower residents. The proposed program/service shall improve community public services and facilities, including but not limited to those concerned with employment, fair housing and homeownership, homelessness, crime prevention, child care, health care, drug abuse counseling and treatment, education, recreational needs, and senior citizens.

CDBG applications are available now. A Public Services Technical Assistance Workshop will be held on February 3rd, 2017 to address any questions potential applicants may have. The meeting will take place at City Hall, 16600 Civic Center Dr., Bellflower, CA 90706 at 11:00 am in the Green Room. Applications must be received by the City of Bellflower no later than 5:00 pm on Thursday, February 16, 2017. Please send applications to: Housing and Grants Division located at 16600 Civic Center Drive, Bellflower, CA 90706. Late applications will not be accepted.

Community residents are invited to complete an online community survey by visiting the following link: https://www.surveymonkey.com/r/W3PPCMC.

The City will evaluate proposals for CDBG eligibility. After the proposals are evaluated, the staff will make recommendations for the total amount of CDBG funds which should be allocated. The City Council will hold a public hearing regarding the funding allocation recommendations. The Bellflower City Council approves final CDBG allocations.

Those desiring an application and/or further information should contact:

Contact: James Nguyen
Management Analyst
Phone: (562) 804-1424, Ext. 2286
Email: jnguyen@bellflower.org

ESPAÑOL: Información en Español puede ser obtenida llamando al (562) 804-1424, Ext. 2226.
NOTICE IS HEREBY GIVEN that the City of Bellflower (‘City’) is proposing to submit its Fiscal Year 2017-2018 Annual Action Plan. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding from the U.S. Department of Housing and Urban Development (HUD), the City is required to prepare and submit to HUD an Annual Action Plan. The Annual Action Plan generally describes how the City will utilize and distribute funds between eligible activities during the program year.

PUBLIC REVIEW PERIOD

The City is making its Draft Annual Action Plan for Fiscal Year 2017-2018 available for public review for a 30 day period beginning March 27, 2017 and concluding April 28, 2017. The Draft Annual Action Plan was made available for public inspection at City Hall in the Housing and Grants Division, 16600 Civic Center Drive, Bellflower, CA 90706. This public notice was published in the March 23, 2017 edition of The Herald American and on the City’s website. To request a copy of the Draft Annual Action Plan or for more information, please call James Nguyen, Management Analyst (562) 804-1424 ext. 2286. Those wishing to comment on this item may do so in writing on or before April 28, 2017 at 5:00 p.m. At any time not later than hour aforesaid, any person objecting to the projects and the proposed use of federal funds may file, in writing with the Director of Economic Development, a statement of his or her objection thereto. A Public Hearing for this Action Plan will be held at the Bellflower City Council meeting on March 23, 2017. A second public hearing will be held on May 8, 2017. Comments will be incorporated into the Draft Annual Action Plan for Fiscal Year 2017-2018, as appropriate.

Informacion en Espanol acerca de esta junta puede ser obtenida llamado al (562) 804-1424 ext. 2286.

Published this 23rd day of March, 2017 in The Herald American.
CITY OF BELLFLOWER

NOTICE OF A 14-DAY SECOND COMMENT PERIOD

AND

NOTICE OF INTENT TO SUBMIT THE 2017-2018 ANNUAL ACTION PLAN TO THE
UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD)

NOTICE IS HEREBY GIVEN that the City of Bellflower (‘City’) is proposing to submit its
Fiscal Year 2017-2018 Annual Action Plan. As a recipient of Community Development
Block Grant (CDBG) and HOME Investment Partnership (HOME) funding from the U.S.
Department of Housing and Urban Development (HUD), the City is required to prepare
and submit to HUD an Annual Action Plan. The Annual Action Plan generally describes
how the City will utilize and distribute funds between eligible activities during the
program year.

PUBLIC REVIEW PERIOD

The City is making its Second Draft Annual Action Plan for Fiscal Year 2017-2018
available for public review for a 14 day period beginning June 29, 2017 and concluding
July 14, 2017. The Draft Annual Action Plan was made available for public inspection at
City Hall in the Housing and Grants Division, 16600 Civic Center Drive, Bellflower, CA
90706. This second public notice was published in the June 29, 2017 edition of The
Herald American and on the City’s website. To request a copy of the Draft Annual
Action Plan or for more information, please call James Nguyen, Management Analyst
(562) 804-1424 ext. 2286. Those wishing to comment on this item may do so in writing
on or before July 14, 2017 at 5:00 p.m. At any time not later than hour aforesaid, any
person objecting to the projects and the proposed use of federal funds may file, in
writing with the Director of Economic Development, a statement of his or her objection
thereeto. A Public Hearing for this Action Plan as previously held at the Bellflower City
Council meeting on March 23, 2017. A second hearing was held on May 8, 2017, and
was continued pending the release of final allocation numbers by the Department of
Housing and Urban Development. The final public hearing will be held on July 10,
2017. Comments will be incorporated into the Draft Annual Action Plan for Fiscal Year
2017-2018, as appropriate.

Informacion en Espanol acerca de esta junta puede ser obtenida llamado al (562) 804-
1424 ext. 2286.

Published this 29th day of June, 2017 in The Herald American.
PUBLIC COMMENTS

Any comments received at public hearing to be inserted prior to submission of plan to HUD.
1 Call to Order

Mayor Schnablegger called the Regular City Council Meeting to order at 5:32 p.m. in the Council Chambers at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

Without objection, Mayor Schnablegger requested that the record reflect the following members of the City Council in attendance:

   Mayor Ron Schnablegger
   Mayor Pro Tem Ray Dunton
   Council Member Juan Garza
   Council Member Dan Koops
   Council Member Sonny R. Santa Ines

3 Recess to Closed Session

For the record, and without objection, City Manager Stewart stated that Item 3-D will not be discussed.

Without objection, Mayor Schnablegger recessed the Meeting at 5:33 p.m. to a Closed Session regarding:

   A CONFERENCE WITH REAL PROPERTY NEGOTIATOR
   (Pursuant to Government Code Section 54956.8) [CITY]

   Property: 8809 Ramona Street (APN 7162-015-900)
   Agency Negotiator: Jeffrey L. Stewart, City Manager
   Negotiating Party: Erin Rank, CEO, Partnership Housing, Inc.
   Under Negotiation: Price and terms of payment
3 Recess to Closed Session – Continued

B CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8) [CITY]

Property: 9560 Oak Street (APN 7106-002-027)
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Seth Gellis, Director, CPP Housing
Under Negotiation: Price and terms of payment

C CONFERENCE WITH LABOR NEGOTIATOR
(Pursuant to Government Code Section 54957.6)

Agency Negotiator: Jeffrey L. Stewart, City Manager
Employee Organization: American Federation of State, County, and Municipal Employees (AFSCME), AFL-CIO; Represented Maintenance and Executive Assistants, Local 3745, Council 36; and Represented Mid-Managers, Local 1511

D PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957) [CITY]

Title: City Manager

4 Reconvene for Open Session

Mayor Schnablegger reconvened the Meeting at 7:03 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Schnablegger called the Open Session of the Regular City Council Meeting to order at 7:03 p.m.

6 Roll Call

Without objection, Mayor Schnablegger requested that the record reflect the following members of the City Council in attendance:

Mayor Ron Schnablegger
Mayor Pro Tem Ray Dunton
Council Member Juan Garza
Council Member Dan Koops
Council Member Sonny R. Santa Ines
6 Roll Call - Continued

Staff Participants:

Jeffrey L. Stewart, City Manager
Karl H. Berger, City Attorney
Mayra Ochiqui, City Clerk
Art Bashmakian, Director of Planning and Building Services
Len Gorecki, Director of Public Works
Jim Dellalonga, Director of Economic Development
James Nguyen, Management Analyst
Justin Tamayo, Assistant Planner
Lidia Chavaque, Executive Assistant

7 Invocation

Mayor Schnablegger offered the invocation.

8 Pledge of Allegiance

Director of Public Works Len Gorecki led the assembly in the Pledge of Allegiance.

9-A City Council Announcements

Mayor Schnablegger provided details relative to the Summer Parks and Recreation Programs Catalog.

Mayor Pro Tem Dunton provided details relative to the Bellflower Civic Chorus performing “Hello Broadway” at the William & Jane Bristol Auditorium May 19 through May 21, 2017.

Council Member Santa Ines provided details relative to Bellflower’s “Day of the Shred” on May 20, 2017 at Simms Park.

Council Member Koops provided details relative to how to sign up for the new electronic distribution list to receive the City Council Meeting Agendas via email.

Council Member Garza provided details relative to the informational presentation “Keep Out Zika” on Tuesday, May 30, 2017, at Simms Park.

9-B Introduction of the Miss Bellflower Court

The 2017 Miss Bellflower Court and Miss Bellflower Teen Court introduced themselves to the City Council and the assembly: Miss Bellflower Queen Natalie Manriquez, Miss Bellflower Teen Queen Anisa Garcia, and Bellflower Princesses Hannah Mercado, Desiree Reyes, Megan Huckins, Neriah Cervantes, and Alicia Preciado. Mayor Schnablegger and his City Council colleagues welcomed and acknowledged the Miss Bellflower Court and Miss Teen Bellflower Court.
9-C Lindstrom Elementary School, Recycling Program

Mayor Schnablegger and his City Council colleagues acknowledged the Lindstrom Elementary School Recycling Program winners and the Vice President of the Lindstrom PTA Marissa Perez. Fifth Grade Teacher Mr. Hedgepeth and his class sang Jack Johnson’s song “Reduce, Reuse, Recycle” for the assembly.

10 Public Comments

Josh Murray, Library Manager, Clifton M. Brakensiek Library, reviewed upcoming Library programs/events.

John Butts expressed the opinion that the City should 1) return the land to Union Bank; 2) implement his apartment tax proposal to increase the Business License rental fee for apartment units; 3) address the misuse of Conditional Use Permits (CUPs); and 4) address narrow and congested streets that create a public safety concern for safety vehicle clearance.

11-A Consideration and possible action to conduct a public hearing to receive comments on the 2017-2018 Annual Action Plan and adopt Resolution No. 17-21- A Resolution approving the Action Plan for Fiscal Year 2017-2018; authorizing the City Manager to submit the Action Plan to the U.S. Department of Housing and Urban Development (HUD); and authorizing the City Manager to take all actions necessary to implement the programs identified in the Plan. (Continued from March 27, 2017) [CITY]

Director of Economic Development Dellalonga along with Management Analyst Nguyen provided a brief overview of the Staff Report.

It was moved by Mayor Pro Tem Dunton, seconded by Council Member Koops, and carried without objection, to re-open the continued Public Hearing.

Anita McInnis, requested and received clarification from Director DellaLonga regarding the purpose of the item.

There being no one else wishing to present public testimony, it was moved by Council Member Santa Ines, seconded by Mayor Pro Tem Dunton, and carried without objection, to continue the matter to a date to be determined.
11-B Consideration and possible action to 1) conduct a public hearing to consider a Negative Declaration, General Plan Amendment, Zone Change, Conditional Use Permit, and Development Review; 2) adopt Resolution No. 17-22 – A Resolution adopting Negative Declaration No. ND 17-01; approving General Plan Amendment Case No. GPA 17-01 to change the land use designation from “M” (Medium Density Residential) to “C” (Commercial); approving Conditional Use Permit Case No. CU 17-01 to expand an existing automobile sales use located at 17000 & 17020 Lakewood Boulevard onto the properties located 9011 & 9058 Park Street, and 9020 & 9026 Walnut Street for additional vehicle storage and display; and approving Development Review Case No. DR 02-17-7814 to place 8-foot tall fences within the front yard setbacks of the properties located at 9011 & 9058 Park Street, and 9020 & 9026 Walnut Street; and 3) read by title only, waive further reading, and introduce Ordinance No. 1337 – An Ordinance approving Zone Change Case No. ZC 17-01 to change the zoning designation from R-2 (Medium Density Residential) to C-G (General Commercial) for the properties located at 9011 & 9058 Park Street, and 9020 & 9026 Walnut Street; Applicant: Joseph Lynch (representing George Chevrolet). [CITY]

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), and environmental assessment has been conducted for this project in compliance with the California Environmental Quality (CEQA) Guidelines. An initial Study and Negative Declaration have been prepared and were made available for public review from March 9, 2017 through March 29, 2017.

For the record, City Manager Stewart read by title Ordinance No. 1337.

Assistant Planner Tamayo 1) gave a PowerPoint presentation providing an overview of the Staff Report; 2) for the record, stated the following corrections to the Staff Report: a) Page 3, states that the applicant is proposing a 6-foot masonry wall with 2-feet of wrought iron which should be changed to an 8-foot masonry wall; and b) Page 4, a reference is made to “Attachment I” which should be listed as “Attachment G”; and 3) with Director of Planning and Building Services Bashmakian, responded to Council Members’ questions.

It was moved by Mayor Pro Tem Dunton, seconded by Council Member Santa Ines, and carried without objection, to open the Public Hearing.

The following individuals spoke in opposition to approving Conditional Use Permit Case No. CU 17-01, expressing displeasure with the 1) allowance of the use of residential property for commercial use; 2) noise levels associated with the business; 3) parking congestion created on neighboring streets by the business’ employees; 4) potential devaluation of their properties; and 5) visual barriers and aesthetics created in association with the operation of George Chevrolet:

- Helen Kirk, neighboring property owner
- Nathan Brant, neighboring property owner
- Christian Beltran, neighboring resident
- Juan Beltran, neighboring property owner (spoke in Spanish; interpreted by his son, Cristian Beltran)
Consideration and possible action to 1) conduct a public hearing to consider a Negative Declaration, General Plan Amendment, Zone Change, Conditional Use Permit, and Development Review; 2) adopt Resolution No. 17-22 [CITY] - Continued

The following individuals did not state a position in favor or against the matter, but made comments and asked questions generally related to the public hearing:

- **John Butts**

**Jeff Estabrooks, George Chevrolet, Applicant**, addressed the concerns of the speakers and responded to Council Members’ questions.

There being no one else wishing to present public testimony, it was moved by Mayor Pro Tem Dunton, seconded by Council Member Koops, and carried without objection, to close the public hearing.

At the request of Mayor Schnablegger, City Manager Stewart stated that Staff will contact Edison and DWP to assist Mr. Eastbrooks in negotiating possible use of property adjacent to George Chevrolet.

Following lengthy discussion, the following amendments were made to Exhibit B (Conditions of Approval) to Resolution No. 17-22: 1) Condition No. 26 was amended to add the following: “The Planning Director, or designee, may redirect the PA system as required to comply with this condition;” 2) Condition No. 33 was amended to add the following: “All such landscaping must be approved by the Planning Director, or designee;” and 3) Condition No. 41 was amended as follows: “The site plan must show and the dimension of all existing and proposed perimeter walls/fences. All walls/fences must be approved by the Planning Director, or designee.”

It was moved by Council Member Koops, seconded by Mayor Pro Tem Dunton, and unanimously carried by the following roll call vote, to a) amend Exhibit B (Conditions of Approval Nos. 26, 33, and 41) to Resolution No. 17-22 as noted above; b) adopt Resolution No. 17-22, as amended; and c) read by title only, waive further reading, and introduce Ordinance No. 1337:

**AYES:** Council Members – Garza, Koops, Santa Ines, Dunton, and Mayor Schnablegger

**Recess:** Without objection, Mayor Schnablegger recessed the City Council Meeting at 9:14 p.m.

**Reconvened:** Mayor Schnablegger reconvened the Meeting at 9:22 p.m. with all members present.
12-A Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 1338 – An Ordinance amending Section 110.11 of the California Building Code; Section 3.37.140 and 17.04.110 of the Bellflower Municipal Code (“BMC”); and BMC Chapter 8.48 declaring unlicensed cannabis facilities to be public nuisances; establishing abatement procedures and civil penalties; and authorizing the City Manager, City Attorney, and Building Official to undertake appropriate action to abate such unlicensed cannabis facilities. [CITY]

For the record, City Manager Stewart read by title Ordinance No. 1338.

City Attorney Berger 1) provided a brief overview of the Staff report; and 2) with City Manager Stewart, responded to Council Member’s questions.

John Butts expressed the opinion that the first offense penalty should be $1,500 per day and the second offense should be $5,000 per day.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and unanimously carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1338:

**AYES:** Council Members – Garza, Koops, Santa Ines, Dunton, and Mayor Schnablegger

13-A Consideration and possible action to approve the City Council appointments to the Town Center Design Review Committee. (Continued from April 24, 2017) [CITY]

City Manager Stewart provided a brief overview of the Staff Report.

At the request of Council Member Garza, City Clerk Ochiqui will further promote the current vacancy on the TCDRC.

It was moved by Mayor Pro Tem Dunton, seconded by Council Member Koops, and unanimously carried by the following roll call vote, to approve the City Council’s reappointments to the TCDRC:

**AYES:** Council Members - Garza, Koops, Santa Ines, Dunton, and Mayor Schnablegger

13-B Consideration and possible action to authorize the Mayor to execute Amendment No. 4 to Agreement File No. 557, in a form approved by the City Attorney, with Jeffrey L. Stewart to extend the term and increase the compensation for City Manager services. [CITY]

Mayor Schnablegger introduced the item.

It was moved by Council Member Dunton, seconded by Council Member Koops, and unanimously carried by the following roll call vote, to authorize the Mayor to execute Amendment No. 4 to Agreement File No. 557, in a form approved by the City Attorney:

**AYES:** Council Members - Garza, Koops, Santa Ines, Dunton, and Mayor Schnablegger
14 Consent Calendar

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried without objection, to approve the actions stipulated on the following Consent Calendar items:

**AYES:** Council Members – Garza, Koops, Santa Ines, Dunton, and Mayor Schnablegger

A  **Consideration and possible action to receive and file City Council Warrant Register No. 17-111, dated May 8, 2017. [CC/SA]**
Action: Received and filed Warrant Register No. 17-111.

B  **Consideration and possible action to authorize the City Manager to execute Amendment No. 3 to Agreement File No. 505.2, in a form approved by the City Attorney, with Lilley Planning Group, to extend the term for three years, to modify the compensation based on updated schedule of payment, and establish provisions regarding amendments to the Agreement, for professional planning services. [CITY]**
Action: Authorized the City Manager to execute Amendment No. 3 to Agreement File No. 505.2, in a form approved by the City Attorney.

C  **Consideration and possible action to waive further reading and adopt Ordinance No. 1336 – An Ordinance amending various sections of the Bellflower Municipal Code (“BMC”) to allow establishing miscellaneous fees by City Council Resolution. [CITY]**
Action: Waived further reading and adopted Ordinance No. 1336.

D  **Consideration and possible action to authorize the City Manager to execute Agreement File No. 744, in a form approved by the City Attorney, with Charles Phoenix for a special performance. [CITY]**
Action: Authorized the City Manager to execute Agreement File No. 744, in a form approved by the City Attorney.

E  **Consideration and possible action to receive and file report regarding the business license Consumer Price Index (CPI) adjustment for fiscal year 2017-2018. [CITY]**
Action: Received and filed report regarding the business license CPI adjustment of 2.6836% for fiscal year 2017-2018.

F  **Consideration and possible action to adopt Resolution No. 17-23 – A Resolution repealing Resolution No. 12-62 establishing a Municipal Water Commission and Resolution No. 12-64 relative to the stipend provided for Municipal Water Commissioners. [CITY]**
Action: Adopted Resolution No. 17-23.
G  Consideration and possible action to receive and file Agreement File No. 240.1, in a form approved by the City Attorney, with Liebert Cassidy Whitmore to conduct the 2017 Ethics Training Workshop for City Council Members, Commissioners, Committee/Board Members, and designated City Staff pursuant to GC § 53235. [CITY]
Action: Received and filed Agreement File No. 240.1, in a form approved by the City Attorney.

H  Consideration and possible action to receive and file Lease Agreement File No. 743, in a form approved by the City Attorney, with Evelyn Carlos for lease of property at 16552 Bellflower Boulevard, identified as Kiosk C. [CITY]
Action: Received and filed Agreement File No. 743, in a form approved by the City Attorney.

I  Consideration and possible action to authorize the Director of Public Works, or designee, to remove red curb parking restrictions on Beach Street fronting Las Flores Elementary School and installation of ‘No U-Turn’ signs on Beach Street between Bixby Avenue and Woodruff Street (C.E. #17-09). [CITY]
Action: Authorized the Director of Public Works, or designee, to remove the red curb parking restrictions on Beach Street fronting Las Flores Elementary School and install the ‘No U-Turn’ signs on Beach Street between Bixby Avenue and Woodruff Avenue.

J  Consideration and possible action to authorize the Director of Public Works, or designee, to install red curb parking restrictions at 9312 Rose Street (C.E. #17-10). [CITY]
Action: Authorized the Director of Public Works, or designee, to install the red curb parking restrictions at 9312 Rose Street.

K  Consideration and possible action to approve the Minutes of the April 10, 2017, Adjourned Regular Meeting of the Bellflower City Council. [CITY]
Action: Approved the April 10, 2017, Adjourned Regular Meeting Minutes.

L  Consideration and possible action to authorize the City Manager to execute Letter Agreement with The Hensley Law Group for Provision of City Prosecutor Services. [CITY]
Action: Authorized the City Manager to execute the attached letter agreement with the Hensley Law Group for City Prosecutor services.
15 Council Reports

Council Member Garza, Council Member Koops, Council Member Santa Ines, Mayor Pro Tem Dunton, and Mayor Schnablegger made various comments and reports.

Without objection, Council Member Koops requested that the meeting be adjourned in memory of Charles John Lyons Jr. and Dorothy Dejong.

16 Adjournment

Without objection, Mayor Schnablegger adjourned the meeting at 9:57 p.m., in memory Charles John Lyons Jr. and Dorothy Dejong, to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, May 22, 2017.

Ron Schnablegger, Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: June 12, 2017
REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL
AND CITY COUNCIL ACTING ON BEHALF OF THE
SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER
REDEVELOPMENT AGENCY
CITY Denotes City Council Agenda items
SA Denotes Successor Agency items
[CC/SA] Denotes City Council and Successor Agency items

MONDAY, MARCH 27, 2017, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

Mayor Koops called the Regular City Council Meeting to order at 5:40 p.m. in the
Council Chambers at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the City Council responded present to roll call:

   Mayor Dan Koops
   Mayor Pro Tem Ron Schnablegger
   Council Member Ray Dunton
   Council Member Juan Garza
   Council Member Sonny R. Santa Ines

3 Recess to Closed Session

Without objection, Mayor Koops recessed the Meeting at 5:42 p.m. to a Closed
Session regarding:

A  CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of Government Code
Section 54956.9) [CITY]

City of Bellflower v. Bellflower Gardens, Salvacion Topacio et al.,
Case No. VC064727

City of Bellflower v. Bristol Alternative/Flower Bell Properties et al.,
Case No. VC064858

City of Bellflower v. Bellflower CannaClub/AJ Trinh Properties et al.,
Case No. VC065568
3 Recess to Closed Session – Continued

B PUBLIC EMPLOYEE PERFORMANCE EVALUATION
(Pursuant to Government Code Section 54957) [CITY]

Title: City Manager

4 Reconvene for Open Session

Mayor Koops reconvened the Meeting at 7:05 p.m. with all members present and announced that no reportable action was taken during Closed Session.

5 Call to Order

Mayor Koops called the Open Session of the Regular City Council Meeting to order at 7:05 p.m.

6 Roll Call

The following members of the City Council responded present to roll call:

   Mayor Dan Koops
   Mayor Pro Tem Ron Schnablegger
   Council Member Ray Dunton
   Council Member Juan Garza
   Council Member Sonny R. Santa Ines

Staff Participants:

   Jeffrey L. Stewart, City Manager
   Karl H. Berger, City Attorney
   Mayra Ochiqui, City Clerk
   Joel Hockman, Director of Public Safety
   Art Bashmakian, Director of Planning and Building Services
   Jim DellaLonga, Director of Economic Development
   James Nguyen, Management Analyst
   Anna Francisco, Senior Accountant
   Lidia Chavaque, Executive Assistant

7 Invocation

Mayor Dan Koops offered the invocation.
Pledge of Allegiance

Director of Economic Development Jim Dellalonga led the assembly in the Pledge of Allegiance.

Consideration and possible action to adopt Resolution No. 17-15 – A Resolution reciting the fact of the General Municipal Election consolidated with the Special Countywide Election held on March 7, 2017, declaring the result and such other matters as provided by law. [CITY]

City Manager Stewart introduced the item. City Clerk Ochiqui provided an overview of the Staff Report.

It was moved by Council Member Dunton, seconded by Council Member Santa Ines, and unanimously carried by the following roll call vote to adopt Resolution No. 17-15:

AYES: Council Members - Garza, Santa Ines, Schnablegger, Dunton, and Mayor Koops

Oath of Office

At this time Mayor Koops turned the meeting over to Mayor Pro Tem Schnablegger.

City Clerk Ochiqui individually administered the Oath of Office to Council Members-Elect Dan Koops and Juan Garza, and presented each with their Certificate of Election.

Mayor Koops and Council Member Juan Garza made various comments, thanked the voters, and stated that they would reserve further comments for the Oath of Office Ceremony to be held on April 10, 2017.

City Council Reorganization

City Manager Stewart stated that the recommendation is to continue the reorganization of the City Council to the April 10, 2017, City Council Meeting to coincide with the Oath of Office Ceremony.

Without objection, it was consensus of the City Council to continue the matter to the Monday, April 10, 2017, City Council Meeting.
12-A City Council Announcements

Mayor Koops 1) acknowledged Bellflower High School students in attendance; 2) provided details relative to the Good Friday/Passover Prayer Breakfast sponsored by the Bellflower Kiwanis and the Bellflower Chamber of Commerce, to be held on April 14, 2017.

Mayor Pro Tem Schnablegger provided details relative to the National Prescription Drug Take Back Day to be held on April 29, 2017, at the Kaiser Permanente Bellflower Medical Offices.

Council Member Santa Ines provided details relative to the ARC Walk for Independence to be held on April 1, 2017, at Stonewood Center in Downey.

Council Member Dunton provided details relative to the 11th Annual Earth Day Celebration hosted by The Sanitation District at the administration office in Whittier, to be held on April 8, 2017.

Council Member Garza provided details relative to Adventure Day for Bellflower Youth organized by the Parks and Recreation Department to be held on April 14, 2017.

12-B Presentation by Greater Los Angeles County Vector Control District

Public Information Officer Levy Sun of the Greater Los Angeles Vector Control District 1) presented a Powerpoint presentation providing an overview of the District’s operations and the Zika Virus; 2) providing suggestions for the prevention of mosquito breeding and disease spreading; and 3) responded to Council Member’s questions.

At the request of Council Member Santa Ines, Public Information Officer Sun will conduct a series of additional informational presentations at all City Parks.

12-C Proclamation Declaring March as “American Red Cross Awareness Month”

Mayor Koops and his City Council colleagues presented a Proclamation to Carina Lister of American Red Cross proclaiming March as “American Red Cross Awareness Month.”
13  Public Comments

Robin Snow provided details relative to the reorganization of the Chamber of Commerce.

Ellen Kirk expressed her displeasure with George Chevrolet purchasing private property to create additional parking for his business.

Nick Brown, 9109 Walnut Street, addressed the City Council regarding a Notice of Violation he received from the Code Enforcement Division relative to over-pavement of his front yard landscaping by 80 square-feet.

In response to comments made by Nick Brown, City Manager Stewart requested his contact information and stated that he would follow-up on the matter.

John Butts 1) thanked City Manager Stewart and Building Official Patterson for their work in creating protections for the public with regard to solar panel installations; 2) expressed the opinion that the homelessness problem in the City is getting worse and requested that the City send a letter to the League of California Cities to request assistance; and 3) expressed the opinion that implementation of an Apartment Tax would generate over $1 million in revenues for the City.

In response to comments made by John Butts, Council Member Garza requested information relative to what the benefits are to the City from Measure H (County Tax Measure approved by the voters on the March 7, 2017, Special Countywide Election Ballot).

Joe Cvetko 1) thanked the City Council for the birthday and anniversary letters; 2) expressed his displeasure relative to the Sheriff’s Department’s handling of a) an oil spill caused by a motorcycle in front of his house; and b) his report of a recent incident involving a vehicles tires being slashed in the parking lot of the 99¢ Store on Clark Avenue and Rosecrans Avenue; and 3) expressed the opinion that the Public Safety Substation should be eliminated since there are no dispatching services provided at that location and the City is renting the building.

Annita McInnis expressed the opinion that the former Mobile Home Park Assistance Program should be reestablished with the new City budget.

In response to comments made by Anita McInnis, and at the request of Mayor Koops, City Manager Stewart stated that they would look into reinstating a Mobile Home Owner Assistance Program with the FY 2017-2019 Budget.
14-A Consideration and possible action to conduct a public hearing to consider
1) adopting a resolution approving a Comprehensive Fee Schedule which
includes new and modified fees for specified services reflecting the City’s
actual costs; and 2) adopting a resolution adjusting development impact
fees for public facilities and park facilities:

Resolution No. 17-16 – A Resolution adopting a Comprehensive Fee
Schedule to recover costs incurred from providing various public services
and superseding Resolution No. 12-61; and

Resolution No. 17-17 – A Resolution adopting adjusted development
impact fees for public facilities and park facilities in accordance with
Chapters 3.24 and 3.36 of the Bellflower Municipal Code. [CITY]

City Manager Stewart introduced the item and recommended that the Public
Hearing be opened and the matter continued to the April 24, 2017, City Council
Meeting so that the City Council could receive additional information requested at
the March 27, 2017, Special City Council Meeting.

Following discussion, it was moved by Council Member Dunton, seconded by
Council Member Santa Ines, and carried without objection to open the Public
Hearing.

There being no one wishing to provide public testimony, it was moved by Council
Member Dunton, seconded by Council Member Santa Ines, and carried by the
following roll call vote to continue the Public Hearing to April 24, 2017:

AYES: Council Members - Garza, Santa Ines, Schnablegger,
Dunton, and Mayor Koops

14-B Consideration and possible action to conduct a public hearing to receive
comments on the Fiscal Year 2017-2018 Draft Annual Action Plan and
preliminary funding recommendations. [CITY]

City Manager Stewart introduced the item. Management Analyst Nguyen
1) gave a Powerpoint presentation providing an overview of the Staff Report; and
2) along with Director of Economic Development Dellalonga, responded to
Council Members’ questions.

At the request of the Mayor Pro Tem Schnablegger, City Manager Stewart stated
that he would look into the use of HOME Funds for mobile home owner
assistance and report back to the City Council.

It was moved by Council Member Santa Ines, seconded by Mayor Pro Tem
Schnablegger, and carried without objection, to open the Public Hearing.
14-B Public Hearing – Continued

**Anita McInnis** did not state a position in favor or against the matter, but made comments and asked questions generally related to the Public Hearing.

In response to comments made by Anita McInnis relative to the accessibility of the agenda materials, City Manager Stewart stated that she may make an appointment with the City Clerk’s Office to go over how to access the agenda materials on the City’s website.

There being no one else wishing to present public testimony, it was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried by the following roll call vote, to continue the Public Hearing to May 8, 2017:

**AYES:** Council Members - Garza, Santa Ines, Schnablegger, Dunton, and Mayor Koops

15 Consideration Items

None

16 Consent Calendar

For the record, Council Member Dunton announced that he would recuse himself on Item 16-F (Amendment No. 1 to Agreement File No. 386.3) as he owns property within 500 feet of the subject property.

For the record, with regard to Item 16-E (Award a contract to Doug Martin Contracting Company, Inc., for the Placing of Slurry Seal on Various Streets), 1) Mayor Koops announced that he would not participate in the vote on Area Nos. 6 and 7 as he owns property within 500 feet of the subject properties; 2) Council Member Dunton announced that he would not participate in the vote on Area Nos. 2, 3, 6, and 7 as he owns property within 500 feet of the subject properties; and 3) Council Member Garza announced that he would not participate in the vote on Area No. 8 as he owns property within 500 feet of the subject property. City Manager Stewart requested that the record reflect the conflicts with the individual areas versus the item as a whole:

“1. Includes all neighborhood streets bounded by Rosecrans Avenue to the north, Somerset Boulevard to the south, the San Gabriel River to the east, and Woodruff Avenue to the west. Arterial perimeter streets are not included;
16 Consent Calendar

2. Includes all neighborhood streets bounded by Flower Street to the north, Artesia Boulevard to the south, Woodruff Avenue to the east, and Bellflower Boulevard to the west. Arterial perimeter streets are not included;

3. Includes all neighborhood streets bounded by Flower Street to the north, Artesia Boulevard to the south, Bellflower Boulevard to the east, and Clark Avenue to the west. Arterial perimeter streets are not included;

4. Includes all neighborhood streets bounded by Artesia Boulevard to the north, south City limits to the south, Clark Avenue to the east, and Lakewood Boulevard to the west. Arterial perimeter streets are not included;

5. Includes all neighborhood streets bounded by Foster Road to the north, Rosecrans Avenue to the south, Clark Avenue to the east, and Lakewood Boulevard to the west. Arterial perimeter streets are not included;

6. Includes all neighborhood streets bounded by Artesia Boulevard to the north, south City limits to the south, Bellflower Boulevard to the east, and Clark Avenue to the west. Arterial perimeter streets are not included;

7. Includes all neighborhood streets bounded by Artesia Boulevard to the north, south City limits to the south, Woodruff Avenue to the east, and Bellflower Boulevard to the west. Arterial perimeter streets are not included;

8. Includes all neighborhood streets bounded by Artesia Boulevard to the north, south City limits to the south, Palo Verde Avenue to the east, and Woodruff Avenue to the west. Arterial perimeter streets are not included; and

9. All City owned alleyways with the City of Bellflower.”

Noting the afore-mentioned recusals, it was moved by Council Member Santa Ines, seconded by Council Member Garza, and unanimously carried by the following roll call vote, to approve the actions stipulated on the following Consent Calendar items:

AYES: Council Members – Garza, Santa Ines, Schnablegger, Dunton, and Mayor Koops
16 CONSENT CALENDAR – Continued

A  Consideration and possible action to receive and file City Council Warrant Register No. 17-092, dated March 27, 2017. [CC/SA]
Action: Received and filed Warrant Register No. 17-092.

B  Consideration and possible action to receive and file City Council Treasurer’s Report for the Month of February 2017. [CC/SA]
Action: Received and filed Treasurer’s Report for the Month of February 2017.

C  Consideration and possible action to receive and file the denial of a claim submitted by Angel Quezada. [CITY]
Action: Received and filed denial of claim submitted by Angel Quezada.

CEQA: This Ordinance is exempt from the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA Guidelines (California Code Regulations Title 14, §§15000, et seq.) because it establishes rules and procedures to clarify exiting policies and practices related to vehicle parking regulations; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.
Action: Waived further reading and adopted Ordinance No. 1335.

E  Consideration and possible action to award a contract to Doug Martin Contracting Company, Inc., for the Placing of Slurry Seal on Various Streets, including all City-owned Alleyways (Specifications No. 15/16-04) and authorize the City Manager to execute a contract with Doug Martin Contracting Company, Inc., in a form approved by the City Attorney. [CITY]
CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. Based on the environmental assessment, the project was determined to be categorically exempt pursuant to CEQA Guidelines § 15301 (Existing Facilities).
Action: Awarded a contract to Doug Martin Contracting for the Project and authorized the City Manager to execute a contract with Doug Martin Contracting, in a form approved by the City Attorney.
CONSENT CALENDAR – Continued

F Consideration and possible action to receive and file Amendment No. 1 to Agreement File No. 386.3, in a form approved by the City Attorney, with Duane Morita Planning and Environmental to provide additional environmental consultant services and increase compensation as it relates to the Bellflower Boulevard Widening Project between Artesia Boulevard and SR-91. [CITY] Action: Received and filed Amendment No. 1 to Agreement File No. 386.3, in a form approved by the City Attorney.

G Consideration and possible action to adopt Resolution No. 17-18 - A Resolution approving the amendment to the 2015-2020 Five-Year Consolidated Plan and the Fiscal Year 2016-2017 Annual Action Plan to incorporate new eligible census areas, update and include an additional goal and priority, include additional activities and re-appropriate Community Development Block Grant (CDBG) Funds. [CITY] Action: Adopted Resolution No. 17-18.


I Consideration and possible action to receive and file Amendment No. 1 to Agreement File No. 401.1, in a form approved by the City Attorney, with the City of Cerritos for fingerprint identification specialist services. [CITY] Action: Received and filed Amendment No. 1 to Agreement File No. 401.1, in a form approved by the City Attorney.

COUNCIL/AGENCY REPORTS

Council Member Santa Ines, Mayor Pro Tem Schnablegger, and Mayor Koops made various comments and reports.

ADJOURNMENT

Without objection, Mayor Koops adjourned at 8:42 p.m. to the next Regular Meeting of the Bellflower City Council at 7:00 p.m. on Monday, April 10, 2017, in the William and Jane Bristol Civic Auditorium to conduct the Oath of Office Ceremony and City Council Reorganization.
MINUTES
CITY OF BELLFLOWER
16600 Civic Center Drive • Bellflower, California  90706 • (562) 804-1424

REGULAR MEETING OF THE BELLFLOWER CITY COUNCIL
AND CITY COUNCIL ACTING ON BEHALF OF THE
SUCCESSOR AGENCY TO THE DISSOLVED BELLFLOWER
REDEVELOPMENT AGENCY
CITY Denotes City Council Agenda items
SA Denotes Successor Agency items
[CC/SA] Denotes City Council and Successor Agency items

MONDAY, JULY 10, 2017, 5:30 P.M. – CLOSED SESSION
BELLFLOWER CITY HALL - COUNCIL CHAMBERS

1 Call to Order

Mayor Schnablegger called the Regular City Council Meeting to order at 5:34 p.m. in the Council Chambers at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the City Council responded present to roll call:

   Mayor Ron Schnablegger
   Council Member Juan Garza
   Council Member Dan Koops
   Council Member Sonny R. Santa Ines

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried without objection, to excuse the absence of Mayor Pro Tem Dunton as he is out of town.

3 Recess to Closed Session; and

3-C Subsequent Need Item Added to the Agenda

For the record, City Manager Stewart requested that the City Council consider adding an item to the Closed Session Agenda, explaining that an urgent matter arose after the posting of the Agenda relative to one matter of conference with real property negotiators pursuant to Government Code Section 5496.8.

Page 1 of 14
3  Recess to Closed Session; and
3-C  Subsequent Need Item Added to the Agenda - Continued

It was moved by Council Member Koops, seconded by Council Member Garza, and carried by the following roll call vote, to add Closed Session Item 3-C to the Agenda, pursuant to Government Code Section 54954.2, by determining that there is an immediate need to take action and that the matter arose after the posting of the Agenda:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton

Without objection, Mayor Schnablegger recessed the Meeting at 5:36 p.m. to a Closed Session regarding:

A  CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8) [CITY]

Property: 8809 Ramona Street (APN 7162-015-900)
Agency Negotiator: Jeffery L. Stewart, City Manager
Negotiating Party: Erin Rank, CEO, Partnership Housing, Inc.
Under Negotiation: Price and terms of payment

B  CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9) [CITY]

Tom Pham, dba Above the Clouds v. City of Bellflower, et al.
Case No. VC066368

C  CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8) [CITY]

Property: 9751 Artesia Boulevard
Agency Negotiator: Jeffrey L. Stewart, City Manager
Negotiating Party: Victory Associates
Under Negotiation: Price and terms of payment

4  Reconvene for Open Session

Mayor Schnablegger reconvened the Meeting at 7:06 p.m. with all members present and announced that no reportable action was taken during Closed Session.
5 Call to Order

Mayor Schnablegger called the Open Session of the Regular City Council Meeting to order at 7:06 p.m.

6 Roll Call

The following members of the City Council responded present to roll call:

- Mayor Ron Schnablegger
- Council Member Juan Garza
- Council Member Dan Koops
- Council Member Sonny R. Santa Ines

It was moved by Council Member Garza, seconded by Council Member Santa Ines, and carried without objection, to excuse the absence of Mayor Pro Tem Dunton as he is out of town.

Staff Participants:

- Jeffrey L. Stewart, City Manager
- David H. King, Assistant City Attorney
- Mayra Ochiqui, City Clerk
- Stephen L. Patterson, Building Official
- Jim DellaLonga, Director of Economic Development
- Jason P. Clarke, Interim Director of Planning and Building Services
- Bernardo Iniguez, Public Works Manager
- Justin Tamayo, Assistant Planner
- James Nguyen, Management Analyst
- Randi Stover, Assistant to the City Manager
- Karen L. Avery, Deputy City Clerk

7 Invocation

Council Member Sonny R. Santa Ines offered the invocation.

8 Pledge of Allegiance

Public Works Manager Bernardo Iniguez led the assembly in the Pledge of Allegiance.
9-A City Council Announcements

Mayor Schnablegger provided details relative to Bellflower’s 7th Annual Blood Drive to be held on July 27, 2017, at Bellflower City Hall.

Council Member Garza provided details relative to Short CirQit, the newest vendor to open in Kiosk B on Bellflower Boulevard and Belmont Street.

Council Member Santa Ines 1) provided details relative to the City Council meeting agenda distribution list; and 2) reminded everyone that, pursuant to City ordinance, the City Council meeting is dark on the second meeting in July.

Council Member Koops provided details relative to the National Night Out on August 1, 2017, sponsored by the Public Safety Department.

9-B Cannabis Ordinance Fiscal/Economic Impact Study

Assistant to the City Manager Stover introduced Consultant Hitta Mosesman of RSG, Inc., who 1) provided a PowerPoint presentation regarding the cannabis ordinance fiscal/economic impact study; 2) provided handouts relative to RSG, Inc.’s, analysis; and 3) along with City Manager Stewart, responded to Council Members’ questions.

10 Public Comments

Dennis Bukowski, Hollywood Sports Park, 9030 Somerset Boulevard, stated that he could not stay for the discussion of Item 11-B (Economic Development Business Assistance Plan), but requested that he be provided with the information he needs to apply and be considered for the program.

Anita McInnis requested and received clarification from Mayor Schnablegger regarding 1) competition amongst the local cities relative to revenue generated from the cannabis industry; and 2) the seating in the Council Chambers for the August 14, 2017, City Council Meeting will be on a first-come-first-served basis, regardless of whether you are a resident of the City or not.

Joletta Little (Bellflower business owner) requested and received clarification 1) from Consultant Mosesman and City Manager Stewart relative to research with regard to impacts of cannabis businesses to existing businesses; 2) from Mayor Schnablegger relative to the handling of incident reports by the Public Safety Community Services Officers versus the Los Angeles County Sheriff’s Department after her business was broken into; and 3) from Public Safety Manager McNearny relative inmates released in paper jumpsuits from the Los Angeles Superior Courthouse located in Bellflower.
In response to comments made by **Sharline Toyama** relative to her concerns with the homeless population in the City approaching residents for money, creating encampments near the riverbed on Artesia Boulevard, and digging through residents’ trash bins, City Manager Stewart stated that Lieutenant Milliman and Public Safety Manager McNerney would meet with Ms. Toyama to discuss her concerns and explain the current and ongoing efforts of the Los Angeles County Sheriff’s Department and City Public Safety Department with regard to these issues.

**Steve Alessi** 1) expressed the opinion that a) the cannabis impact study presentation was based on many assumptions, not hard facts; b) car accidents will increase due to the legalization of cannabis; and c) the City will not make money the first year as Cannabis Tax revenue is projected to replace the loss of revenue from the pending expiration of the Utility Users Tax and that the City shouldn’t try to be the leader or dominate the market in the local cannabis industry; 2) requested and received clarification from Consultant Mosesman and City Manager Stewart relative to the amount allocated for Public Safety in the fiscal/economic impact study would be for used for the review of safety plans associated with cannabis-related businesses, not for enforcement; and 3) declined Mayor Schnablegger’s offer to tour a legal dispensary.

**Robin Snow** 1) provided details relative to the 2017 Arts Aloud Talent Show on July 22, 2017, at the William and Jane Bristol Civic Auditorium and hosted by George Pennacchio; and 2) commended the City Council for taking a proactive approach in the regulation of cannabis-related businesses.

**Edgar Estrada, Assembly Member Cristina Garcia**, provided details relative to upcoming activities in District 58.

In response to **Priscilla Brown’s** comments regarding the “Weed Maps” Application and Julina Perez of Root 215 who spoke at the June 26, 2017, City Council Meeting, City Manager Stewart confirmed that he is aware of the Application, stating that although pre-mature at this point, once the tax is implemented, the City will notify cannabis delivery businesses conducting business in the City of the taxes owed.

**Annie Davis** requested and received clarification from City Manager Stewart relative to the City’s cost associated with permitting cannabis-related businesses through the Conditional Use Permit (CUP) process, including background checks for the business owners, versus shutting down illegal cannabis-related businesses.
11-A Consideration and possible action to conduct a public hearing to consider a code amendment; and read by title only, waive further reading, and introduce Ordinance No. 1340 - An Ordinance amending the Bellflower Municipal Code (“BMC”) by adding Chapter 15.72 titled “Permit Process for Electric Vehicle Charging Stations”; Applicant: City of Bellflower. [CITY]

CEQA: Adopting this Urgency Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq,) because it establishes rules and procedures for minor alterations in land use. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15305. This Ordinance does not authorize any new construction or development entitlements. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

City Manager Stewart read by title Ordinance No. 1340.

Assistant Planner Tamayo provided a brief overview of the Staff Report. Building Official Patterson and Assistant City Attorney King responded to Council Members’ questions.

It was moved by Council Member Santa Ines, seconded by Council Member Koops, and carried without objection (Mayor Pro Tem Dunton absent), to open the Public Hearing.

There being no one in the audience wishing to present testimony, it was moved by Council Member Koops, seconded by Council Member Santa Ines, and carried without objection, to close the Public Hearing.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1340:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton
11-B Consideration and possible action to conduct a public hearing to consider adopting Resolution No. 17-36 – A Resolution adopting policies and procedures for distributing economic development funds to business and/or property owners participating in the Economic Development Business Assistance Plan, and superseding Resolution Nos. 12-43 and 16-18. [CITY]

Director of Economic Development DellaLonga provided a brief overview of the Staff Report and, along with Interim Director of Planning and Building Services Clarke, responded to Council Members’ questions.

Relative to amending the Program Application to include Staff’s assessment relative to the City’s “Return On Investment” (ROI) for City Council’s reference, and at the request of Council Member Garza, City Manager Stewart stated that this assessment could be accomplished using the back page of the application prior to presenting it for City Council’s consideration.

Without objection, at the request of Council Member Santa Ines, Page 6, Section 2.c of the Plan will be amended to read, “Loans are provided at a 0% interest rate for a term of up to 10 years, with 50% of the total loan amount forgivable after three years. The loan amount that may be forgiven is amortized over three years. Applicants will begin making loan payments commencing the 37th month of the loan agreement. Loan payments will be made on a monthly basis.”

It was moved by Council Member Santa Ines, seconded by Council Member Koops, and carried without objection (Mayor Pro Tem Dunton absent), to open the Public Hearing.

In response to comments made by Robin Snow and previous comments made by Dennis Bukowski of Hollywood Sports Park during Public Comments relative to whether Hollywood Sports Park would qualify for assistance under the Economic Development Business Assistance Plan, City Manager Stewart stated that, if the Plan is approved, Director of Economic Development DellaLonga would contact Mr. Bukowski to discuss the requirements of the Plan.

There being no one else in the audience wishing to present testimony, it was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried without objection, to close the Public Hearing.

It was moved by Council Member Garza, seconded by Council Member Santa Ines, and carried by the following roll call vote, to 1) amend Exhibit A to Resolution No. 17-36 (Business Assistance Plan) as noted above; and 2) adopt Resolution No. 17-36, as amended:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton
11-C Consideration and possible action to conduct a public hearing to consider delinquent refuse service charges; and adopt Resolution No. 17-37 – A Resolution ordering delinquent refuse service charges be assessed against the property owners and properties and such charges be transferred to the County tax rolls. [CITY]

Public Works Manager Iniguez 1) gave a PowerPoint presentation providing an overview of the Staff Report; and 2) along with CR&R General Manager Dan Stepanian, responded to Council Members’ questions.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried without objection (Mayor Pro Tem Dunton absent), to open the Public Hearing.

In response to comments made by Sak Srivongse, Ibbetson Avenue, relative to his payment obligation as a property owner for his tenant’s delinquent account, City Manager Stewart stated that he would contact him regarding the matter, but asked that he also address his concerns with CR&R General Manager Dan Stepanian.

There being no one else in the audience wishing to present testimony, it was moved by Council Member Santa Ines, seconded by Council Member Koops, and carried without objection, to close the Public Hearing.

It was moved by Council Member Santa Ines, seconded by Council Member Koops, and carried by the following roll call vote, to adopt Resolution No. 17-37:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton

11-D Consideration and possible action to conduct a public hearing to receive comments on the 2017-2018 Annual Action Plan and adopt Resolution No. 17-21 - A Resolution approving the Action Plan for Fiscal Year 2017-2018; authorizing the City Manager to submit the Action Plan to the U.S. Department of Housing and Urban Development (HUD); and authorizing the City Manager to take all actions necessary to implement the programs identified in the Plan. (Continued from May 8, 2017) [CITY]

Management Analyst Nguyen 1) gave a PowerPoint presentation providing an overview of the Staff Report; and 2) along with Director of Economic Development DellaLonga, responded to Council Members questions.

It was moved by Council Member Santa Ines, seconded by Council Member Garza, and carried without objection (Mayor Pro Tem Dunton absent), to re-open the Public Hearing previously opened on May 8, 2017.
11-D Consideration and possible action to conduct a public hearing to receive comments on the 2017-2018 Annual Action Plan and adopt Resolution No. 17-21 - Continued

The following individuals did not state a position in favor or against adopting Resolution No. 17-21, but made comments and asked questions generally related to the subject:

- Anita McInnis
- Wayne Brown

There being no one else in the audience wishing to present testimony, it was moved by Council Member Santa Ines, seconded by Council Member Koops, and carried without objection, to close the Public Hearing.

It was moved by Council Member Garza, seconded by Council Member Santa Ines, and carried by the following roll call vote, to adopt Resolution No. 17-21:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton

12-A Consideration and possible action to read by title only, waive further reading, and introduce Ordinance No. 1341 – An Ordinance amending Subsection 2.16.010(B) of the Bellflower Municipal Code to provide a salary adjustment for Members of the City Council following the next General Municipal Election. [CITY]

City Manager Stewart read by title Ordinance No. 1341 and provided a brief overview of the Staff Report.

It was moved by Council Member Koops, seconded by Council Member Santa Ines, and carried by the following roll call vote, to read by title only, waive further reading, and introduce Ordinance No. 1341:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton

13 Consideration Items

None
Consent Calendar

For the record, 1) Council Member Garza a) pulled Items 14-O (Agreement File No. 757 with Meridian Consultants, LLC, for Conditional Use Permit and Cannabis Operation Permit processing and support services), 14-R (Agreement File No. 753 with Technico TV, Inc., for the temporary use of the property located at 10510 Alondra Boulevard), and 14-U (Amendment No. 1 to RDA Agreement File No. 20 with Bellflower Oak Street Manor) for separate discussion; and b) announced that he would recuse himself from Item 14-I (Resolution No. 17-40 authorizing the Director of Public Safety, or designee, to establish a permit parking district on Canehill Avenue) as he owns property within 500 feet of the subject properties; and 2) Council Member Koops announced that he would recuse himself from Item 14-R (Agreement File No. 753 with Technico TV, Inc., for the temporary use of the property located at 10510 Alondra Boulevard) as he owns property within 500 feet of the subject property.

Without objection and with regard to Item 14-O (Agreement File No. 757 with Meridian Consultants, LLC, for Conditional Use Permit and Cannabis Operation Permit processing and support services), Council Member Garza requested that a “testing facilities” be added to the Scope of Services (Page 1, Paragraph 3).

Council Member Koops left the dais and Council Chambers at 9:26 p.m. for discussion of Item 14-R (Agreement File No. 753 with Technico TV, Inc., for the temporary use of the property located at 10510 Alondra Boulevard).

With regard to Item 14-R, without objection and at the request of Council Member Garza, City Manager Stewart and Assistant City Attorney King stated that a caveat will be added to Section 8 of the Agreement that will prevent the Lessee from subleasing the property.

Council Member Koops returned to the Council Chambers and dais at 9:29 p.m.

With regard to Item 14-U (Amendment No. 1 to RDA Agreement File No. 20 with Bellflower Oak Street Manor), Council Member Garza requested and received clarification from Director of Economic Development DellaLonga relative to when the loan would be paid off and that the Developer had received approval for the Amendment from the Department of Housing and Urban Development.

Noting the aforementioned recusals, it was moved by Council Member Koops, seconded by Council Member Garza, and carried by the following roll call vote, to approve the balance of the Consent Calendar as follows:

**AYES:** Council Members – Santa Ines, Garza, Koops, and Mayor Schnablegger

**ABSENT:** Council Member – Mayor Pro Tem Dunton
A Consideration and possible action to receive and file City Council Warrant Register No. 18-011, dated July, 10, 2017. [CC/SA]
Action: Received and filed Warrant Register No. 18-011.

B Consideration and possible action to receive and file denial of a claim submitted by Pamela Nickles. [CITY]
Action: Received and filed denial of a claim submitted by Pamela Nickles.

C Consideration and possible action to receive and file denial of a claim submitted by Samuel La Costa. [CITY]
Action: Received and filed denial of a claim submitted by Samuel La Costa.

Action: Adopted Resolution No. 17-38.

E Consideration and possible action to approve Amendment No. 1 to Agreement File No. 747, in a form approved by the City Attorney, with RSG, Inc., to amend the scope of work and increase the compensation for fiscal analysis services regarding the proposed cannabis ordinance. [CITY]
Action: Authorized the City Manager to execute Amendment No. 1 to Agreement File No. 747, in a form approved by the City Attorney.

F Consideration and possible action to authorize the City Manager to execute Agreement File No. 415.1, in a form approved by the City Attorney, with Eckersall, LLC, for Geographical Information System (GIS) consulting services. [CITY]
Action: Authorized the City Manager to execute Agreement File No. 415.1, in a form approved by the City Attorney.

G Consideration and possible action to receive and file the After-Action Report for the July 4th Fireworks Enforcement Program. [CITY]
Action: Received and filed the After-Action Report for the July 4th Fireworks Enforcement Program.

H Consideration and possible action to adopt Resolution 17-39 – A Resolution establishing a Compensation Plan for Non-Represented Employees in the Bellflower Municipal Service for fiscal years 2017-2018 and 2018-2019, setting forth certain rules and regulations, and superseding Resolution No. 15-29. [CITY]
I Consideration and possible action to adopt Resolution No. 17-40 – A Resolution authorizing the Director of Public Safety, or designee, to establish a permit parking district on Canehill Avenue south of Artesia Boulevard to 17819 Canehill Avenue on the west side of the street and 17816 Canehill Avenue on the east side of the street, and Plunkett Street between Canehill Avenue to 10531 Plunkett Street on the north side of the street and 10542 Plunkett Street on the south side of the street, in accordance with Bellflower Municipal Code Chapter 10.10. [CITY]

CEQA: This Resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and CEQA Guidelines (California Code Regulations Title 14, §§ 15000, et seq.) because it establishes rules and procedures to clarify exiting policies and practices related to vehicle parking regulations; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

Action: Adopted Resolution No. 17-40.

J Consideration and possible action to adopt Resolution No. 17-41 – A Resolution approving the plans and specifications for the Cold Mill, Resurface and Concrete Replacement of Local Streets (Specifications No. 14/15-02), pursuant to Government Code §830.6, and establishing a project payment account; and authorize solicitation of bids. [CITY]

CEQA: Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.), the City conducted an environmental assessment. This project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15301.

Action: Adopted Resolution No. 17-41.

K Consideration and possible action to receive and file Amendment No. 5 to Agreement File No. 582, in a form approved by the City Attorney, with Black, O'Dowd and Associates, Inc., dba BOA Architecture, to extend the term, modify the scope of services, and increase the compensation for architectural design services for the Aquatic Center Repairs and Renovation. [CITY]

Action: Received and filed Amendment No. 5 to Agreement File No. 582, in a form approved by the City Attorney.

L Consideration and possible action to authorize the Director of Public Works, or designee, to install a passenger loading zone at 17200 Clark Avenue fronting Beverly Street (C.E. #17-13). [CITY]

Action: Authorized the Director of Public Works, or designee, to install the passenger loading zone at 17200 Clark Avenue fronting Beverly Street.
M  Consideration and possible action to authorize the Director of Public Works, or designee, to install red curb parking restrictions at 15522 Woodruff Avenue (C.E. #17-14). [CITY]
Action: Authorized the Director of Public Works, or designee, to install the red curb parking restrictions at 15522 Woodruff Avenue.

N  Consideration and possible action to authorize the Director of Public Works, or designee, to install time-based parking restrictions at 16442 and 16446 Woodruff Avenue (C.E. #17-15). [CITY]
Action: Authorized the Director of Public Works, or designee, to install the red curb parking restrictions at 16442 and 16446 Woodruff Avenue.

O  Consideration and possible action to authorize the City Manager to execute Agreement File No. 757, in a form approved by the City Attorney, with Meridian Consultants, LLC, for Conditional Use Permit and Cannabis Operation Permit processing and support services. [CITY]
Action: Authorized the City Manager to execute Agreement File No. 757, as amended, in a form approved by the City Attorney.

P  Consideration and possible action to adopt Resolution No. 17-42 – A Resolution adopted pursuant to Public Contracts Code § 20168 finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to § 22050 and Bellflower Municipal Code (“BMC”) Chapter 2.20 for emergency sewer repairs at Thompson Park and finding that the project is exempt from review under the California Environmental Quality Act as an emergency repair. [CITY]
Action: Adopted Resolution No. 17-42; 2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney.

Q  Consideration and possible action to authorize the City Manager to execute Agreement File No. 758, in a form approved by the City Attorney, with Tetra Tech, Inc., for professional and technical engineering and architectural design services for the Caruthers Park Stormwater and Urban Runoff Capture Project. [CITY]
CEQA: An Initial Study (IS) will be prepared based on CEQA requirements and the CEQA Guidelines IS Checklist form. The IS will consider all phases of project planning, implementation, and operation. The IS will provide a brief description of the project, the environmental setting, identify potential environmental effects, and propose mitigations for potential significant environmental impacts.
Action: Authorized the City Manager to execute Agreement No. 758, in a form approved by the City Attorney.
14 Consent Calendar - Continued

R  Consideration and possible action to authorize the City Manager to execute Agreement File No. 753, in a form approved by the City Attorney, with Technico TV, Inc., located at 9826-B Artesia Boulevard for the temporary use of the property located at 10510 Alondra Boulevard. [CITY]
Action: Authorized the City Manager to execute Agreement File No. 753, as amended, in a form approved by the City Attorney.

S  Consideration and possible action to approve the Minutes of the June 26, 2017, Special Meeting of the City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency. [CC/SA]
Action: Approved the June 26, 2017, Special Meeting Minutes.

T  Consideration and possible action to approve the Minutes of the June 26, 2017, Regular Meeting of the City Council and City Council Acting on Behalf of the Successor Agency to the Dissolved Bellflower Redevelopment Agency. [CC/SA]
Action: Approved the June 26, 2017, Regular Meeting Minutes.

U  Consideration and possible action to authorize the City Manager to execute Amendment No. 1 to RDA Agreement File No. 20 (Affordable Housing Agreement), in a form approved by the City Attorney, with Bellflower Oak Street Manor to modify the terms of the Affordable Housing Development Agreement for property located at 9560 Oak Street. [SA]
Action: Authorized the City Manager to execute Amendment No. 1 to RDA Agreement File No. 20, in a form approved by the City Attorney.

15 Council Reports

Council Member Garza, Council Member Koops, Council Member Santa Ines, and Mayor Schnablegger made various comments and reports.

16 Adjournment

Without objection, Mayor Schnablegger adjourned the meeting at 9:32 p.m., to the next Regular Meeting of the Bellflower City Council at 5:30 p.m. on Monday, August 14, 2017.

Ron Schnablegger, Mayor
City of Bellflower

Attest:

Mayra Ochiqui, City Clerk
Approved: August 14, 2017