



CITY OF DOWNEY

2015-2020 Consolidated Plan and
Fiscal Year 15-16 Annual Action Plan

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Executive Summary

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

1. Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of Downey (the “City”) qualifies as a Community Development Block Grant (CDBG) and HOME Investment Partnerships Program entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of Downey that identifies and prioritizes the future use of the City’s CDBG funds. The 2015-2020 ConPlan covers the timeframe from July 1, 2015 to June 30, 2020. Overall, Downey has several priority housing and community needs it plans to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households
- Services for the Homeless and Homeless Prevention
- Increase job opportunities for low to moderate residents

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain Downey as a community its residents are proud to call “home”. Given the aforementioned priorities, the City identified five main goals:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Neighborhood Revitalization
- Economic Development

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

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low income and low income households;
- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities.

Several types of projects were also identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e. - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households
- Services for the Homeless and Homeless Prevention
- Increase job opportunities for low to moderate residents

The City's priority need objectives and outcomes are based on the availability of \$ 1,059,461 in CDBG and \$334,592 in HOME funding allocation estimated per year over the 5-year ConPlan period. The figures proposed for each project are estimates based on the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

In 2013, the State Department of Housing and Community Development (HCD) approved the City's *Draft Housing Element Update* that included an analysis of governmental constraints, which is summarized below along with recent changes to the City's zoning code that encourage affordable and transitional housing. As a result of the analysis, the City concluded that its policies and current practices do not create significant barriers to affordable housing.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Downey's management of CDBG & HOME program funds, the City's compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its performance during the last ConPlan period (2010-2015) in order to set goals and strategies for this ConPlan.

4. Summary of citizen participation process and consultation process

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

Citizens were encouraged to participate in 2 community meetings held at the Barbara J. Riley Community Center, as well as two Public Hearings held at Downey City Hall's Council Chambers. The Community meetings were held on January 22, 2015 at 7:30 pm and February 19, 2015 at 6:30 pm.

The first public hearing was held on February 24, 2015. At this hearing, information was provided about proposed projects for funding during the 15-16 fiscal year; the importance of the ConPlan, the process that will be undertaken to develop the plan; and a request for input from members of the public to identify community needs and priorities before final drafting of the ConPlan.

The second public hearing was held on May 26, 2015. At this hearing, members of the public were asked to provide comments on the draft ConPlan and the City Council was asked to approve the required Entitlement Community documents before submission to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Upon completion of the draft ConPlan, it was available for public review and comment for 30 days, from April, 13 2015 to May 12, 2015. Copies of the ConPlan were available to the public at City Hall, the Downey Branch Library, Barbara J. Community Center, as well as on the City's website.

5. Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary. Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The following is a summary of public comments during the two community meetings held January 22 and February 19, 2015:

- Need for affordable housing assistance for seniors
- Youth services with a focus on after school and summer programs
- Need for homeless services for seniors

There were no public comments during the two public hearings.

During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). More than 100 surveys were made accessible at the front counter of the Community Development Department, Downey's Public Library and Downey's Senior Center. An electronic version of the survey was placed on the City's website. A total of 104 respondents participated in the survey. The following is a summary of survey results:

- Housing Needs: 54% Energy Efficiency/ 45% First Time Home Buyers
- Infrastructure: 65% Street Alley Improvement / 59 % Street Lighting
- Neighborhood Services: 67% Cleanup of lots / 60 % Graffiti Removal
- Community Services: 77% Youth Activities / 67% anti-gang programs
- Economic Development: 67% Job Creation/ 59% employment and training
- Public Facilities: 70% Parks / Libraries 60%
- Special Needs 49% Neglected and abuse children/ 40% domestic violence shelters and services

The City also consulted with public and private departments and agencies, and social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Downey specifically contacted agencies representing persons with HIV/AIDS, homeless persons, low-income youth, and persons with disabilities, elderly persons, and persons with alcohol and/or substance abuse problems. Additionally, cities and governments within the region were contacted and consulted as well.

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

N/A

7. Summary

The City of Downey has undertaken diligent and good faith efforts in outreaching to all segments of the community. In preparing the ConPlan, the City utilized several methods to analyze the housing and community development needs of Downey. Methods included hosting focus groups, surveying community residents and stakeholders, surveying multi-family unit property owners, analyzing U.S. Census data and utilizing information in several City and county planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of the meetings was to inform the community about the ConPlan process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) data sets. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their plans.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DOWNEY	Community Development
CDBG Administrator	Jose G. Vazquez – Housing Administrative Aide	

Table 1 – Responsible Agencies

Narrative

The City of Downey Community Development Department is the lead agency for overseeing the development of the Consolidate Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration. The Department also administers the City’s Housing Division.

Consolidated Plan Public Contact Information

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Downey, CA 90241
(562) 904-7161
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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

In the preparation of the ConPlan, the City has consulted with public and private agencies and non-profit organizations (listed below) to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

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(I)).

The Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents.

Other key health, mental health and service agencies that the City works closely with are listed in the next section. Each was consulted during the City's ConPlan and Annual Action plan process.

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

The City Downey is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. The City periodically reviews the continuum of care homeless system to assist in eradicating homelessness within the City.

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

The City does not receive ESG funding. However, the City monitors and reviews with the continuum of care homeless system. The City supports the network of homeless service providers existing in and outside of Downey.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency	Sections of the plan assisted by the consultation
Downey Council PTA- Helps 7830 Quill Drive, Suite S Downey, CA 90242	Non-Homeless Special Needs Market Analysis
True Lasting Connections (TLC) 13220 Bellflower Blvd. Downey, CA 90242	Non-Homeless Special Needs Market Analysis
Arc of South-East Los Angeles Kevin MacDonald, Executive Director 12049 Woodruff Avenue Downey, CA 90241	Non-Homeless Special Needs Market Analysis
Southern California Rehab Service 12049 Woodruff Avenue Downey, CA 90241	Housing Need Assessment Public Housing Needs Homeless Needs – Chronically Homelessness Needs – Veterans
Stay Gallery Downey Avenue Downey, CA 90241	Non-Homeless Market Analysis
The Whole Child 10155 Colima Road Whittier, CA 90603	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans
Downey Meals on Wheels, Inc. 10909 New Street Downey, CA 90241	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
PATH 340 North Madison Avenue Los Angeles, CA 90004	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
Fair Housing Foundation 3605 Long Beach Blvd., #302 Long Beach, CA 90807	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
10/20 Club 8221 E. 3 rd Street, #403 Downey, CA 90241	Non-Homeless Special Needs

Table 2 – Agencies, groups, organizations who participated

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

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Downey's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of Downey	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. We also work with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City also works with adjacent Cities on CDBG and housing matters of significance to all communities.

PR-15 Citizen Participation

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

The City of Downey published all public hearings and ConPlan summaries in the Downey Patriot as well as the City's website for public review and comment. The summary described the contents and purpose of the ConPlan and listed the locations where copies of the entire plan could be examined. Upon completion of the draft ConPlan, it was available for public review and comment for 30 days. Copies of the ConPlan were available to the public at City Hall, the Downey Branch Library and the Downey's Barbara J. Riley Community & Senior Center.

As stated earlier, two public hearings were held with the City Council on February 24, 2015 and May 26, 2015. Citizens who participated in the process received extensive information about the ConPlan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The 30-day review period ended on May 12th. During the 30-day public review period the City received the following written and oral comments on the Draft Consolidated Plan and Annual Action Plan:

During the 30 day comment period, there were no written or oral comments received on the Draft Consolidated Plan and Annual Action Plan.

The following comments were made at the Public hearing:

- To be completed after the May 26, 2015 Public Hearing.

During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). More than 100 surveys were made accessible at the front counter of the Community Development Department, Downey's Public Library and Downey's Barbara J. Riley Community & Senior Center. An electronic version of the survey was placed on the City's website. A total of 104 respondents participated in the survey. The following is a summary of survey results:

- Housing Needs: 54% Energy Efficiency/ 45% First Time Home Buyers
- Infrastructure: 65% Street Alley Improvement / 59 % Street Lighting
- Neighborhood Services: 67% Cleanup of lots / 60 % Graffiti Removal
- Community Services: 77% Youth Activities / 67% anti-gang programs
- Economic Development: 67% Job Creation/ 59%employmentmta and train
- Public Facilities: 70% Parks / Libraries 60%

- Special Needs 49% Neglected and abuse children/ 40% domestic violence shelters and services

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.	<ul style="list-style-type: none"> •Need for affordable housing assistance for seniors •Youth services with a focus on after school and summer programs •Need for homeless services for seniors 	N/A	N/A
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	N/A	N/A	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of Downey' needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

The housing needs of the community are assessed by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

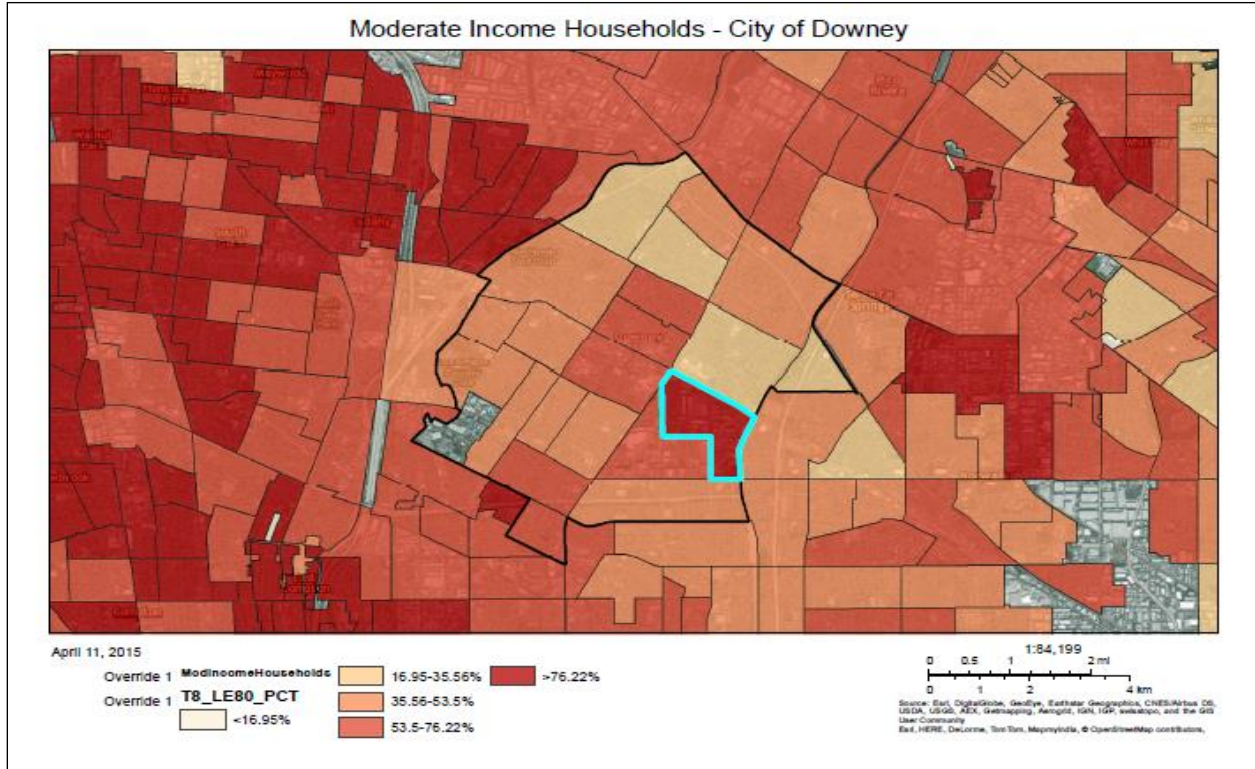
A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the residents of Downey. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City to set evidence-based priorities for the CDBG and HOME programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are looked at.

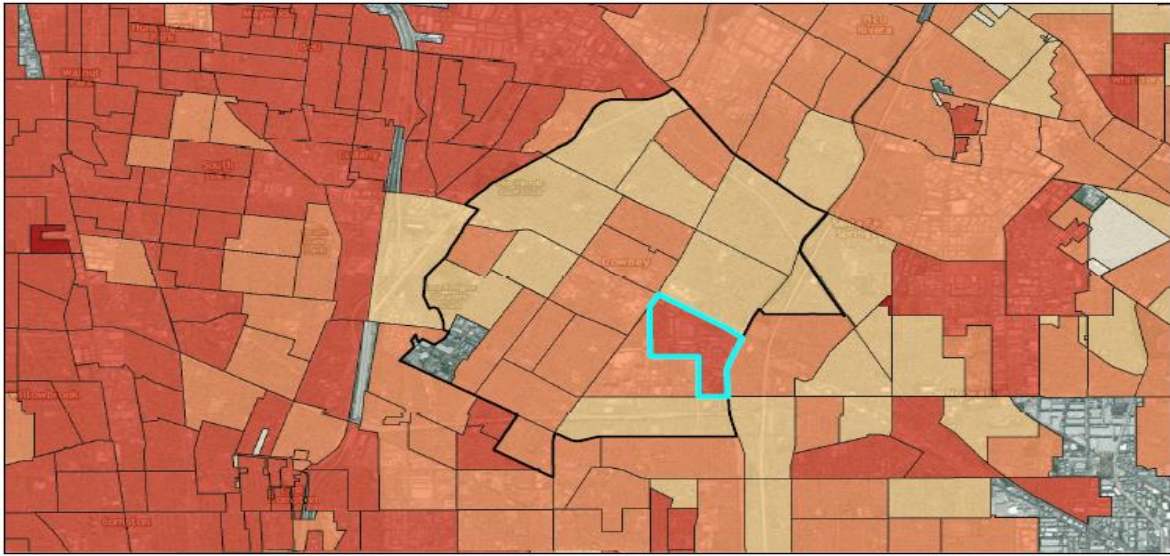
LMI Households

The following series of maps display concentrations of Low and Moderate Income (LMI) households throughout Downey. The first map displays the distribution of moderate income households, whereas the second map focuses on low-income households. The lighter beige and tan colored parts of the maps represent areas of the community that have a lower percentage of LMI households, and the orange to dark red shaded parts represent higher

concentrations. Looking at the geographical distribution of households by income groups is a good way of highlighting areas of concentrated needs in the community, as lower income persons traditionally experience a higher degree of housing problems such as cost-burden and overcrowding. As indicated by the maps below, low to moderate income households are principally located in a southeast location of the City.



Low Income Households - City of Downey



April 11, 2015

Override 1	LowIncomeHouseholds	11.21-25.62%	>72.09%
Override 1	T8_LE50_PCT	25.62-43.2%	43.2-72.09%
		<11.21%	

1:84,199
0 0.5 1 2 4
mi km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, GeoEye, IGN, IGN, swisstopo, and the GIS User Community
Esri, HERE, DeLorme, TomTom, MapmyIndia, © OpenStreetMap contributors

NA-10 Housing Needs Assessment - 24 CFR 91.205

Summary of Housing Needs

The section provides a concise summary of the jurisdiction's estimated housing needs projected for the plan's duration. The section also provides data tables that describe levels of housing need by income range, family type, and type of housing problems.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	107,323	111,329	4%
Households	34,014	33,374	-2%
Median Income	\$45,667.00	\$59,773.00	31%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,890	4,930	7,090	4,755	11,710
Small Family Households *	1,815	2,200	3,550	2,450	6,455
Large Family Households *	795	975	1,515	825	2,075
Household contains at least one person 62-74 years of age	825	945	1,145	850	2,105
Household contains at least one person age 75 or older	875	785	890	375	1,045
Households with one or more children 6 years old or younger *	1,045	1,405	1,930	990	825
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	160	45	30	420	0	15	0	55	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	365	140	240	95	840	35	60	80	90	265
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	400	500	615	155	1,670	60	75	200	135	470
Housing cost burden greater than 50% of income (and none of the above problems)	2,050	1,030	225	0	3,305	755	850	885	325	2,815
Housing cost burden greater than 30% of income (and none of the above problems)	160	1,110	1,545	295	3,110	230	105	640	735	1,710
Zero/negative Income (and none of the above problems)	140	0	0	0	140	60	0	0	0	60

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,000	1,825	1,125	280	6,230	845	1,005	1,165	605	3,620
Having none of four housing problems	265	1,285	3,045	1,980	6,575	580	815	1,755	1,890	5,040
Household has negative income, but none of the other housing problems	140	0	0	0	140	60	0	0	0	60

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,390	1,475	1,235	4,100	350	440	755	1,545
Large Related	565	625	220	1,410	175	300	575	1,050
Elderly	650	410	185	1,245	450	235	210	895
Other	480	375	344	1,199	90	125	120	335
Total need by income	3,085	2,885	1,984	7,954	1,065	1,100	1,660	3,825

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,305	485	200	1,990	260	425	395	1,080
Large Related	465	225	10	700	175	245	295	715

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	580	220	15	815	330	175	130	635
Other	465	285	4	754	75	110	105	290
Total need by income	2,815	1,215	229	4,259	840	955	925	2,720

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	735	435	785	250	2,205	80	95	195	150	520
Multiple, unrelated family households	40	215	65	0	320	15	40	85	79	219
Other, non-family households	0	25	0	0	25	0	0	0	0	0
Total need by income	775	675	850	250	2,550	95	135	280	229	739

Table 11 – Crowding Information

Data 2007-2011 CHAS
Source:

Describe the number and type of single person households in need of housing assistance.

Household characteristics influence housing preferences and needs. For instance, single-person households often occupy smaller apartments or condominiums due to the lower cost and size of such homes. According to 2011 ACS Data, there are 6,076 single person households in the City of Downey, or 18 percent of all households.

Household-level Information	Target		
	Number	Percentage	Number
Households with one or more people under 18 years:	15,517	46.47%	
Households with one or more people 60 years and over:	10,926	32.72%	
One person Household:	6,076	18.20%	

Source: ACS 2011

A single-person household is considered extremely low-income if their income does not exceed the higher of the federal poverty level or 30% of area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farm-workers. Although it is difficult to determine the exact housing assistance needed by a single person household, this income group is likely to live in overcrowded and substandard housing conditions. In addition, this group of households is likely to have housing needs that generally require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and or shared housing, and/or rental subsidies or vouchers. In recent years, rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance, this group has a high risk of homelessness.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. The 2010 Census indicates that 7.8 percent of Downey's population age 18 years and older has some form of work or mobility/self-care disability. A total of 8.2 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income disabled persons are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

What are the most common housing problems?

According to ACS 2011 Data and as indicated by the table below, the most common housing problem in Downey is cost burden, or paying more than 50 percent of their income on housing. The second most prevalent housing problem is paying greater than 30% of income.

COST BURDEN BASED ON % of INCOME PAID FOR HOUSING	Renters	Owner	Total Households	Percent of Total Households
Housing cost burden greater than 50% of income	3,305	2,815	6,120	18%
Housing cost burden greater than 30% of income	3,110	1,710	10,940	14%

Source ACS 2011

Are any populations/household types more affected than others by these problems?

According to 2011 CHAS data generated for the City, there were approximately 4,930 very low-income households living in Downey. Very low-income households are those households that earn between 30- 50% of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn 0-30% of the MFI. There are approximately 4,890 extremely low income households in Downey (renters and owners).

There are limited opportunities to address the housing needs of extremely low-income households in Downey. However, the needs of this special needs group are taken into consideration and are generally addressed through the City's overall programs for housing affordability.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Risk of Homelessness

Households spending more than 30 percent of gross annual income on housing experience a housing cost burden, which can occur when housing costs increase faster than household income. According to 2011 ACS Data, there were 10,940 households paying more than 50 percent of their income on housing, or 33 percent of all households in 2011.

Large families with children who are lower income (<80% AMI) are likely to experience overcrowding or a cost burden which could lead to homelessness. According to 2011 ACS Data, there are 3285 lower income large families in Downey. Of those households, 740 are extremely low income (0-30% AMI). Due to the fact that large families who are lower-income often have limited financial resources, these households may be more vulnerable to risk of homelessness.

The housing needs of this household type can be potentially addressed by adequately sized, affordable housing units.

Many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services. The 2010 Census indicates that there are 6,418 female headed households in the City of Downey, of which 3,286 have children under the age of 18. These numbers account for approximately 19 percent and 9.8 percent, respectively, of all households in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is slightly higher than that of County as a whole.

Single-parent households with children housing needs can be addressed through affordable and accessible day care, health care, and other supportive services.

The Homeless Prevention and Rapid Re-housing Program, a Los Angeles County administered program, provides services to individuals and families with children in Los Angeles County who live in one of the 68 identified cities or the unincorporated area of Los Angeles County. HPRP is a once in a lifetime program that provides temporary assistance and stabilization services to either help those who are experiencing homelessness to be quickly re-housed and stabilized (rapid rehousing) or prevent eligible very low income individuals and families from becoming homeless (prevention).

If eligible for LA County's HPRP, monetary assistance is paid directly to the landlord and/or utility company for expenses such as security deposits, utility turn-on fees and back-due rent and/or utilities (gas/electric only). To be eligible for the LA County program, residents must be either homeless or at risk of becoming homeless, and be at or below 50 % of Area Median Income (AMI) and not eligible for CalWORKs or General Relief. The household must also have the ability to maintain their housing after HPRP assistance is provided.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In the City of Downey, “at-risk” persons predominately belong to extremely low- and low-income households that pay a significant portion of their income on housing. For example, approximately 21 percent of renter households pay more than 30 percent of their income on housing payment, according to 2011 ACS Data. Among these households, those living in poverty, female-headed households (including households with children), and the elderly living

on social security are most at-risk. Any unforeseen event or disruption in their income, could affect their ability to pay for housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the City's 2014 Housing Element, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment for \$950/month. The maximum rent affordable to very low-income households is \$658 (for a four-person household). Some low-income households are also priced out of the rental market in Downey. The maximum rental rate affordable to a low-income household is \$1,026. This would make only studios and one-bedroom apartments available to the highest earning low-income households.

Moderate-income households could afford rental units within the City. However, they would be limited to one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$950 to \$1,850. Some 3-bedroom apartments would also be affordable to the moderate-income household with a rent cost of 1,785 and below.

As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,100 per month. Within this range, there are limited rental opportunities for some moderate-income households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have a housing problem when at least one of four problems exist: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person occupying a room (overcrowding); and/or when a cost burden greater than 30% exists (where 30% or more of income goes toward housing).

For the purposes of this ConPlan, disproportionately greater need is assumed to exist when the percentage of persons in an income category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole (later referred as the “threshold” for disproportionately greater need). For example, 82% (percentages rounded to the nearest whole number) of the extremely low income households (0%-30% AMI) experience at least one of the four housing problems. Based on the aforementioned calculation, if more than 92% of a particular racial or ethnic group experienced any of the housing problems, a disproportionately greater need is presumed to exist.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	3,390	390	280	39%
White	700	240	30	80%
Black / African American	155	0	55	0
Asian	190	10	50	7%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	35	0
Hispanic	2,335	135	105	39%

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	3,560	755	0	56%
White	550	445	0	88%
Black / African American	195	0	0	0
Asian	220	35	0	21%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,505	270	0	56%

30%-50% of Area Median Income

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	4,450	2,075	0	77%
White	675	880	0	94%
Black / African American	225	15	0	12%
Asian	205	140	0	51%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	3,340	1,035	0	83%

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	1,775	2,335	0	88%
White	265	815	0	96%
Black / African American	80	95	0	63%
Asian	220	120	0	7%
American Indian, Alaska Native	0	40	0	0
Pacific Islander	0	0	0	59
Hispanic	1,205	1,265	0	92%

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to the previous section (NA-15), a household is considered to have a housing problem when at least one of four problems exist: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person occupying a room (overcrowding); and/or when a cost burden greater than 30% exists (where 30% or more of income goes toward housing). For *severe* housing problems, overcrowding is defined by having more than 1.5 persons per room (excluding bathrooms and kitchens) and a cost burden exists when 50% or more of income goes toward housing. The same calculation for disproportionately greater need applies in this section as well.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	3,130	650	280	52%
White	595	345	30	85%
Black / African American	155	0	55	0
Asian	190	10	50	7%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	35	0
Hispanic	2,185	285	105	57%

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	2,170	2,140	0	39%
White	345	660	0	80%
Black / African American	110	90	0	0
Asian	210	40	0	7%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,420	1,355	0	39%

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	2,025	4,510	0	93%
White	235	1,315	0	98%
Black / African American	95	150	0	73%
Asian	74	270	0	76%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,620	2,765	0	96%

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Greater Needs Percentages
Jurisdiction as a whole	925	3,190	0	75%
White	90	990	0	76%
Black / African American	80	95	0	85%
Asian	34	305	0	32%
American Indian, Alaska Native	0	40	0	0
Pacific Islander	0	0	0	0
Hispanic	720	1,750	0	54%

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Unlike previous sections, section NA-25 measures individuals rather than households. A person is considered to have a housing cost burden when he or she spends more than 30% of gross income on housing expenses. As before, the same methodology applies to calculating disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Greater Needs Percentages
Jurisdiction as a whole	17,060	8,030	6,690	325	53%
White	6,325	1,565	1,230	30	55%
Black / African American	505	345	295	55	50%
Asian	1,380	495	585	85	42%
American Indian, Alaska Native	60	0	0	0	0%
Pacific Islander	15	0	0	35	0%
Hispanic	8,670	5,510	4,540	110	54%

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

NA-15 Disproportionately Greater Need: Housing Problems

The only group with a disproportionate greater need within income categories 0-30%; 30-50%; and 50-80% AMI are Whites. In income category 80-100% AMI, no racial/ethnic group experienced a disproportionately greater need than the needs of that income category as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems

The only group with a disproportionate greater need within income categories 0-30% and 30-50% AMI are Whites. No group experienced a disproportionate greater needs for income category 50-80% AMI. However, for income category 80-100% AMI, African American had a disproportionately greater need as it relates to sever housing problems.

Cost Burden

In Downey, no racial/ethnic group experienced a disproportionately greater need as it relates to housing cost burden.

If they have needs not identified above, what are those needs?

No additional needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No racial or ethnic groups are located in specific areas or neighborhoods in the City of Downey.

NA-35 Public Housing – 91.205(b)

Introduction

This question does not apply to the City of Lancaster. The City does not own public housing, manage a housing voucher program, nor is there public housing within the City's limits. Los Angeles County administers the housing voucher program for residents in the City. The City does work in close collaboration with the Housing Authority of the County of Los Angeles, other nonprofits as well as independently to ensure access to affordable housing and programs within the City.

Table 22 and 23 represents data from all of Los Angeles County and not the City of Downey. The data is based on information submitted by the public housing agencies to HUD. There may be instances in which the public housing agency did not report data to HUD.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 provides that no qualified individual with a disability should, only by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. Since this questions refers to public housing, the question is not applicable.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

This question does not apply to the City of Downey. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

How do these needs compare to the housing needs of the population at large

This question does not apply to the City of Downey. The City does not own public housing, manage a housing voucher program, nor is there public housing within the city's limits.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: “A person is considered homeless only when he/she resides in one of the places described below:

- in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- in an emergency shelter; or
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter.”

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household’s homeless experience.

Not all homeless people are the same, but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, the elderly, runaways and abandoned youths, single women with children who are often fleeing domestic violence, individuals and families who have recently lost jobs and are unable to make ends meet, as well as the working poor, those with jobs but whose income is too small to afford housing. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons, and are limited to occupancy of six months or less by a homeless person per state law. No individual or household may be denied emergency shelter because of inability to pay.

Due to the transient nature of the homeless population, estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge. Measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Downey Counts is a community-driven street-to-home initiative spearheaded by The Moravian Church of Downey, Kingdom Causes Bellflower, and Our Place Housing Solutions, in collaboration with local government, regional non-profit organizations, and community volunteers that aims to identify and permanently house the most vulnerable homeless persons living on the streets of Downey. Hotspots for homeless encampments within Downey were selected by a team of outreach workers and the Downey Police Department. Below are relevant results:

Overview

- 39 individuals (23 males and 16 females) experiencing homelessness were identified and surveyed on the streets of Downey.
- 14 (36%) were found to be Vulnerable or have health conditions associated with a high mortality risk.
- 12 (31%) individuals reported being homeless 5 years or more.
- The longest reported length of homelessness is 20 years.

Older Adults (Total Surveyed)

- (13%) are 60 years or older. (All 5 are designated as "Vulnerable.")
- The oldest respondent was 63 years old.

Years Homeless (Total Surveyed)

- The average years homeless for the Non-Vulnerable population is about 3 years.
- The average years homeless for the population is about 7 years.

Service Needs (Total Surveyed)

- 2 (31%) people reported having mental health issues.
- 35 (90%) people reported a history of substance abuse.
- 11 (28%) people reported having a dual diagnosis.
- Many appear to be self-medicating for mental health issues.

Veterans

- 4 (10%) surveyed were Veterans.
- 1 was honorably discharged.
- 1 of the 4 Veterans meets criteria for “Vulnerable.”

Youth & Foster Care (Total Surveyed)

- 5 (13%) respondents report having a history of foster care.
- 1 (2.5%) respondent was under 25 years old.
- The youngest respondent was 21 years old.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2010 Census reports that 7,615 households (22.8 percent) in the City of Downey are large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 3,159 large households are renter households, representing 41.4 percent of all large households and 18.9 percent of all renter households in the City.

There are approximately 13,826 housing units in the City with four or more bedrooms. There are an additional 6,326 3-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Element.

According to the 2010 U.S. Census, there were 33,936 households in the City of Downey with an average household size of 3.27 persons. Of these households, 26,490 (approximately 78 percent) were families. Generally, Downey was among the leading cities in the region with an overwhelming majority of family households. In comparison, in 2010, the Los Angeles County family households comprise 67.7 percent of all households. Single-person households also had a significant presence in the City. In 2010, 16.8 percent of all households in Downey were single person households. The remaining 5.1 percent of households were unrelated non-family households, which consist of households with unrelated persons living together.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data is available for Downey that describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the City of Downey Community Development Department, there are a nominal number of transients in the City at one time. The Downey Police Department estimated that approximately 15-20 individuals may reside in the City at any one time, however it was stated that the number does fluctuate. The City of Downey has seen an increase in that number since hospitals in neighboring cities have shut down. Transients are transported to Downey hospitals and when they are released, they stay in the City. The City provides the transients with homeless shelters and emergency food locations, but typically this assistance is refused.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. These groups include:

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions; and
- Victims of domestic violence.

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

Downey recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition. Each of these population groups, as well as their housing needs is described below.

What are the housing and supportive service needs of these populations and how are these need determined?

Elderly

The special housing needs of the elderly are an important concern in Downey. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2009-2011 American Community Survey, 11,099 City residents, or 10 percent of the total population, were 65 years old or older. In terms of tenure, 4,544 owner-occupied and 1,503 renter-occupied units were headed by occupants 65 years old or older. Many elderly

persons have limited income potential, as they are most often retired and have fixed income. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period. The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. In 1999 a 31-unit senior housing complex, heritage Courts Senior Apartments was developed that is 100 percent affordable and limited to residents 65 or older. Within the complex there are 12 one-bedroom units and 19 two bedroom units. The covenant on the development does not expire until 2039. The City will continue to work with developers to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through the Housing rehabilitation and assistance program.

Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. The 2011 American Community Survey estimates indicates that 7.8 percent of Downey's population age 18 years and older has some form of work or mobility/self-care disability. A total of 8.2 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-incomes disabled persons are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features. Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The table provides information from the South Central Los Angeles Regional Center of on the number of developmentally disabled individuals in the City of Downey. In 2012, there were approximately 268 individuals actively utilizing services at the Regional Center for a developmental disability.

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
90239	0	0	0	0	0	0
90240	76	67	24	4	2	173
90241	124	111	63	15	5	318
90242	95	113	41	12	7	268

Source: South Central Los Angeles Regional Center, 2012.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2011 American Community Survey reported that less than one percent of the City of Downey’s residents (158 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Downey’s urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The following information was taken from the Division of HIV and STD Programs, Los Angeles County Department of Public Health. 2013 Annual HIV Surveillance Report:

Persons Living with HIV (PLWH)

There were a total of 47,148 persons reported as living with HIV (PLWH) in LAC as of December 31, 2013.

Gender: The number of PLWH in LAC has increased steadily since 2006, when mandatory named-based reporting began in LAC. This increase can be seen for males, females and transgender persons, resulting in 41,268 male, 5,322 female, and 558 transgender PLWH in LAC by December 31, 2013. Males currently represent approximately 7 out of 8 (88%) PLWH in LAC.

Age: Three-quarters (75%) of PLWH are age 40 years or older. The median age of PLWH in LAC is 48 years. Less than 1% of PLWH are under 20 years of age, while 13% are 60 years or older.

Race/Ethnicity: Less than 1% of LAC cases are American Indian/Alaska Native. The racial/ethnic distribution of PLWH differs by gender: Among female PLWH, 45% are Latina, 35% Black, and 15% White; among male PLWH, 41% are Latino, 18% Black, and 35% White.

Transmission Category: Using the multiple imputation methods to adjust for persons with undetermined risk factor for HIV infection, it was estimate that 77% of PLWH are MSM, and 6% are MSM who also inject drugs (MSM/IDU). Other transmission categories were among heterosexual injection drug users (5%) and persons who had heterosexual contact with a person at high risk for having HIV.

Geographic Distribution: Metro SPA has the highest number (17,905), proportion (38%), and rate (1,594 per 100,000) of PLWH among SPAs in the county, followed by South Bay with 7,857 PLWH (17%), and a rate of 512 per 100,000. Antelope Valley has the lowest number (654), percent (1%), and rate (169 per 100,000) of PLWH among SPAs.

Discussion:

The National Coalition on Homelessness reports that the lack of affordable housing is a critical problem facing a growing number of people living with HIV and AIDS. The costs of health care and medications for people living with HIV/AIDS are often too high for people to keep up with. In addition, persons living with HIV/AIDS are in danger of losing their jobs due to discrimination or as a result of frequent health-related absences. As a result, up to 50 percent of persons living with HIV/AIDS in the United States are at risk of becoming homeless.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The development of new and expansion of existing programs targeted at creating employment opportunities for low- and moderate-income households in order to effectively manage the volume of unemployment.

How were these needs determined?

Based upon recent data from the American Community Survey, the current level of unemployment and economic disparity within the City of Downey, is higher than that of the County of Los Angeles, the State and national United States levels.

Describe the jurisdiction’s need for Public Improvements:

According to the Director of Parks and Recreation, public facility improvements planned during the 2015-20 planning period includes the improvements to restrooms at the following public locations to enhance ADA accessibility:

- Furman Park Neighborhood Center
- Downey Civic Theatre
- Apollo Park north and south exterior restrooms
- Wilderness Park north and south exterior restrooms

How were these needs determined?

The Public Works Department contracted RJM Design Group to conduct an Accessibility Analysis; the “City of Downey Park Maintenance, Site and Building Accessibility Analysis and Recommendations” determined the ADA accessibility needs for the above mentioned public facilities.

Describe the jurisdiction’s need for Public Services:

During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered to assist in determining the public service needs of the City. A total of 104 respondents participated in the survey. According to survey responders, Youth Activities ranked as the highest public service need, followed by parks (see table below).

- Housing Needs: 54% Energy Efficiency/ 45% First Time Home Buyers
- Infrastructure: 65% Street Alley Improvement / 59 % Street Lighting

- Neighborhood Services: 67% Cleanup of lots / 60 % Graffiti Removal
- Community Services: 77% Youth Activities / 67% anti-gang programs
- Economic Development: 67% Job Creation/ 59%employment and train
- Public Facilities: 70% Parks / Libraries 60%
- Special Needs 49% Neglected and abuse children/ 40% domestic violence shelters and services

How were these needs determined?

During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered to assist in determining the public service needs of the City.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the grantee must administer their programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Similar to the ConPlan's *Needs Assessment* section, primary data will come from the Downey's 2014-2021 Housing Element which is the City's chief policy document relating to community growth, land use, housing, and transportation. Other data sources will include U.S. Census, HUDS Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for additional information.

Downey Housing Market Overview

The median owner costs for Downey was 2,313, as seen in the table below.

	City	State	USA
Median Owner Costs	\$2,313	\$2,345	\$1,524
	Very High	Very High	National Median
Median Rent	\$1,063	\$1,044	\$699
	High	Very High	National Median
Median Built Year	1958	1973	1975
Median Rooms	5	5	6

Downey Housing Occupancy

The following table shows a general overview of home occupancy in the City of Downey.

	Type	City	State	USA
	Owner Occupied	49.3%	52.5%	58.5%
		17,177 Homes	7,112,050 Homes	76,089,650 Homes
	Renter Occupied	46.5%	39.0%	29.3%
		16,215 Homes	5,280,802 Homes	38,146,346 Homes
	For Rent	1.7%	2.1%	2.5%
		586 Homes	283,159 Homes	3,286,932 Homes
	For Sale	0.5%	1.2%	1.5%
		187 Homes	162,557 Homes	1,886,522 Homes
	For Seasonal, Recreational, or Occasional Use	0.2%	2.3%	3.6%
		76 Homes	316,734 Homes	4,683,380 Homes
	Total Occupied	95.9%	91.4%	87.8%
		33,392 Homes	12,392,852 Homes	114,235,996 Homes
	Total Vacant	4.1%	8.6%	12.2%
		1,444 Homes	1,159,772 Homes	15,802,084 Homes
	Total Housing	34,836	13,552,624	130,038,080

Downey Mortgage Status

The information below is a summary of mortgage status in Downey, CA. Homes in Downey, CA are less likely to have a mortgage than State and national average.

Type	City	State	USA
Has a Mortgage	37.0%	39.8%	39.8%
	12,901 Homes	5,395,887 Homes	51,696,841 Homes
No Mortgage	12.3%	12.7%	18.8%
	4,276 Homes	1,716,163 Homes	24,392,809 Homes

Downey Monthly Owner Costs for Housing Homes with a Mortgage

The following table displays information on monthly cost averages for home owners in Downey, CA. \$2,313 is the average cost for home owners.

Monthly Mortgage	City	State	USA
< \$500	1.1%	0.8%	2.1%
	138 Homes	44,256 Homes	1,067,631 Homes
\$500 - \$999	4.9%	6.7%	19.8%
	632 Homes	359,651 Homes	10,235,704 Homes
\$1,000 - \$1,499	12.0%	13.9%	27.1%
	1,548 Homes	750,558 Homes	13,998,238 Homes
\$1,500 - \$1,999	21.2%	17.3%	19.9%
	2,741 Homes	936,075 Homes	10,309,611 Homes
\$2,000 - \$2,999	30.6%	29.7%	19.4%
	3,942 Homes	1,599,893 Homes	10,022,149 Homes
> \$3,000	30.2%	31.6%	11.7%
	3,900 Homes	1,705,454 Homes	6,063,508 Homes

Downey Rental Prices

The information in the table below represents monthly rental price averages in Downey, CA. Rentals on a monthly average are \$1,063.

Monthly Rent	City	State	USA
< \$300	0.2%	3.9%	9.0%
	35 Homes	205,331 Homes	3,437,912 Homes
\$300 - \$499	0.7%	5.0%	16.3%
	110 Homes	264,738 Homes	6,217,643 Homes
\$500 - \$699	4.1%	10.5%	21.9%
	664 Homes	554,715 Homes	8,360,532 Homes
\$700 - \$999	36.4%	25.8%	24.0%
	5,899 Homes	1,363,962 Homes	9,150,071 Homes
\$1,000- \$1,499	46.8%	30.4%	15.3%
	7,595 Homes	1,607,678 Homes	5,825,969 Homes
\$1,500 - \$1,999	7.3%	13.7%	5.0%
	1,190 Homes	723,765 Homes	1,898,263 Homes
> \$2,000	2.1%	7.3%	2.8%
	333 Homes	385,736 Homes	1,078,925 Homes

MA-10 Number of Housing Units – 91.210(a) & (b) (2)

Introduction

The plan must describe the significant characteristics of the jurisdiction’s housing market. This section details the supply of housing currently in the market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	20,341	59%
1-unit, attached structure	1,281	4%
2-4 units	1,550	4%
5-19 units	4,784	14%
20 or more units	6,407	18%
Mobile Home, boat, RV, van, etc.	350	1%
Total	34,713	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	154	1%	634	4%
1 bedroom	340	2%	5,808	36%
2 bedrooms	2,974	17%	7,170	45%
3 or more bedrooms	13,828	80%	2,466	15%
Total	17,296	100%	16,078	100%

Table 26 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal Program- Section 8:

The County of Los Angeles Housing Authority administers the Section 8 program. The program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City maintains an on-

going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Downey. The City's Housing Division keeps record on the number of households in Downey that participate in the Section 8 program. On average, there are approximately 620 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals. While the City is not directly responsible for the administration of this program, Staff can direct residents to the County website and provide information on the program at City.

State Program-Low-Income Housing Tax Credit:

The Low-Income Housing Tax Credit is a significant source of equity for rental housing development. The credit serves as a valuable income tax benefit to corporate investors. Investors will contribute cash for the development cost of a low-income project in order to obtain these dollar for dollar tax benefits from the federal government.

The City's 2012 50-unit affordable housing development, *Downey View*, has received more than \$8 million in tax credit funding. The Downey View was one of only twelve developments in Los Angeles County to have been selected by the California Tax Credit Allocation Committee to receive \$8.8 million in 9% federal Low Income Housing Tax Credits. *The Downey View* will provide affordable high quality rental units, which will include two and three bedroom apartments, a community center, gardens, computer lab and controlled access gates.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City of Downey's Community Development Department, no units are at risk of conversion during the 5-year planning period.

Does the availability of housing units meet the needs of the population?

The City must also address the growth needs for extremely low-income households (households earning 30 percent or less of the area median income). The quantified need of the extremely-low income category is assumed to be 50 percent of the very low-income allocation, pursuant to State law. This process is known as the Regional Housing Needs Assessment (RHNA), and the goals are referred to as either the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and other considerations. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The current RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October 31, 2021 (essentially an

eight-year cycle). The RHNA identifies the Downey's share of the region's housing needs for the 2014-2021 planning period is 814 housing units.

Describe the need for specific types of housing:

Downey has been allocated a RHNA of 814 housing units, including 210 units for very low-income households (30-50% of Area Median Income), 123 units for low-income households (50-80% AMI), 135 units for moderate-income households (80-100% AMI), and 346 units for above moderate-income households (>100 AMI). It is assumed that the projected need for extremely low income households (0-30%AMI) is fifty percent of the allocated need for very low income households, or 105 units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section describes the significant characteristics of Downey’s housing market. This section details the supply of housing currently in the market. Household characteristics are an important indicator of housing needs in a community. The Census defines a “household” as one or more persons who occupy a housing unit. This includes persons living alone, families related through marriage or blood, or unrelated persons sharing a dwelling. People living in retirement or convalescent homes, school dormitories, or other group living situations are not considered households, but are considered part of the group quarters population.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	207,400	470,700	127%
Median Contract Rent	682	1,125	65%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	468	2.9%
\$500-999	5,366	33.4%
\$1,000-1,499	8,062	50.2%
\$1,500-1,999	1,543	9.6%
\$2,000 or more	639	4.0%
Total	16,078	100.0%

Table 28 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	140	No Data
50% HAMFI	915	305
80% HAMFI	8,855	710
100% HAMFI	No Data	1,319
Total	9,910	2,334

Table 29 – Housing Affordability

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	No Data Available	No Data Available	No Data Available	No Data Available	No Data Available
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As previously stated, The RHNA identified a shortage of housing units for the City by 814 units. This includes 210 units for very low-income households (30-50% of Area Median Income), 123 units for low-income households (50-80% AMI), 135 units for moderate-income households (80-100% AMI), and 346 units for above moderate-income households (>100 AMI). It is assumed that the projected need for extremely low income households (0-30%AMI) is fifty percent of the allocated need for very low income households, or 105 units.

How is affordability of housing likely to change considering changes to home values and/or rents?

2011 ACS data documents a median home value of \$470,700 in Downey. This is a 127 percent increase from 2000 Census mark of \$207,400 (see table 33 above). The median gross rent for Downey in 2011 was \$1,125, a 65% increase from 2000 (\$682).

Precipitous rise in housing cost could lead to many residents, particularly below moderate households and first-time home buyers, unable to afford housing within the City. The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2012 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$64,800. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households, or upward for larger households. Comparison of these maximum affordable housing costs with the sales price data shown sold in Downey. It should be noted, however, that listing previously, indicates that not even moderate income households (81 to 120 percent MFI) would be able to afford the lowest priced single-family homes recently prices can often be higher than actual sales prices.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the City's 2014 Housing Element, very low-income households would not be able to afford rental apartments in the City given the current market trends. The lowest priced rental unit offered, according to the data collected, was a one-bedroom apartment for \$950/month. The maximum rent affordable to very low-income households is \$658 (for a four-person household). Some low-income households are also priced out of the rental market in Downey. The maximum rental rate affordable to a low-income household is \$1,026. This would make only studios and one-bedroom apartments available to the highest earning low-income households.

Moderate-income households could afford rental units within the City. However, they would be limited to one and two-bedroom apartment units. The range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$950 to \$1,850. Some 3-bedroom apartments would also be affordable to the moderate-income household with a rent cost of 1,785 and below.

As previously indicated, there are condominiums, townhouses and single-family residences for rent in the City but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,100 per month. Within this range, there are limited rental opportunities for some moderate-income households.

Strategy to produce or preserve affordable housing

The City will continue to implement the City's Affordable Housing Program, including providing housing rehabilitation loans and grants to qualifying households, providing accessibility assistance to disabled households, and using loans and grant funds for affordable housing trust funds and federal funding as appropriate to assist in the development and conservation of affordable housing.

With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding available to fund the program. The City now must rely on HOME and CBDG funds, which may vary from year to year. The City will continue to assist low income households through the Housing Rehabilitation Assistance Program. This combined program will offer smaller rebates and grants to residents until a more substantial funding source is identified.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In general, housing over 30 years old is usually in need of some major rehabilitation, such as a new roof, plumbing, etc. According to 2010 ACS data, approximately 85.7 percent of Downey's housing units were constructed prior to 1980 with a significant portion (42 percent) constructed between 1950 and 1960. Typically, units that are more than 30 years old, require preventative maintenance to avoid major housing deterioration. Some households, such as senior households, who are longtime homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs. These existing programs can help preserve the City's existing affordable housing stock.

Definitions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety. The City will continue to conduct proactive code enforcement activities in identified target areas to address code violations, deferred maintenance, substandard housing conditions and encourage continued maintenance of existing neighborhoods. The City shall utilize the existing neighborhood/property condition surveys to aid in targeting additional areas. The Code Enforcement officers will work with Community Development staff to coordinate efforts in rehabilitating existing housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

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Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,432	43%	7,835	49%
With two selected Conditions	539	3%	1,850	12%
With three selected Conditions	26	0%	82	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,299	54%	6,311	39%
Total	17,296	100%	16,078	101%

Table 31 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	522	3%	196	1%
1980-1999	1,573	9%	2,262	14%
1950-1979	11,705	68%	11,248	70%
Before 1950	3,496	20%	2,372	15%
Total	17,296	100%	16,078	100%

Table 32 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,201	88%	13,620	85%
Housing Units build before 1980 with children present	375	2%	780	5%

Table 33 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

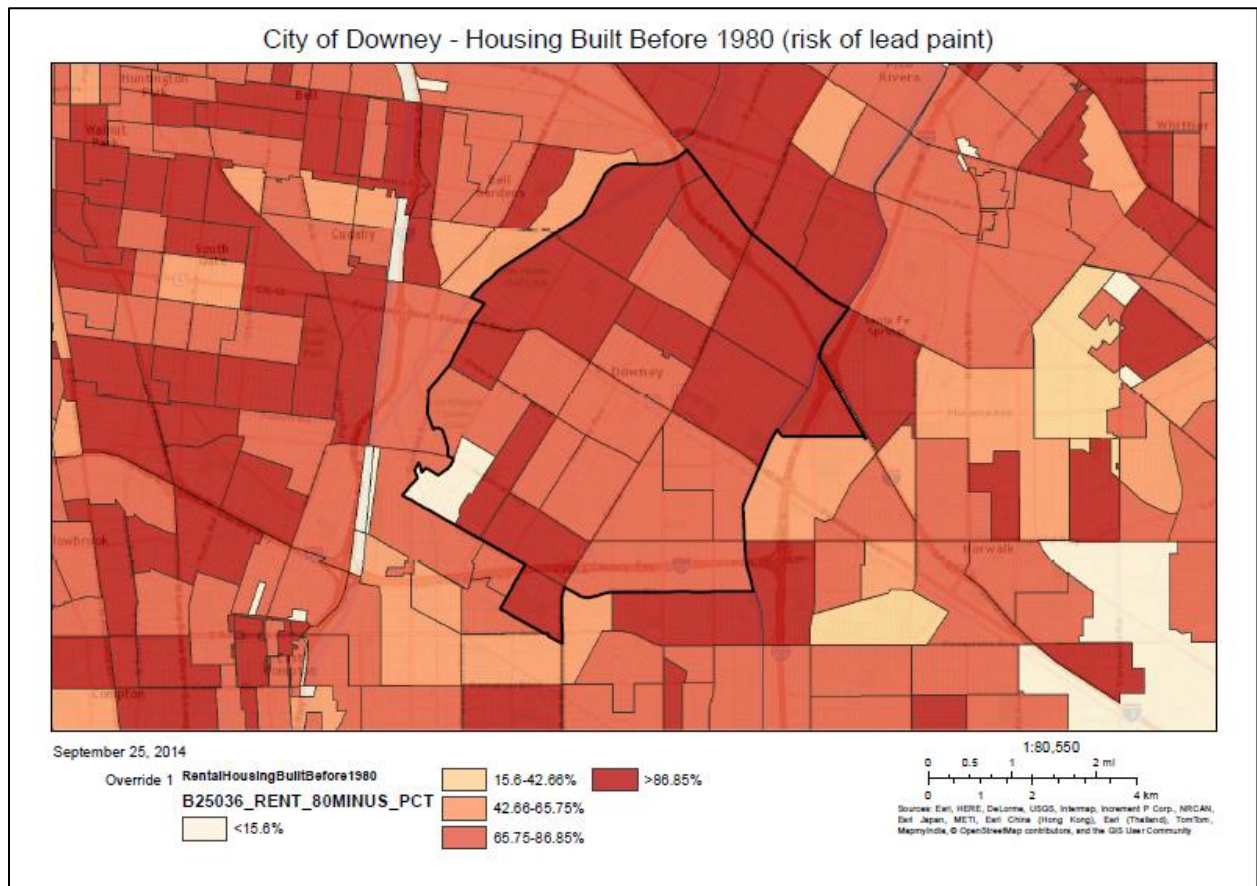
The Code Enforcement Division is responsible for code enforcement activities in the City. In the process of handling code enforcement caseloads, the Code Enforcement Division compiles statistics on the number and type of code complaints in the City. According to the Code Enforcement Division, in 2012 there were approximately 829 residential property complaints. Of these complaints, 645 were for property maintenance issues and 184 were for illegal conversions of garages into housing units.

According to the Chief Code Enforcement Officer, investigations of property maintenance complaints usually involve overgrown and un-kept landscaping, peeling paint, broken windows and screens, deteriorated roofs and other property deficiencies that indicate prolonged

deferred maintenance. The illegal-conversion of garages to living quarters, on the other hand, can indicate the presence of overcrowding due to a lack of affordable housing in the community. Although there are other categories of code enforcement complaints received by the Code Enforcement Division, these two types of complaints are the most common that relate to housing condition and affordability.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the Table 39 above, 85 percent of owner and renter occupied units were built before 1980. It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. However the map below provides the location of all units built prior to 1980. Each of these units could be at risk of lead base poisoning.



MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Section 8 program provides rent subsidies to very low income households who overpay for housing. Prospective renters secure housing from HUD registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (30 percent of their income) and the payment standard negotiated for the community. The City maintains an on-going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Downey. The City’s Housing Division keeps record on the number of households in Downey that participate in the Section 8 program. On average, there are approximately 620 households that participate in this program annually. The Housing Division regularly refers and provides general qualification and program information to interested individuals. While the City is not directly responsible for the administration of this program, Staff can direct residents to the County website and provide information on the program at City Hall, on the City website and in public places.

Totals Number of Units in Los Angeles County

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 35 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

According to table 41 above, there are a total of 21,798 subsidized units within Los Angeles County. However, there are no recent public housing developments in Downey. Therefore, data relating to this section will come from the Los Angeles County Housing Authorities (HA).

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

There are no public housing developments in Downey.

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

There are no public housing developments in Downey.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The plan must include a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons. Facilities and Housing Targeted to Homeless Households.

Over the last several decades, the homeless population and its attendant social problems have become issues of national significance. Lack of affordable housing can exacerbate homelessness and its negative impacts, and hinders a community's ability to effectively address these challenges. A homeless family or individual as defined by federal regulations is a person or family that lacks a fixed and regular nighttime residence. The homeless population can be divided into two major groups, the sheltered and the unsheltered homeless.

Sheltered homeless are those families or individuals whose primary residence is an emergency shelter, transitional housing, a domestic violence shelter, a shelter for runaway children, or people living in a motel/hotel under a voucher arrangement. Unsheltered homeless are those individuals whose primary residence is a place not designated for sleeping. Unsheltered homeless are typically chronically transient homeless persons, usually de-institutionalized mental health patients. They are often alcohol/substance abusers, although mental illness, respiratory infections and malnutrition are common contributors to the general poor health of these individuals. They are predominantly male and usually know how to utilize available charitable and government services.

Families become homeless for different reasons than transient persons do. A certain percentage of homeless families come from other areas seeking employment. Their efforts are hampered, in part, by outdated skills. They are usually able to find employment in minimum wage jobs; however, they rarely make enough money to support their families. In other situations, medical illness has depleted a family's savings and other assets. Commonly, these families are living on the "economic edge." Rent payments for shelter in some of these cases are two thirds of a family's monthly income, leaving insufficient amounts for food and other necessities, such as medical care. If a wage earner in this type of situation loses his/her job, the family cannot pay the rent and is evicted. They resort to living in their cars and depend upon community service programs and churches for food and shelter.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are two confidential emergency shelters or transitional housing facilities in the City of Downey. There are emergency shelters and transitional housing facilities available in the nearby Cities of Bell, Long Beach, Santa Ana and Downtown Los Angeles. These facilities provide temporary shelter and specific services for individuals to help them prepare for re-entering market rate rental housing.

Facilities and Housing Targeted to Homeless Households

ORGANIZATION	SERVICES
Southern California Alcohol and Drug Programs, Inc. Angel Step Inn Address: Confidential Site Downey, CA 90239	Emergency shelter for battered, substance abuse and women with children
Salvation Army Bell Shelter 5600 Rickenbacker Rd. #2d Bell, CA 90201 (323) 262-1804	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Family Crisis Center Confidential Location Redondo Beach (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months.
House of Yahweh 4430 West 147th Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.
Harbor Interfaith Shelter 670 W 9th Street San Pedro, CA 90732	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.

Table 36 - Facilities and Housing Targeted to Homeless Households

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Organization	Services Provided
Southern California Alcohol and Drug Programs, Inc. Angel Step Inn Address: Confidential Site Downey, CA 90239	Emergency shelter for battered, substance abusing women and women with children.
Salvation Army Bell Shelter 5600 Rickenbacker Rd. #2d Bell, CA 90201 (323) 262-1804	Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
Organization	Services Provided
Christian Outreach Appeal 515 E. Third Street Long Beach, CA 90802 (562) 436-9877	Provides programs and informational resources for women and single mothers of jobs, training, and housing opportunities.
Catholic Charities - Family Shelter 123 East 14th. Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Family Crisis Center Confidential Location Redondo Beach (310) 792-5900	Provides beds for up to 15 women with children under 18 who are victims of domestic violence. Shelter for adolescents at risk of becoming homeless is also provided. Services include referrals to homeless shelters and outpatient counseling. Stays of up to 6 months.
Harbor Interfaith Shelter 670 W 9th Street San Pedro, CA 90732 (310) 831-0589	Provides 20 single-bedroom units for families and children for up to 90 days. Provides food services to the public.
House of Yahweh 4430 West 147th Street Lawndale, CA 90260 (310) 675-1384	Provides transitional housing with 10 trailer units for families with children for up to 2 years. Provides food services to public.
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90801 (562) 591-1292	Provides shelter and a 12-month substance abuse program for men and women. Up to 120 beds are provided. The length of stay varies. Provides food services to the public.
Salvation Army 809 E. 5th St. Los Angeles, CA 90013 (213) 626-4786	Provides 286 beds for men and women for up to a stay of one year. Provides food services to the public.
Southern California Alcohol and Drug Programs, Inc. The Women's Council 11500 Paramount Boulevard Downey, CA 90241	Provides addiction counseling and life skills education for mothers living in shelter plus care and permanent housing.
Southern California Alcohol and Drug Programs, Inc. La Casita 10603 Downey Avenue Downey, CA 90241	Residential treatment for pregnant and parenting women and their children.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The plan must describe, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The City of Downey as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations include the elderly, persons with disabilities, female headed households, large households and farm workers. In addition, many often have lower incomes as a result of their condition.

Elderly

The special housing needs of the elderly are an important concern in Downey. Many of the elderly resident in the City are retired and living on a fixed low-income, which puts them at greater risk of impaction, or housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility, the elderly typically need access to public facilities (i.e., medical and shopping) and public transit facilities.

As reported in the 2009-2011 American Community Survey, 11,099 City residents, or 10 percent of the total population, were 65 years old or older. In terms of tenure, 4,544 owner-occupied and 1,503 renter-occupied units were headed by occupants 65 years old or older. Many elderly persons have limited income potential, as they are most often retired and have fixed income. While the vast majority of seniors are homeowners, the number of lower income senior renters who are overpaying for housing remains a general concern moving into the 2014-2021 planning period.

The City is aware of this issue and has worked with developers in the past to provide affordable rental housing specifically for seniors. In 1999 a 31-unit senior housing complex, Heritage Courts Senior Apartments was developed that is 100 percent affordable and limited to residents 65 or older. Within the complex there are 12 one-bedroom units and 19 two bedroom units. The covenant on the development does not expire until 2039. The City will continue to work with developers to provide affordable housing opportunities for senior residents and will continue to offer funding for home modifications through the Housing Rebate and Grant Program.

Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. The 2008 - 2010 American Community Survey Estimates indicates that 7.8 percent of Downey's population age 18 years and older has some form of work or mobility/self-care disability. A total of 8.2 percent of the City's population age 18 years and over has one or more disabilities.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of disabled persons would have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income disabled persons are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward disabled renters and homeowners for unit modification to improve accessibility.

Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an

institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Large Households

The 2010 Census reports that 7,615 households (22.8 percent) in the City of Downey are large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2010 Census also indicates that 3,159 large households are renter households, representing 41.4 percent of all large households and 18.9 percent of all renter households in the City.

There are approximately 13,826 housing units in the City with four or more bedrooms. There are an additional 6,326 3-bedroom housing units. Cumulatively, over two-thirds of the City's housing stock has three bedrooms or more. However, due to the fact that some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units. The City has included a housing program to specifically address the needs of this group in the 2014-2021 Housing Plan.

Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. In particular, many female-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers also face social marginalization pressures that often limit their occupational choices, housing options and access to supportive services.

The 2006 – 2010 American Community Survey indicates that there are 6,418 female headed households in the City of Downey, of which 3,286 have children under the age of 18. These numbers account for approximately 19 percent and 9.8 percent, respectively, of all households

in the City. In the County, there are 491,428 female – headed households with no husband present, of which 261,586 have children under the age of 18. These numbers account for approximately 22 percent and 12 percent, respectively, of all households in the County. The percentage of female-headed households within the City is slightly higher than that of County as a whole.

Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next.

The 2006 – 2010 American Community Survey reported that less than one percent of the City of Downey’s residents (158 persons) were employed in Agriculture, Farming, Forestry, and Fishing occupations. Due to Downey’s urban setting, the non-existence of agricultural activities in the City, and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability.

Extremely Low-Income Households

According to 2005 – 2009 CHAS data generated for the City, there were approximately 4,310 very low-income households living in Downey. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income households are those households which earn less than 30 percent of the MFI. There are approximately 4,055 extremely low income households in Downey (renters and owners).

There are limited opportunities to address the housing needs of extremely low-income households in Downey. However, the needs of this special needs group are taken into consideration and are generally addressed through the City’s overall programs for housing affordability.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

- Transitional Living Centers
16119 Prairie Avenue
Lawndale, CA 90260
(310) 542-4825
Provides residential stay for up to 12 persons for chronically mentally ill persons.
- Salvation Army Bell Shelter
5600 Rickenbacker Rd. #2d

Bell, CA 90201
(323) 262-1804

Temporary emergency housing and support services for individuals. Services include; general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.

- Whole Child
10155 Colima Rd,
Whittier, CA 90603
(562) 692-0383
The Whole Child provides comprehensive mental health services, parent enrichment and housing services to over 8,000 children and their families annually.
- PATH (People Assisting The Homeless)
340 North Madison Avenue
Los Angeles, CA 90004
PATH is a family of agencies working together to end homelessness for individuals, families, and communities throughout California. They prioritizing housing while providing customized supportive services for people in need.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City prioritizes housing program activities to address housing needs identified by City Planning Staff, Code Enforcement, and the Housing Division. During the planning period, funding priority has primarily focused on rehabilitation loans and grant monies to maintain Downey's stable yet aging housing stock. It was also determined that there is an increasing need to address the provision of new rental units for large family households.

The City recognizes the importance of determining priority housing needs. The characteristics of the City's current housing need will largely be identified through the Housing Needs Assessment specifically the analysis of the special needs groups. This program will be included in the 2014-2021 Housing Element and will reflect the changing needs of the community based on the Needs Assessment.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. (91.220(2)) N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Downey, 62 percent of the City's land area (3,764 acres) is designated for residential use. Single family residential neighborhoods are by far the most common residential use in Downey, accounting for 54 percent of all City acreage, and 87 percent of residential acreage in the City. Residential land use acreage includes land used for stacked-flat apartment complexes, "stacked flat" -style condominiums, and "townhome" -style condominiums.

The Final EIR for the Downey Vision 2025 General Plan, adopted in 2005, documents a residential "build out" of 36,915 units, or 2,156 units above the City's existing (2000) housing stock of 34,759 units. This figure includes all vacant and developed residential land. Most of the land is already developed but some parcels are underutilized under the Zoning Code. All new housing units are likely to come from under-utilized residential properties. This will occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The City also anticipates new development in the mixed use districts established in the Downtown Downey Specific Plan, adopted in September 2010.

Residential Development Standards

The City's current residential development standards, both on and off-site, are typical for those cities immediately surrounding Downey. The surrounding cities developed and matured during the same period. The density permitted, yard setback requirements, and other standards

regulating residential development in the City are in concert with those being used by other surrounding communities and to a great extent, throughout the suburbs of Los Angeles and Orange Counties. The Downey Municipal Zoning Code limits all single-family residential building heights to between 26 and 30 feet in two stories. Multifamily building heights are limited to 35 feet or 3 stories, whichever is less. The City currently offers a height and/or density bonus for affordable units. In addition, the application of these standards, particularly in the multiple-family residential zone districts (R2 and R3 zones), has resulted in the redevelopment of parcels (that were previously underdeveloped) with new residential projects. Typical redevelopment includes demolition of current structures and the construction of new units to the allowed maximum density (24 du/acre), usually consisting of multifamily dwellings with units located above ground floor garages. Examples of these types of projects include projects recently constructed on the south side of Telegraph Road, along the City's northern border with Pico Riviera.

The City has recently undertaken a comprehensive update to its residential development standards in 2008. The adopted residential development standards place slightly greater restrictions on the permitted sizes of houses in R-1 zone districts, including more restrictive setback requirements. These standards are aimed to limit the size of single family homes in the City to discourage over-sized homes that are incompatible with homes in existing single-family neighborhoods. For properties in the R- 3 zoning district, the development standards remain largely unchanged (setback, height, and parking requirements) from the existing standards. Therefore, the new standards will not introduce new regulatory requirements nor would they impede the redevelopment of underdeveloped multifamily zoned properties as described above.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This screen can be used to describe the economic development needs of the jurisdiction. It also provides a wealth of data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	407	169	1	1	-1
Arts, Entertainment, Accommodations	4,454	4,168	12	13	1
Construction	1,395	764	4	2	-1
Education and Health Care Services	5,407	7,819	14	25	10
Finance, Insurance, and Real Estate	2,098	2,336	6	7	2
Information	910	221	2	1	-2
Manufacturing	4,916	2,305	13	7	-6
Other Services	2,521	3,171	7	10	3
Professional, Scientific, Management Services	2,692	1,752	7	6	-2
Public Administration	1	0	0	0	0
Retail Trade	5,073	5,265	13	17	3
Transportation and Warehousing	1,958	263	5	1	-4
Wholesale Trade	2,945	1,924	8	6	-2
Total	34,777	30,157	--	--	--

Table 37 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	56,053
Civilian Employed Population 16 years and over	50,182
Unemployment Rate	10.47
Unemployment Rate for Ages 16-24	26.26
Unemployment Rate for Ages 25-65	6.40

Table 38 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	10,178
Farming, fisheries and forestry occupations	2,908
Service	4,267
Sales and office	15,634
Construction, extraction, maintenance and repair	4,587
Production, transportation and material moving	3,427

Table 39 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,809	56%
30-59 Minutes	17,139	36%
60 or More Minutes	3,554	7%
Total	47,502	100%

Table 40 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,200	988	4,349
High school graduate (includes equivalency)	11,477	1,257	3,549
Some college or Associate's degree	13,353	1,135	2,690
Bachelor's degree or higher	9,688	372	1,542

Table 41 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	203	678	1,783	3,762	2,471
9th to 12th grade, no diploma	1,729	2,013	2,116	3,185	1,230
High school graduate, GED, or alternative	3,479	4,854	5,072	6,386	3,587
Some college, no degree	4,392	3,595	3,597	5,397	1,753
Associate's degree	457	1,431	1,260	1,933	685
Bachelor's degree	736	2,608	2,295	3,327	1,070
Graduate or professional degree	26	826	917	1,629	473

Table 42 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,849
High school graduate (includes equivalency)	30,172
Some college or Associate's degree	38,217
Bachelor's degree	46,677
Graduate or professional degree	73,113

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

2011 ACS Data reports that there were 34,777 people in the Downey labor force. Out of the 13 occupational categories listed in the tables above (Table 45), 14 percent of the employed worked in educational services. Generally, pay compensation for educational services and related occupations are significantly higher than all of the other occupation categories. However, because the categories listed below are so broad, it is difficult to draw more specific conclusions. The next highest employment sectors (with 13 percent of the employed) are retail trade and manufacturing.

Describe the workforce and infrastructure needs of the business community:

Workforce

In recent years, the City of Downey has taken major strides to encourage investments to broaden its economic base and stimulate job creation, and new development in the City. Until the close of the Rockwell/NASA plant in the late 1999, aerospace was the primary economic sector of the City of Downey. Over the past ten years the City has created infrastructure for re-use of the vacated NASA area, studied its retail potential, built upon the results and recruited new firms to that area; resulting with a new commercial/retail area, Downey Landing.

With the implementation of the infrastructure improvements to Lakewood Boulevard, which will expand its capacity to support the needs of the existing businesses (assuring their retention in the area) and enable the City to support new industrial/manufacturing/commercial development of the area and economy of the City of Downey.

Infrastructure Needs

The City of Downey is provided regional access by four interstate highways: the I-605 Freeway (San Gabriel River Freeway), which crosses the eastern portion of the City; the I-5 Freeway (Santa Ana Freeway), which crosses the northern portion of the City; the I-105 intersection, which crosses the southern part of the City, and the I-710 Freeway (Long Beach Freeway), which, although does not cross the City, is located to the west and accessible via three major streets: Florence Avenue, Firestone Boulevard and Imperial Highway.

The freeways provide access to major employment centers including Downtown Los Angeles and employment centers in Orange County, which are only 12 miles away northwest and southeast, respectively. These also provide direct access from Downey to the Los Angeles International Airport and the Ports of Los Angeles and Long Beach. This accessibility makes Downey a desirable place to live, work, conduct business, visit and creates a high demand for Downey property.

As the City is urbanized, all major infrastructures are already provided, i.e., streets and other public improvements. Information provided by the service and utility companies also indicates that the present infrastructure is generally sufficient to accommodate planned growth levels.

Thus, the capacity of service and facility infrastructure is not considered to be an obstacle to the development, maintenance and improvement of housing in the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2005 the City of Downey embarked upon an economic development project through the beautification and reconstruction of the southern portion of Lakewood Boulevard between Meadow Road and Adoree Street, to support the redevelopment of the former NASA/Downey property. The major project that evolved was Downey Landing development; which included a retail center, the new Kaiser Hospital Complex and the planned return of high-tech manufacturing; all geared toward the creation of new businesses and employment opportunities.

Other economic sectors in the City of Downey include further growth of its commercial and retail sectors: the opening of the Stonewood Center Mall in 1958, and its further remodeling and expansion in 1990; the revitalization of its downtown in the beginning in the 1970s, and further expansion in the 1990's; the opening of the Green Line light rail station in 1994; and the Gas Company's Energy Resource Center established in 1995; and the Krikorian Theatre Complex in 1997 are but a few examples of the expansive commercial development that has occurred in the City of Downey.

As a result of the recent national economic downturn and departure of several automobile dealers, a major sector of the local economy, and numerous vacant properties along the northern section of Lakewood Boulevard, the City of Downey is embarking upon an economic development strategy that supports further diversification of the local economy of Downey and the assures the retention of the existing businesses and jobs, through the development of major infrastructural improvements of the Lakewood Boulevard Corridor from Gallatin Road north to Telegraph Road.

In addition, the City plans to utilize the U.S. Department of Housing and Urban Development's Section 108 Loan Guarantee program in FY 2015-2010 to increase employment opportunities for low and moderate income residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the City of Downey's 2010 CEDS, a chief strategy is to promote labor support programs which enhance the quality of the target area's labor force, and assist them in obtaining new employment opportunities.

Based upon recent data, the current level of unemployment and economic disparity within the targeted five census tract area of the City of Downey, is significant and far exceeds that of remainder of the City of Downey, Los Angeles County, the State and national United States levels. However, with the development of new and expansion of existing programs targeted at improving and enhancing workforce skills, the volume of unemployment can be effectively managed.

Enhanced efforts in building workforce skills, through new and expanded programs, will benefit the existing workforce, as well as enhance the targeted impact area of the City of Downey's marketability for economic expansion, based upon the existence of a labor force that can meet the needs of the expanded economy.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In June, 2007, the region's education, government, workforce development, labor, business and community leaders formed the Los Angeles Workforce Systems Collaborative to develop a comprehensive economic and workforce development system in Los Angeles to meet the employment and educational needs of our region's low income, and underserved communities. The collaborative is focused on leveraging the collective and individual assets of these systemic partners to create pathways to high demand, high growth industries, and sustainable careers to ensure the economic competitiveness of the Los Angeles region. The goals and objectives of the Los Angeles Workforce Systems Collaborative are to:

- Support industry sector workforce training and sector intermediary initiatives and improve opportunities for low-wage workers;
- Strengthen the region's workforce development system by expanding/ enhancing relationships and sharing resources with various public, private and nonprofit entities;
- Leverage public sector hiring and contracting through City and County departments to facilitate the hiring of area residents; and
- Connect young people to employment opportunities and career possibilities, and move them into self-sufficiency.

This city will support economic development programs through goals within the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Downey has five overarching goals:

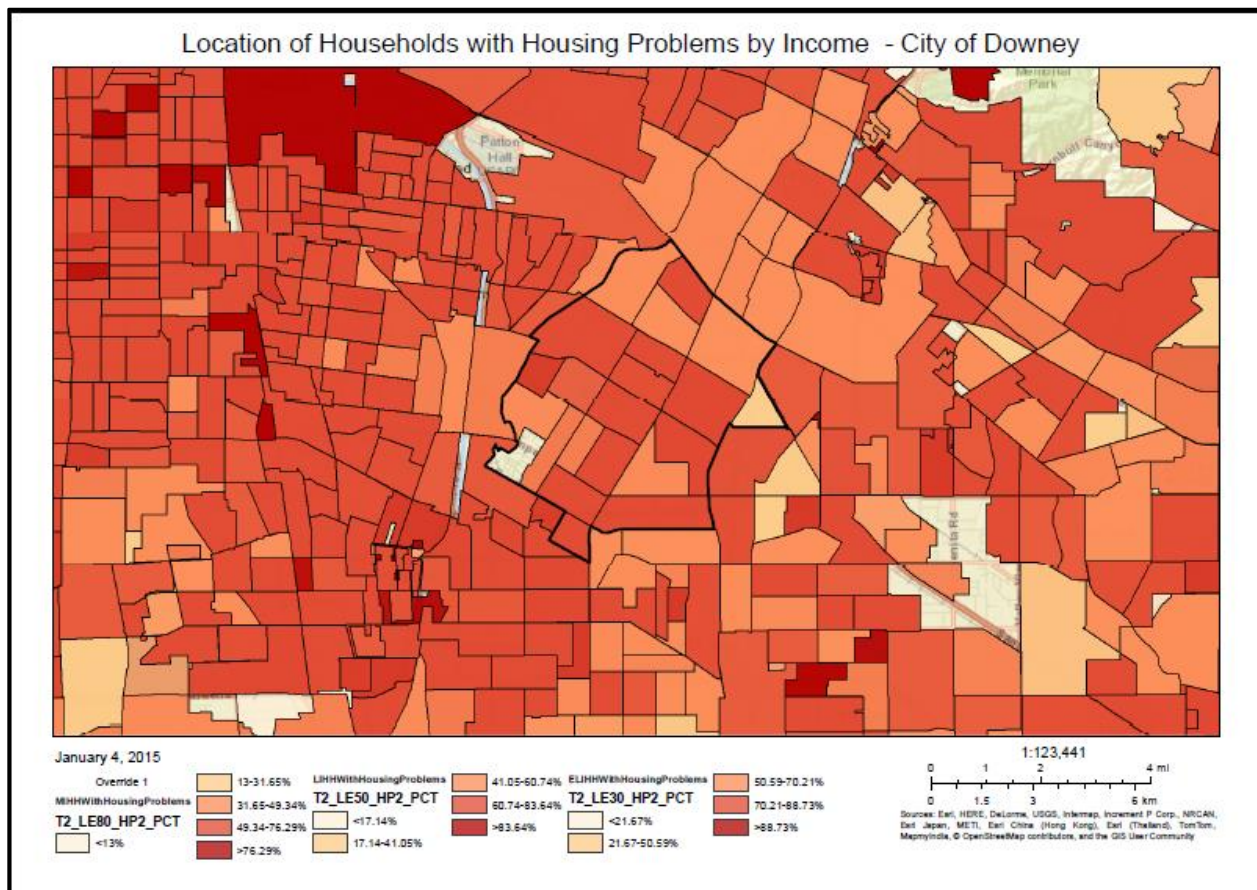
1. Upgrade and expand the capacity of infrastructure in the City in order to support industrial and commercial expansion and retention of existing economic base of retail and industries, and other properties offering high potential for new and expanded commercial and industrial development.
2. To stabilize and enhance the business and economic environment of the City of Downey and the 5 Census Tract Target CEDS Area, actions should be designed and pursued to help the overall Downey area become a regional economic center for retail, commercial and distribution entities.
3. Provide assistance to existing local businesses through supporting area revitalization initiatives of existing commercial retail centers, where needed, and improving the access to and availability of capital and credit for local businesses.
4. To promote labor support programs which enhance the quality of the target area's labor force, and assist them in obtaining new employment opportunities.
5. Develop collaborative relationships between all private and governmental entities within the City of Downey, the 5 Census Tract CEDS Target Area community/ labor market area and Los Angeles County, to affect and maintain a comprehensive and coordinated economic development process.

Strategy number four will be supported through the Consolidated Plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

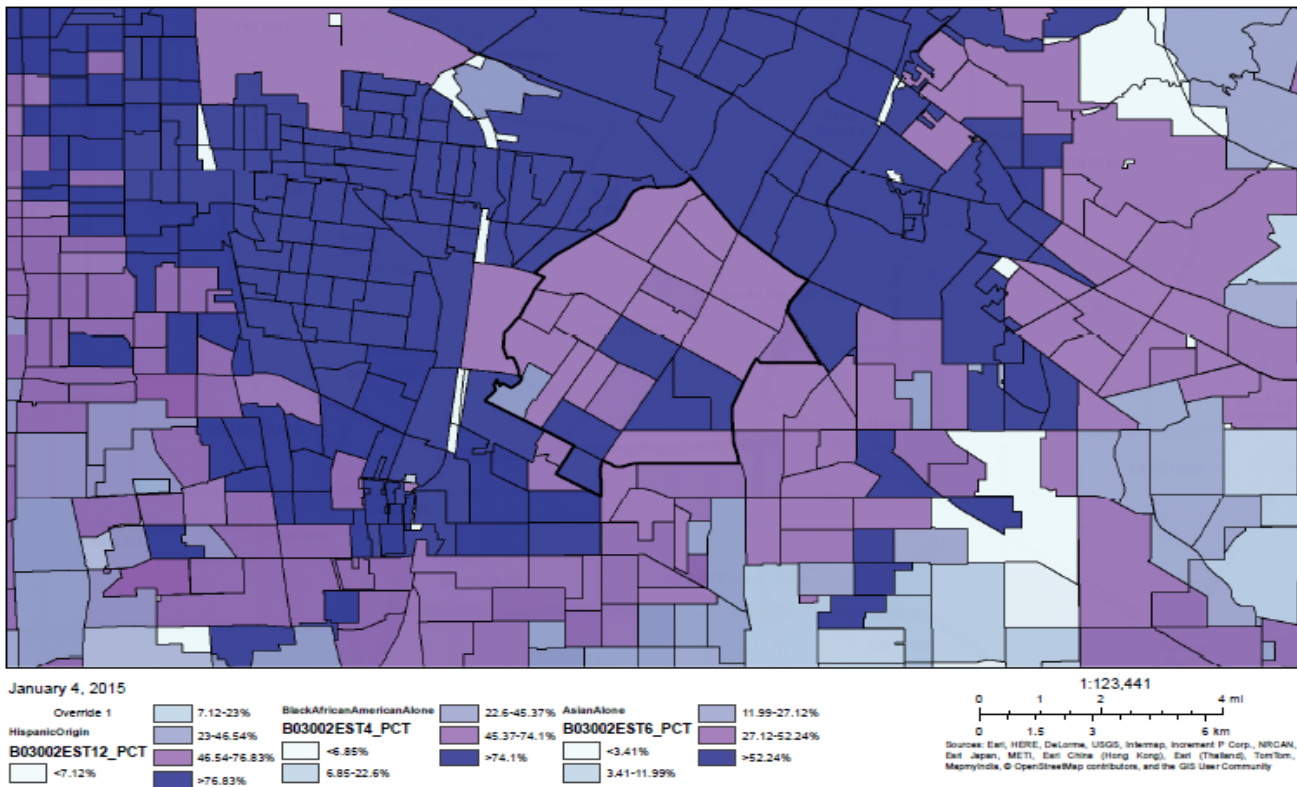
Households with multiple housing problems seem to be located primarily in the Central and southern parts of the city. However, there doesn't seem to be a concentration of households with multiple housing problems. Concentration is defined as more than 70 % of households reporting a problem. The primary housing problems in these areas are cost burden and overcrowding, with cost burden being the most significant issue. The problem is largely due to the rise in home prices in the mid-2000s and the median family income of most of the City's population. The ability to find affordable housing in Downey is a significant issue. Decreased buying power and median family income not keeping up with inflation has led to many residents spending more than 30% of their income on housing.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A minority concentration is defined as any tract where the population of any minority group is ten percent more than the citywide proportion. For example, if one racial/ethnic group represents 20 percent of the population as a whole, but 30.1 percent of a specific census tract within a jurisdiction, then a racial concentration assumes to exist. Based on 2011 ACS data, no minority group is ten percent more than the citywide population. However, highlighted in map below, there appears to be a concentration of all minority groups in southwest and central Downey.

Location of Ethnic Households - City of Downey



What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Downey's 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

In 2015-2016, the resources available to the City are \$1,059,461 in CDBG and \$334,592 in HOME funds. These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website.

Overall, Downey has several priority housing and community needs it plans to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City;

- Programs that promote fair housing, especially targeting extremely low- and low-income households;
- Services for the Homeless and Homeless Prevention, and;
- Increase job opportunities for low to moderate residents.

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain Downey as a community its residents are proud to call “home”. Given the aforementioned priorities, the City identified five main goals:

- Provide decent affordable housing;
- Maintain and promote neighborhood preservation;
- Support special needs programs and services;
- Support Neighborhood Revitalization, and;
- Expand Economic Development opportunities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 44 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	City Wide
3	Priority Need Name	Support special needs programs and services
	Priority Level	High
	Population	Extremely Low/ Low/ Moderate/ Large Families/ Families with Children/ Elderly/ Chronic Homelessness Individuals/ Families with Children/ veterans/ Victims of Domestic Violence/ Unaccompanied Youth Elderly/ Frail Elderly/ Persons with Physical Disabilities/ Victims of Domestic Violence/ Non-housing Community Development
4	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development

Table 45 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Section 8 program, administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. The City will continue this program as part of a County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners. Effectiveness: At the beginning of the planning period, in 2006, approximately 450 households were assisted on an annual basis. Over the years the number of households assisted has steady increased resulting in 620 households assisted in 2012. The number of households utilizing the Section 8 program has increased annually by approximately 30 households.
TBRA for Non-Homeless Special Needs	Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying. Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program which is administered by LAHSA.
New Unit Production	The State of California Housing and Community Development established the planning period for the current Regional Housing Needs Assessment (RHNA) from January 1, 2014 to September 30, 2021. For the 2014-2021 planning period the City was allocated a total of 814 units, including 210 for very low income, 123 for low income, 135 for moderate income, and 346 for above-moderate income households.
Rehabilitation	The Code Enforcement Division is responsible for code enforcement activities in the City. In the process of handling code enforcement caseloads, the Code Enforcement Division compiles statistics on the number and type of code complaints in the City. According to the Code Enforcement Division, in 2012 there were approximately 829 residential property complaints. Of these complaints, 645 were for property maintenance issues and 184 were for illegal conversions of garages into housing units.
Acquisition, including preservation	At-risk affordable projects are those that could be converted to market rents in the next 10 years (2014-2024); those for which the affordability restrictions have expired and which are maintained through Section 8; or those for which the owners have indicated intent to convert to market rents. City records identified 203 affordable units at risk of conversion.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Housing/ Community Development/ Economic Development	\$1,059,461	0	0	\$1,059,461	\$5,297,305	These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant.
HOME	Federal	Affordable Housing	\$334,592	\$50,000	0	\$384,592	\$1,922,960	

Table 47 - Anticipated Resources

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

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

N/A

SP-40 Institutional Delivery Structure – 91.215(k)

The City of Downey Community Development Department will monitor or, in some cases, administer all of the activities specifically identified in the strategic plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lead Agency	DOWNEY	Lead Agency	City of Downey

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in Downey, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

The City of Los Angeles serves as the administrator of the Housing Opportunitieies for People with AIDS (HOPWA) program for all of Los Angeles County, including residents of Downey. The Los Angeles Housing Department (LAHD) is the entity designated to carry out the program. HOPWA is funded by the Federal Department of Housing and Urban Development (HUD). Supportive services are critical for persons living with HIV/AIDS to maintain housing, connect to and maintain care, increase financial independence, access health insurance and increase the quality of life. Available services under HOPWA Supportive Services in Permanent Housing include service coordination, mental health services and substance abuse services are listed below:

Project New Hope 1004 Echo Park Avenue Los Angeles, California 90026 Tel: (213) 250-9481 Fax: (213) 250-9531 Website: www.projectnewhope.org	Friends Research Institute, Inc. 4821 Lankershim Boulevard, Suite F PMB 197 North Hollywood, California 91601 Tel: (818) 763-7840 Fax: (818) 763-3107 Website: www.friendsresearch.org	Hollywood Community Housing Corp. 5020 W. Santa Monica Blvd. Hollywood, CA 90029 Tel: (323) 469-0710 Fax: (323) 469-1899 Website: www.hollywoodhousing.org	Lamp Community 527 South Crocker Street Los Angeles, California 90013 Tel: (213) 488-9559 Fax: (213) 683-0969 Website: http://www.lampcommunity.org/
Alliance for Housing and Healing, dba Serra Project 825 Colorado Boulevard, Suite 100 Los Angeles, California 90041 Tel: (323) 344-4898 Fax: (323) 344-4889 Website: www.serraproject.org	Single Room Occupancy Housing Corporation 354 South Spring Street, Suite 400 Los Angeles, California 90013 Tel: (213) 229-9640 Fax: (213) 229-9677 Website: http://www.srohousing.org/	West Hollywood Community Housing Corp. 8285 West Sunset Boulevard, Suite 3 West Hollywood, California 90046-2420 Tel: (323) 650-8771 Fax: (323) 650-4745 Website: http://www.whchc.org/	AIDS Project Los Angeles The David Geffen Center 611 South Kingsley Drive Los Angeles, California 90005 Hours: Monday thru Friday Tel: (213) 201-1300 – Main Line Tel: (888) 300-4033 – Client Line Website: www.apla.org Service Area: Metro Los Angeles, Hollywood, West Hollywood

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena. As an active participant in the LACoC program, the residents can access services depending on their level of need. In 2003, the City also established the Veterans and Homeless Affairs Commission to address the needs of these two populations. For many Downey residents, the first entry into the CoC program is through an emergency shelter, where housing and support services move people off the streets and into a safe environment. After immediate needs are met, clients are moved into transitional housing, where support services are provided for a more extended period (e.g., employment, counseling, medical aftercare, and life skills training). The final component of the COC is permanent housing, with the goal of receiving affordable housing with support services to achieve maximum independence.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments work with each other, with organizations and agencies that assist low-income individuals and with families in Downey, and with community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Downey, through the Continuum of Care and LA County Housing Authority, will continue working to eradicate homelessness. The City will continue working with both agencies on goals aimed toward eliminating chronic homelessness in the City and the County. Through its commitment and dedication, the continuum, along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services
4	Economic Development	2015	2019	Job Creation	>51% AMI	Jobs Created and sustained
5	CDBG Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration

Table 50 – Goals Summary

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 91.315(b)(2)

For the 2014-2021 planning period, Downey has been allocated a RHNA of 814 housing units, including 210 units for very low-income households, 123 units for low-income households, 135 units for moderate-income households, and 346 units for above moderate-income households. It is assumed that the projected need for extremely low income households is fifty percent of the allocated need for very low income households, or 105 units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing developments in the City of Downey.

Activities to Increase Resident Involvements

There are no public housing developments in the City of Downey.

Is the public housing agency designated as troubled under 24 CFR part 902?

There are no public housing developments in the City of Downey.

Plan to remove the ‘troubled’ designation

There are no public housing developments in the City of Downey.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Downey, 62 percent of the City's land area (3,764 acres) is designated for residential use. Single family residential neighborhoods are by far the most common residential use in Downey, accounting for 54 percent of all City acreage, and 87 percent of residential acreage in the City. Residential land use acreage includes land used for stacked-flat apartment complexes, "stacked flat" -style condominiums, and "townhome" -style condominiums.

The Final EIR for the Downey Vision 2025 General Plan, adopted in 2005, documents a residential "build out" of 36,915 units, or 2,156 units above the City's existing (2000) housing stock of 34,759 units. This figure includes all vacant and developed residential land. Most of the land is already developed but some parcels are underutilized under the Zoning Code. All new housing units are likely to come from under-utilized residential properties. This will occur through the expansion of the existing housing supply through recycling of lower density development or underutilized land to higher densities. The City also anticipates new development in the mixed use districts established in the Downtown Downey Specific Plan, adopted in September 2010.

Residential Development Standards

The City's current residential development standards, both on and off-site, are typical for those cities immediately surrounding Downey. The surrounding cities developed and matured during the same period. The density permitted, yard setback requirements, and other standards

regulating residential development in the City are in concert with those being used by other surrounding communities and to a great extent, throughout the suburbs of Los Angeles and Orange Counties. The Downey Municipal Zoning Code limits all single-family residential building heights to between 26 and 30 feet in two stories. Multifamily building heights are limited to 35 feet or 3 stories, whichever is less. The City currently offers a height and/or density bonus for affordable units. In addition, the application of these standards, particularly in the multiple-family residential zone districts (R2 and R3 zones), has resulted in the redevelopment of parcels (that were previously underdeveloped) with new residential projects. Typical redevelopment includes demolition of current structures and the construction of new units to the allowed maximum density (24 du/acre), usually consisting of multifamily dwellings with units located above ground floor garages. Examples of these types of projects include projects recently constructed on the south side of Telegraph Road, along the City's northern border with Pico Riviera.

The City has recently undertaken a comprehensive update to its residential development standards in 2008. The adopted residential development standards place slightly greater restrictions on the permitted sizes of houses in R-1 zone districts, including more restrictive setback requirements. These standards are aimed to limit the size of single family homes in the City to discourage over-sized homes that are incompatible with homes in existing single-family neighborhoods. For properties in the R- 3 zoning district, the development standards remain largely unchanged (setback, height, and parking requirements) from the existing standards. Therefore, the new standards will not introduce new regulatory requirements nor would they impede the redevelopment of underdeveloped multifamily zoned properties as described above.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Density Bonus Program

In 2008, the City adopted a comprehensive update to the Zoning Code, which included an updated density bonus program that is consistent with State law. During the planning period, a 50-unit affordable housing project, The Downey View Apartments, utilized a density bonus to construct 35, two bedroom apartments and 15 three-bedroom apartments all affordable to low income residents. This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code.

Planned Unit Developments

Continue to encourage Planned Unit Developments as a means to provide affordable housing through creative land use techniques. Inform developers of the density incentives under the program. Throughout the planning period, the City continued to encourage projects pursuant to its Planned Unit Development process. During the planning period a project containing 46 units located near Lakewood Boulevard and Gallatin Road utilized a PUD to facilitate decreased setbacks and increased heights to obtain approval for new multifamily units.

Streamline Processing

Continue to monitor permit processing times and investigate ways to streamline. Continue computerizing information including building permits and the Zoning Code. The City continued to offer streamlined development processing throughout the planning period, and continuously facilitates inter-departmental collaboration to ensure that the application process is as efficient as possible. In 2010 the City also implemented new permitting software by Accela which allows quicker review times and centralized document access.

Identify Development Opportunity Areas

Due to changing market conditions and limitations on the types of development allowed on Downey Landing site, the City did not complete the proposed Specific Plan amendments and rezoning required to allow residential development on the site. However, during the planning period, in September 2010, the City adopted the Downtown Downey Specific Plan, including five land use districts on 97 acres. Four of the five districts allow mixed use development, promoting new residential development at densities up to 75 du per acre. In addition to the Downtown Downey Specific Plan, the City maintains an inventory of available and potential development opportunity areas. A property profile including a site description, assessor data, existing uses, and pertinent land use and zoning regulation information is provided for each site on the City's website and is reviewed and updated on a regular basis. The City utilizes this inventory to help direct interested developers to potential sites for mixed use development.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley subarea, which includes the cities of Downey, and numerous San Gabriel Valley cities like Claremont, Monrovia, Pomona, San Marino, Industry, and surrounding unincorporated areas, it is estimated that there are 4,727 homeless counted during the Point in Time Survey, including 3,868 single adults and 943 family members.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of Downey. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions.

Addressing the emergency and transitional housing needs of homeless persons

Recent state legislation has dramatically changed the ways in which local governments address homelessness. The state legislature has recognized the growing problem of homelessness, the complex causes associated with homelessness (including lack of affordable housing, mental illness and substance abuse, and release from prison), the lack of facilities available for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.

As discussed, 39 individuals (23 males and 16 females) experiencing homelessness were identified and surveyed on the streets of Downey during the 2013 Homeless Count. The state

legislature thus enacted Senate Bill 2 to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. Downey's provisions for such are described below:

- **Emergency Shelters.** Emergency shelters are the first step in a homeless continuum of care program and are designed to allow homeless people a temporary place of stay. During the previous planning period, the Development Code was amended to define this use and permit an emergency shelter in the community.
- **Transitional Housing.** Transitional facilities typically accommodate homeless people for up to two years as they stabilize their lives. The City allows transitional facilities serving six or fewer residents in any residential zone, and has clarified the definition of facility in the Development Code.
- **Supportive Housing.** Supportive housing is affordable housing with on-site or off-site services that help a person or family with multiple barriers to employment and housing stability. During the previous planning period, the Development Code was amended to define supportive housing and permit such facilities in the community.

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.

In Program Year 2015-16, the City will allocate CDBG funds for assistance for homeless households and families. The Action Plan includes a public service grant to accommodate families who become homeless with medium term transitional housing. In addition, there are service providers, such as the Salvation Army and People Assisting The Homeless (PATH) and the Whole Child which use other funding sources to provide supportive services for households who are at-risk of becoming homeless.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in

emergency shelters or transitional housing, or persons in transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. Downey special needs residents can access the Continuum of Care services depending on their level of need. In 2003, the City also established the Veterans and Homeless Affairs Commission to address the needs of these two populations. For many Downey residents, the first entry into the CoC program is through an emergency shelter, where housing and support services move people off the streets and into a safe environment. After immediate needs are met, clients are moved into transitional housing, where support services are provided for a more extended period (e.g., employment, counseling, medical aftercare, and life skills training). The final component of the COC is permanent housing, with the goal of receiving affordable housing with support services to achieve maximum independence.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In accordance with federal regulations and the City of Downey's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

How are the actions listed above related to the extent of lead poisoning and hazards?

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. Since the age of housing stock in Downey is relatively young, most built after 1980, the probability of finding lead-based paint in a unit is low. However, the City will continue to provide lead-based paint testing when required.

Lead poisoning education and abatement efforts in Downey are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Downey's Housing Rehabilitation Assistance Programs. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

How are the actions listed above integrated into housing policies and procedures?

In accordance with federal regulations and the City of Downey's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Goal: To reduce poverty level incomes below current levels by 2016.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Downey's antipoverty efforts are closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Downey will also work to identify those individuals of below moderate income to refer to any new economic development project sponsored by the city. For example, the City plans to apply for funding under the Section 108 Loan Guarantee program in FY 2015-20 to increase employment opportunities for low and moderate income residents. The Section 108 loan will be used to facilitate the expansion and retention of businesses in Downey resulting in creation of jobs for low- and moderate-income persons.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Downey will follow monitoring procedures identified in the City's Sub-recipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary.

Furthermore, project and financial data on CDBG/ HOME funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

a. Monitoring of Housing and Community Development Projects

1. CDBG Subrecipients

In FY 2015-2016, the CDBG program's subrecipient monitoring functions will have four components:

- Project Selection: Prior to selection of an activity for funding, the subrecipient must submit an application describing the program for which they are seeking funding, the amount of funding requested, and the program's goals/outcomes. The proposed programs are reviewed by staff to determine that they are eligible activities for CDBG funding and meet Consolidated Plan goals and objectives.

- **Contract Management**: Each CDBG Subrecipient has an agreement with the City. The agreement specifies the program requirements, the program activity, funding amount, and the expected performance outcomes. During the program year, CDBG Subrecipients are required to provide quarterly invoices and reports to the City. The quarterly report provides information about the individuals assisted and the organization's performance in meeting its goals and objectives as provided in the City's agreement which is based upon furthering the Consolidated Plan goals and objectives. On a quarterly basis, the City reviews the invoices and reports to ensure that the subrecipients are spending the funds in a timely manner and meeting their performance goals.
- **Monitoring Compliance**: In addition to the quarterly review of expenditures and performance, the City performs annual monitoring of each subrecipient following the City's CDBG Subrecipient Monitoring Guide. The guide details the City's monitoring goals, procedures and standards. Each subrecipient receives a monitoring questionnaire and document request list with a response deadline. The questionnaire requests information about program elements and knowledge.

Following a checklist, staff performs an analysis of each subrecipient. The analysis exposes any possible compliance or performance issues and identifies those agencies requiring comprehensive monitoring. Based on responses to the questionnaire and other criteria at least one third of the subrecipients will be selected for comprehensive monitoring and an on-site visit.

During the monitoring visit, staff will review information that help determine if the organization has knowledge and understanding of the CDBG regulations, documentation of the clients served and income eligibility, proper internal controls, and back-up documentation of charges made to the CDBG program. Within 30 days of the visit, subrecipients will receive a monitoring letter summarizing areas of improvement, findings, and/or concerns. The letter will specify the corrective actions required and include specific recommendations for improvement. The subrecipient will be given a deadline to provide a written response describing how and when the agency will resolve any findings. If a subrecipient is unable to meet the goals necessary to further the City's plan, then the organization will not have its funding renewed.

2. Affordable Housing Projects

Affordable housing projects supported with federal funds (such as the HOME program) and subject to the Consolidated Plan are monitored on a regular basis to ensure compliance with occupancy and affordability requirements.

The City will perform the following monitoring functions in FY 2015-2016:

- Provide project owners with new income limits and rent limits;
- Review documentation of tenant income and owner compliance with rent limits;
- Review owner rent increase requests;
- Perform Housing Quality Standards inspection and Code Compliance checks on HOME-funded rental properties in accordance with HOME regulations; and
- Notify owners of any non-compliance and the necessary actions to restore compliance.

3. Loans

Over the years, the City has loaned CDBG funds to property owners through various community development programs to support Consolidated Plan goals, such as housing rehabilitation, commercial façade improvement, and down payment assistance programs. For all of the loans administered by the City, the City will conduct annual reviews for continued compliance. If continued owner occupancy was a requirement of the loan, then the City will collect the necessary documentation, as well. For loans administered by the City's loan servicer, the City will regularly review the loan servicer's monitoring activities and follow-up on delinquent accounts.

4. Program Monitoring

At least quarterly, the Housing Manager or equivalent program supervisor will review CDBG and HOME expenditures for the various activities to ensure that spending deadlines and individual program objectives are being met. As progress is made on the programs, accomplishment information will be entered in IDIS.

Expected Resources

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

Introduction

This section provides a concise summary of the federal resources expected to be available. These resources include grant funds, anticipated program income, and other resources such as private and non-federal public sources that are reasonably expected to be available to the City of Downey to carry out its Strategic Plan over the course of the program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Housing/Community Development/Economic Development	\$1,059,461	0	0	\$1,059,461	\$5,297,305	These figures are based on a 2015 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant.
HOME	Federal	Affordable Housing	\$334,592	\$50,000	0	\$384,592	\$1,922,960	

Table 51 - Expected Resources – Priority Table

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

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

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services
4	Economic Development	2015	2019	Job Creation	>51% AMI	Created and sustained
5	CDBG Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration

Table 52 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed
1	Provide decent affordable housing	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
2	Maintain and promote neighborhood preservation	2015	2019	Decent Housing - Housing Rehabilitation	>51% AMI	Neighborhood Preservation Suitable Living Environments Public Improvements
3	Support special needs programs and services	2015	2019	Public Service	City Wide	Fair Housing Supporting Special Needs Programs Supporting Special Needs Services
4	Economic Development	2015	2019	Jobs Creation	>51% AMI	Jobs Created and Sustained
5	CDBG Grant Administration	2015	2019	Planning and Administration	City wide	CDBG Program Administration

Table 53 – Project Information

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

Downey will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

AP-38 Project Summary

#	Project Name	Amount Allocated	Funding Category (i.e. 15% Public Services)	Source
1	HUD Section 108 Loan Repayment	\$178,768	Debt Repayment	CDBG
2	Single Family Rehabilitation Rebate/Grant Program	\$304,003	Housing Rehab	CDBG
3	Special Economic Development Activities	\$316,666	Economic Development	CDBG
4	Barbara J. Riley Senior Center	\$81,300	15% Public Services	CDBG
5	Public Service Activities	\$73,985	15% Public Services – Various To Be Approved by Council	CDBG
6	Fair Housing Services	\$13,000	Administrative	CDBG
7	CDBG Administrative Expenses	\$198,892	Administrative	CDBG
8	Code Enforcement	\$150,000	Code Enforcement	CDBG
9	Single Family New Construction – Housing Partners, Inc.	\$50,189	CHDO	HOME
10	Single Family Rehabilitation Rebate/Grant Program	\$312,000	Housing Rehab	HOME
11	HOME Administrative Expenses	\$33,460	Administrative	HOME

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Downey will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The section specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported CDBG & HOME	
Homeless	2
Non-Homeless	2
Special-Needs	0
Total	4

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through CDBG & HOME	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 56 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the City will take in the given program year to carry out the public housing portion of the Strategic Plan. The City must identify the manner in which its plan will address the needs of public housing during the program year. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve the operations of the public housing agency to remove such a designation. In this case, The City of Downey does not operate a Housing Authority.

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

N/A

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

N/A

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

N/A

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

Introduction

Homelessness is a critical issue for all jurisdictions throughout the San Gabriel Valley and Los Angeles Metropolitan region. Every community has a homeless population and providing adequate housing and services is significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will coordinate as needed with the Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Housing Authority and financially support local nonprofits through CDBG in eradicating homelessness in Downey.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of Downey. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless families and individuals who are sheltered and unsheltered in their jurisdictions.

Addressing the emergency shelter and transitional housing needs of homeless persons

As discussed, 39 individuals (23 males and 16 females) experiencing homelessness were identified and surveyed on the streets of Downey during the 2013 Homeless Count. The state legislature thus enacted Senate Bill 2 to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. Downey's provisions for such are described below:

- **Emergency Shelters.** Emergency shelters are the first step in a homeless continuum of care program and are designed to allow homeless people a temporary place of stay. During the previous planning period, the Development Code was amended to define this use and permit an emergency shelter in the community.
- **Transitional Housing.** Transitional facilities typically accommodate homeless people for up to two years as they stabilize their lives. The City allows transitional facilities serving six or fewer residents in any residential zone, and has clarified the definition of facility in the Development Code.
- **Supportive Housing.** Supportive housing is affordable housing with on-site or off-site services that help a person or family with multiple barriers to employment and housing stability. During the previous planning period, the Development Code was amended to define supportive housing and permit such facilities in the community.

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

The City will review and provide comments as needed to continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process. In addition, the City will continue to coordinate with the Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Housing Authority and financially support local nonprofits through CDBG in eradicating homelessness in Downey.

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

The Homeless Prevention and Rapid Re-housing Program services to individuals and families with children is administered through Los Angeles County. HPRP is a once in a lifetime program that provides temporary assistance and stabilization services to either help those who are experiencing homelessness to be quickly re-housed and stabilized (rapid rehousing) or prevent eligible very low income individuals and families from becoming homeless (prevention).

If eligible for L A County's HPRP, monetary assistance is paid directly to the landlord and/or utility company for expenses such as security deposits, utility turn-on fees and back-due rent and/or utilities (gas/electric only). To be eligible for the L A County program, callers must be either homeless or at risk of becoming homeless, and be at or below 50 % of Area Median Income (AMI) and not eligible for CalWORKs or General Relief. The household must also have the ability to maintain their housing after HPRP assistance is provided.

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

Introduction:

The Consolidated Plan identified a variety of barriers to the provision of affordable housing and also provided a strategy to address barriers. Outlined below are steps the City has identified it will undertake during the 2015-2020 planning period in an effort to overcome barriers:

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

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

Density Bonus Program

In 2008, the City adopted a comprehensive update to the Zoning Code, which included an updated density bonus program that is consistent with State law. During the planning period, a 50-unit affordable housing project, The View, utilized a density bonus to construct 35, two bedroom apartments and 15 three-bedroom apartments all affordable to low income residents. This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code.

Planned Unit Developments

Continue to encourage Planned Unit Developments as a means to provide affordable housing through creative land use techniques. Inform developers of the density incentives under the program. Throughout the planning period, the City continued to encourage projects pursuant to its Planned Unit Development process. During the planning period a project containing 46 units located near Lakewood Boulevard and Gallatin Road utilized a PUD to facilitate decreased setbacks and increased heights to obtain approval for new multifamily units.

Streamline Processing

The Community Development Department will continue to monitor permit processing times and investigate ways to streamline. The Department will continue to review information including building permits and the Zoning Code. The City continued to offer streamlined

development processing throughout the planning period, and continuously facilitates inter-departmental collaboration to ensure that the application process is as efficient as possible. In 2010 the City also implemented new permitting software by Accela which allows quicker review times and centralized document access.

Identify Development Opportunity Areas

Due to changing market conditions and limitations on the types of development allowed on Downey Landing site, the City did not complete the proposed Specific Plan amendments and rezoning required to allow residential development on the site. However, during the planning period, in September 2010, the City adopted the Downtown Downey Specific Plan, including five land use districts on 97 acres. Four of the five districts allow mixed use development, promoting new residential development at densities up to 75 du per acre. In addition to the Downtown Downey Specific Plan, the City maintains an inventory of available and potential development opportunity areas. A property profile including a site description, assessor data, existing uses, and pertinent land use and zoning regulation information is provided for each site on the City's website and is reviewed and updated on a regular basis. The City utilizes this inventory to help direct interested developers to potential sites for mixed use development.

Funding for Affordable Housing

In absence of Downey Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

AP-85 Other Actions – 91.220(k)

To encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

Downey will also work to identify those individuals of below moderate income to refer to any new economic development project sponsored by the city. For example, the City plans to apply for a Section 108 loan in FY 2015-16 to increase employment opportunities for low and moderate income residents.

New barriers to the development of affordable housing opportunities have become known during recent months. Due to state legislative action, all local redevelopment funded activities have ceased as of February 2012. Redevelopment funding was a critical tool that the City used to encourage and support the preservation and creation of community improvements that primarily benefited low- and moderate-income households, including housing opportunities.

Actions planned to reduce lead-based paint hazards

Lead poisoning education and abatement efforts in Downey are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Downey's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

In accordance with federal regulations and the City of Downey's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

Actions planned to reduce the number of poverty-level families

Goal: To reduce poverty level incomes below current levels by 2016.

Downey's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training and opportunities, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Downey will also work to identify those individuals of below moderate income to refer to any new economic development project sponsored by the City. For example, the City plans to apply for a Section 108 loan in FY 2015-16 to increase employment opportunities for low- and moderate-income residents.

Actions planned to develop institutional structure

The City of Downey Housing Program will administer all of the activities specifically identified in the investment plan. The City works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City's Economic & Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources

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

The City's Economic and Community Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Downey. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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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:

No other form of investment is being contemplated beyond those identified in Section 92.205 during FY2015-16.

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:

Although a homebuyer program is not being contemplated during FY2015-16, the City will utilize option (ii), recapturing its full HOME investment out of the net proceeds.

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

Although the City is not contemplating acquiring units with HOME funds, the City will utilize option (i) requiring the sale of the assisted property to a subsequent qualified low- to moderate-income purchaser using the property as their principal residence. The affordability period will be for a minimum of twenty (20) years.

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:

During FY2015-16, the City is not contemplating refinancing existing debt secured by multifamily housing.