

CITY OF INGLEWOOD



DRAFT FY 2019-2020 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Presented to the
U.S. Department of Housing & Urban Development
December 2020

Prepared by the
City of Inglewood, California
Community Development Block Grant Division

City of Inglewood

2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER)

CR-05 – Goals and Outcomes - 91.520(a)	1
CR-10 – Racial and Ethnic composition of (person/households/families) assisted	5
CR-15 – Resources and Investments 91.520(a)	6
CR-20 – Affordable Housing 91.520(b)	12
CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	14
CR-30 – Public Housing 91.220(h); 91.320(j)	17
CR-35 – Other actions 91.220(j)-(k); 91.320(i)-(j)	18
CR-40 – Monitoring 91.220(d, e); 91.520(c)	21
CR-45 – CDBG 91.520(c).....	22
CR-50 – HOME 91.520(d)	23

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In accordance with Title 24 Code of Federal Regulations (24 CFR) Part 91, all jurisdictions receiving funding from any of the HUD Consolidated Grant programs must complete a Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days from the close of the jurisdiction's fiscal year. The City of Inglewood, California, Fiscal Year (FY) 2019-2020 CAPER represents the third year of the City's Five-Year (FY 2017-2021) Consolidated Plan and describes the City's accomplishments in attaining the goals and objectives of the FY 2019-2020 Annual Action Plan, covering the period from October 1, 2019 through September 30, 2020, and is due to HUD by December 30, 2020.

During the FY 2019-2020 program year, the City of Inglewood administered 10 activities under the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Act (HOME) Program. At least seventy percent (70%) of the federally-funded assistance benefitted people from extremely low-income to low-income households, in accordance with HUD's annual income guidelines for the Los Angeles Metropolitan Statistical Area (MSA). The FY 2019-2020 CAPER includes the following statutory components: Narrative statements; Program activity summaries; CDBG financial summary; and the HOME program summary. As mandated by federal regulations, the CAPER describes the resources made available to the City by HUD for the CDBG and HOME funded programs during FY 2019-2020, identifies other financial resources available to implement Consolidated Plan community development and housing priorities, describes the strategies undertaken to implement long-term goals and objectives, and provides a self-evaluation of the progress made in meeting the goals.

Narrative statements summarize the City's community development and housing goals and provide a description of the activities undertaken during FY 2019-2020 to meet those goals. The financial summary outlines the City's Consolidated Plan grant allocations/revenue, program income and expenditures, as recorded in HUD's Integrated Disbursement and Information System (IDIS) and tracks financial disbursements and performance at the national level.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Code Enforcement	CDBG: \$255,400	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	22500	5000	4457	89.14%
Fair Housing Counseling	Affordable Housing Non-Homeless Special Needs	CDBG: \$62,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	500	415	83.00%
Minor Home Rehabilitation Program	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$500,000	Rental units rehabilitated	Household Housing Unit	30	30	13	43.33%
Park Facility Improvements	Non-Housing Community Development	CDBG: \$218,274	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60000	60000	0	0%

City of Inglewood
2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Expected – Program Year	Actual – Program Year	Percent Complete
Senior Meals	Non-Housing Community Development	CDBG: \$114,324	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	70	70	100%
Summer Camp	Non-Housing Community Development	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	375	75	30	40%
Tenant-Based Rental Assistance (TBRA) / Homeless TBRA	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$803,648	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	80	79	98%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In accordance with federal regulations, at least 70 percent of Consolidated Plan Grant funds benefitted very low- to moderate-income persons. Park facility infrastructure improvements have become a priority for the city. In addition, minor home repair has become a priority need that had not been funded by CDBG in over 15 years. To meet the park infrastructure needs and minor home repair needs, the City allocated over \$700,000 in CDBG funding. A park facility improvement project occurred at Rogers Park which is in a CDBG-eligible Census Tract and CDBG funding was leveraged with funding from Los Angeles County for park improvement projects.

CDBG-funded public service activities such as kiddie summer camp programs addressed the priority need for low-income children ages three to five enhancing cognitive, social, and emotional development skills. Providing low-income early childhood programs within the first five years of life improve better opportunities for children and families. However, due to COVID-19 protocols programs were very limited and only occurred at Rogers Park and Darby Park.

Services for homebound senior citizens also remained a priority, addressed through on-going CDBG funding for meal delivery, case management and follow-up visits to ensure senior citizen nutrition and safety in their homes. The City continued its public services allocation of CDBG funding for fair housing counseling services, as required under Consolidated Plan Grant regulations, also listed as a priority housing need.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	102	5
Black or African American	450	74
Asian	2	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
Total	555	79
Hispanic	99	6
Not Hispanic	456	73

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

African-Americans and Latinos are the majority of the population living in the City of Inglewood. The Latino population is concentrated primarily in the western and southern neighborhoods of the City (e.g., Lockhaven, Inglewood Knolls) and the African American population of Inglewood is concentrated in the eastern and northeastern neighborhoods of the City (e.g., Fairview Heights, Morningside Park). The public facility and public services programs benefit both ethnic groups as a majority of residents live in apartments which are located in CDBG-eligible areas on the western portion of the city.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,634,029	\$725,238.50
HOME	public - federal	\$4,616,825	\$1,360,438.20

Table 3 - Resources Made Available

Narrative

The City resources made available were CDBG Program and HOME Program funds. For park improvement projects, funding from Los Angeles County was leveraged along with the City's CDBG funds. For public infrastructure projects, such as street reconstruction, CDBG funding was leveraged with funding from Los Angeles County. These additional funds assisted in providing more value for the overall project to the city. In addition, the City provided general funds for emergency shelter to enable a bridge for homeless households between emergency shelter and HOME Program-funded permanent housing.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Inglewood Community Development Block Grant Eligible Areas	70	100%	Community Development Block Grant Eligible Areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

Fiscal Year 2019-2020 CDBG funding is geographically distributed among the CDBG-eligible areas within the City. These are primarily the northern, western, and southern areas of the city. CDBG-eligible areas tend to have the majority of the multi-family housing units in the city, and the households tend to be in the lower income range. Funding is primarily allocated for public improvement projects such as park facility improvement projects. In addition, public services such as after-school programs and summer day camps, are located at the city parks serving households in extremely low- to low-income areas.

HOME funds are generally used for tenant-based rental assistance, affordable housing developments, and housing rehabilitation. Due to the limited amount of HOME funding, rental assistance target the elderly, disabled, and honorably discharged veterans. In addition, HOME funds were used to move homeless individuals and families into permanent housing. HOME funds are available city-wide for income-eligible residents and are not targeted to any specific area of the city. Therefore, funding is equally available for extremely low-income- to low-income households within Inglewood that can document their eligibility, city residency and income status.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Housing and community development needs have been based on input from the Mayor and City Council as well as information received from residents during four community meetings and the community needs survey. As a result, the City designated projects and programs that best meet the needs of the elderly, disabled, and low-income families. In recent years the needs of low-income and special needs households have been growing and the resources from other federal programs, state programs, and county programs, have been used to leverage CDBG and HOME Program funds. Therefore, the City has leveraged the Fiscal Year 2019-2020 CDBG and HOME Program allocations to the greatest extent possible to meet the housing and community needs of the City. The primary objective and expected outcomes of the funded programs or projects is to improve the housing and living environments for extremely low-income to low-income households.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

City of Inglewood
2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER)

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	10/01/2019	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

City of Inglewood
2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER)

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	31	0	4	16	3	8
Dollar Amount	\$1,131,231		\$162,913	\$626,409	\$24,551	\$317,358

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	37
Number of Non-Homeless households to be provided affordable housing units	40	31
Number of Special-Needs households to be provided affordable housing units	20	11
Total	80	79

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	40	79
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	30	13
Number of households supported through Acquisition of Existing Units	0	0
Total	70	92

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The number of homeless households the City encountered were much lower than the previous fiscal year when the Los Angeles International Airport cleared out a homeless encampment area that borders the city. Given some of the challenges facing homeless households that have been provided permanent housing their quality of life has vastly improved. This success rate was mostly due to the stabilizing benefit of permanent housing. The use of motel vouchers was significantly less than the previous year, but long-term transitional housing was provided for some seniors that had significant obstacles to

finding permanent housings. The transitional housing allowed homeless households to have a place to stay until permanent housing was secured. In addition, the City reached a high success rate for rental assistance under the Tenant Based Rental Assistance Program which houses senior citizens and permanently disabled persons at-risk of homelessness. In addition, the city has a Homeless Tenant-Based Rental Assistance Program which provides housing for homeless individuals and families. These programs helped address the homeless needs within the City and keep in or move people into permanent housing.

Discuss how these outcomes will impact future annual action plans.

In future years the City plans to use additional resources that are becoming available through the Los Angeles County Measure H to assist in addressing homelessness. This includes outreach and case management services to help move the chronically homeless into transitional housing with the goal of placing chronically homeless persons into permanent supportive housing. In addition, the Inglewood Housing Authority opened the Section 8 waiting list in the 2019-2020 fiscal year and individuals and families in the TBRA and HTBRA Programs were placed on the waiting list to receive an Housing Choice Voucher.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	68
Low-income	0	11
Moderate-income	0	0
Total	0	79

Table 13 – Number of Households Served

Narrative Information

The number of extremely low- to low-income persons represented 100 percent of the recipients of housing assistance under the HOME Program. Most households had income from either social security or supplemental security income program. Therefore, the need for a housing subsidy was necessary given the rising cost of rents in Southern California.

**CR-25 - Homeless and Other Special Needs 91.220(d)-(e); 91.320(d)-(e);
91.520(c)**

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

As part of the strategy to reduce and end homelessness in Inglewood the city conducted outreach activities to assess the needs of homeless households. This may involve creating information flyers to place with non-profit agencies and on the City website to alert people that assistance is available. Partnering with St. Margaret's Center and the Los Angeles Homeless Services Authority (LAHSA) was part of the strategy for addressing emergency shelter and transitional housing needs for the homeless. Currently motel vouchers are the only form of emergency shelter in Inglewood which is expensive. Therefore, the city uses its nonprofit partner groups to provide transitional housing until permanent housing can be secured.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Inglewood uses motel vouchers as a form of emergency shelter until transitional or permanent housing become available for eligible households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In the event an extremely low-, to very low-income resident required assistance with the basic social service needs not provided by the City, referrals were forwarded to Catholic Charities St. Margaret's Center (SMC), the City's local agency under the Los Angeles Homeless Services Authority (LAHSA) Service Planning Area, located at 10217 S. Inglewood Avenue, Lennox, 90304. An active non-profit social services agency, SMC provides the following services promoting the health, welfare and well-being of residents in the community:

- Food Pantry
- Counseling Services
- Utility Assistance
- Cal-Fresh Food Stamp Application Assistance

- Job Referrals (employment readiness, job and training program referrals)
- Health Insurance Application Assistance
- Vision Screening (free eye exams by UCLA Mobile Eye Clinic)
- Mammograms (free mammograms by Mobile Mammography Screening, Inc.)
- Translation and English as Second Language (ESL) Classes
- G.E.D. Classes (high school equivalency exam preparation)
- Literacy Tutoring
- Citizenship Classes
- Immigration Processing
- Educational Workshops (e.g. parenting, health, nutrition, etc.)

Facilities that assist chronically homeless individuals, families with children, emancipated, and unaccompanied youth are located outside of the city. Below is an inventory of facilities located in the South Bay Area, Service Planning Area 8 or (SPA 8), of the Los Angeles Homeless Service Authority (LAHSA):

A Community of Friends – California Hotel Apts.

1140 S. Pacific Avenue
San Pedro, CA 90731
(310) 519-3637
Corporate Office – 3701 Wilshire Blvd., Ste. 700, Los Angeles, CA 90010

Beacon Light Mission

(Emergency shelter for Men)
525 Broad Avenue
Wilmington, CA 90744
(310) 830-0603

Century Villages at Cabrillo

U.S. Veterans Initiative – Long Beach
2001 River Ave.
Long Beach, CA 90810
(562) 388-8000

C.E. S. Crisis Housing Program

U.S. Veterans Initiative – Inglewood
733 S. Hindry Ave.
Inglewood, CA 90301

Doors of Hope

(Emergency shelter for Women)
525 Broad Avenue
Wilmington, CA 90744
(310) 518-3667

Emergency Shelter Services

1301 W. 12th Street
Long Beach, CA 90813
(562) 570-4500

Family Crisis Center

(24-hr Emergency Shelter for Youth ages 10-17)
1736 Monterrey Boulevard
Hermosa Beach, CA 90503
(310) 379-3620

Harbor Interfaith Services (Families)

670 W. 9th St.
San Pedro, CA 90731
(310) 831-9123
www.harborinterfaith.org

Project Achieve Long Beach

Catholic Charities of Los Angeles
1368 Oregon St.
Long Beach, CA 90813

1736 Family Crisis Center

21707 Hawthorne Blvd., Ste. 300
Torrance, CA 90503
(310) 370-5902

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 of Inglewood operated a Homeless Tenant-Based Rental Assistance (HTBRA) Program specifically gear towards permanently housing individuals and families experiencing homelessness. This program provided subsidies to households once permanent housing was secured through one year lease contracts. During that time the City encourages the household to apply for Section 8 housing and to apply for affordable housing units with low-cost rents. This program has worked successfully for the 2019-2020 program year to decrease homeless households in the City of Inglewood.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Inglewood does not own or operate public housing units, however, the former Redevelopment Agency (Housing Successor Agency) owns a single-family dwelling unit. The housing unit sits on a 4,500 square foot lot and is in the process of being redeveloped for a higher-density use.

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

The Inglewood Housing Authority currently uses the Section 8 Housing Choice Voucher Program to assist **two** (2) households.

Actions taken to provide assistance to troubled PHAs

The Inglewood Housing Authority is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Inglewood is largely comprised of market rate multi-family housing units. That means the low supply of available single-family homes keeps demand as well as prices high in the South Bay region. Plus, the credit markets remain conservative resulting in low-income households being less able to qualify for homeownership loans. Home prices in Inglewood surged 64% from 2015 to 2020, according to a new analysis from www.redfin.com revealed. The median sale price in the area, which neighbors SoFi Stadium, has increased substantially from \$408,000 to \$670,000.

In addition, according to Zillow as of September 30, 2020, the median home value in Inglewood was \$670,000. Inglewood home values were up 13% over the past year and prices are anticipated to rise within the next year. In addition, Inglewood has implemented a rent control policy similar to that implemented by the State of California. Rising home values continue to be a barrier to homeownership as downpayment requirements keep rising. Housing is a major cost of living and the vast majority of Inglewood residents (owners/renters) as most of Southern California expend more than 35% of their income towards housing.

In response the City has initiated a first time homebuyers program, and plans to develop new affordable housing units within the next 5 years.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Underserved populations within the City including the elderly, youth, disabled persons, and the homeless. The City supports various programs that assist populations with underserved needs, including the following:

CDBG-Funded Programs:

Housing Rights Center
Code Enforcement Program
Minor Home Repair Program

HOME-Funded Programs:

Tenant-Based Rental Assistance Programs for the following special needs populations:

- Senior Citizens
- Disabled Persons

- Homeless households
- Veterans

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Federal lead hazard control regulations require that federally funded housing programs conduct lead-based paint housing quality inspections and abatement on all housing built before 1978. Housing programs funded through the Inglewood Housing Authority, CDBG, HOME, and the FAA require disclosure and resident certification of their understanding of the hazards of lead-based paint and the methods of control and abatement. Lead-based paint hazard disclosure forms are required by the City from property owners upon rehabilitation or sale of the home and potential homebuyers must certify their knowledge of possible lead-based paint hazards in homes built before 1978. The brochure, “Protecting Your Family from Lead in Your Home”, is distributed to potential homeowners and homeowners participating in federally-funded housing rehabilitation activities.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Continued efforts to reduce poverty included fostering working relationships with the South Bay Workforce Investment Board and Los Angeles County agencies such as the Department of Public Social Services. In accordance with the Consolidated Plan, the City helped reduce poverty through referrals for job training, employment and housing services. The provision of any one assistance component alone is not sufficient for breaking the cycle of poverty.

Therefore, the City referred those in need of assistance to non-profit agencies focused on case management and provided assistance such as: enrolling clients in job training programs leading to jobs paying wages that a household can maintain a suitable living environment; providing assistance with housing, transportation, childcare, education, and employment training until an individual has attained the necessary skills and stabilized income to leave public assistance dependency; and, utilizing local employment and education resources such as the One-Stop Job Center located in Inglewood and St. Margaret’s Center located in nearby Lennox, CA.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Developing institutional structure is an on-going process in the city of Inglewood. Incorporated in 1908, the City of Inglewood is a municipal corporation operating under a Council/Manager form of government and currently employs approximately 500 full-time employees. Inglewood is a full service local government jurisdiction with the exception of fire protection services, which are provided under contract with the Los Angeles County Fire Department.

Under the direction of the Mayor and City Councilmembers, through the City Manager, the Community Development Block Grant Division manages CDBG and HOME grant funds from the U. S. Department of Housing and Urban Development. As noted throughout the Annual Action Plan, the City coordinates the

majority of its efforts as required with federal, state, and local government entities as well as non-profit organizations to accomplish its Consolidated Plan goals and objectives.

As with any service delivery system, Inglewood has strengths and gaps in attaining the goals and objectives of priority needs. Strengths for Inglewood include the ability to provide expedited service delivery due to the small size of the City. Residents tend to have a familial relationship with their council members including the Mayor. For example, council members tend to know the exact street where their residents live and exact locations of potholes or damaged sidewalks. However, being a small to mid-sized city, Inglewood does not have as many resources as the City or County of Los Angeles. To overcome gaps in the service delivery system Inglewood intends to increase coordination efforts with Los Angeles County agencies such as the Department of Mental Health which may assist with the needs of the homeless.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Inglewood enhanced coordination among public and private social services agencies by developing relationships through events such as workshops, conferences, or training sessions. Specifically for the Continuum of Care, HUD is requiring coordination efforts under the HOME Program in order to create more permanent housing. As such, these provisions have increased coordination between other public and private social services agencies to better assist individuals and families that are or at-risk of homelessness. For example, the CDBG Division staff worked with St. Margeret's Center and the Los Angeles Homeless Services Authority (LAHSA) to outreach to homeless households in need of permanent supportive housing or permanent housing.

During program year 2019-2020, the Los Angeles County Homelessness Initiative, the Southbay Coalition for Homelessness, and the South Bay Council of Governments hosted meetings and workshops to discuss the need for coordinating affordable housing efforts within the County of Los Angeles, nonprofits, and entitlement cities. The main reason for these discussions was to develop strategies for providing services in a more efficient and effective manner as budgets are being cut severely at the Federal level. As a result, the city has a better response and implementation effort when addressing homelessness and other housing related issues.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City will continue to provide financial and development incentives to owners or developers of multi-family housing to set aside units that are affordable to low and moderate income residents. The City and the Housing Rights Center will continue conducting fair housing workshops for residents, real estate professionals, apartment owners, and property managers. Efforts are being made to expand community participation in these workshops, including marketing to tenants, property owners, and managers.

CR-40 - Monitoring 91.220 and 91.230

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

The responsibility for monitoring compliance with federal regulations governing the use of Consolidated Plan Grant funds lies with the CDBG Division staff, which conducted quarterly desk monitoring from reports submitted by internal departments, outside contractors and sub-recipients. CDBG Division staff also monitored participants in the Tenant-Based Rental Assistance for program eligibility and conducted Housing Quality Standard Inspections on units that provided affordable housing for program participants who are senior citizen, permanently disabled, veteran, or homeless households. The Inglewood Housing Authority monitored federally-assisted Section 8 HCV clients and inspected housing units, as required.

The Public Works Department monitored Davis-Bacon Prevailing Wage certified payrolls and Section 3 compliance on capital projects, with oversight from the CDBG Division. All CDBG-funded bid packages specified federal compliance requirements, and pre-bid meetings were held with prospective bidders to further explain all prerequisites. Prior to project commencement, pre-construction conferences were held to provide the most current prevailing wage determinations. Weekly certified payrolls were collected and reviewed, and employee interviews conducted during project construction. Also, CDBG staff ensures minority business outreach is conducted for projects through the city's bid process.

The Finance Department conducted financial management and reporting, monitored by the CDBG Division staff. As required by the United States Office of Management and Budget (OMB), an independent auditor conducted an annual Single Audit of all grant funds received by the federal government and verified/confirmed compliance with federal financial reporting and general accounting principles. Identified deficiencies were resolved and corrected by appropriate staff. Finance Department staff processed all draw-down requests of CDBG Program and HOME Program funds made through the Integrated Disbursement and Information System (IDIS) on a reimbursement basis.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The CAPER is made available to the public for review and comment for the 15-day public comment period in accordance with 24 CFR Part 91. A public hearing is held annually in December at which time the CAPER is anticipated to be approved by the City Council for submission to HUD by the December 30 deadline. A summary of the public comments received during the public hearing and public review period are included in the report along with Public Notices of the public hearing which is published in a local newspaper for two weeks to give the public ample time to comment on the performance report.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Inglewood did not change any program objectives and based on its experiences does not anticipate any changes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Inglewood conducted on-site inspections of affordable rental housing assisted under the HOME program to determine compliance with housing codes and other applicable regulations. The projects that received on-site inspections included the apartment units for the Tenant Based Rental Assistance Program and the Homeless Tenant-Based Rental Assistance Program. The affordable housing units funded by the HOME Program are scheduled for biannual inspections each program year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Inglewood implements a minority- and women-owned business outreach program monitored by the CDBG Division. Outreach activities included advertising contracting opportunities locally in English and Spanish to announce HOME-related contracting workshops for all interested parties including minority and women-owned businesses. City of Inglewood departments and contractors routinely conduct affirmative marketing and outreach activities on projects utilizing federal funds, and seek to employ low-income residents to the greatest extent possible. In accordance with federal regulations, the City submits semi-annual reports detailing HUD-funded projects including women-owned business and minority-owned business contract activities. Additionally, the City regularly updates and maintains an Affirmative Fair Housing Marketing Plan utilized for all Consolidated Plan Grant-funded housing activities, including tenant-based rental assistance, homeowner rehabilitation, and affordable rental housing rehabilitation activities.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During Fiscal Year/Program Year 2019-2020, the City did not receive neither CDBG nor HOME program income. In past years the Tenant-Based Rental Assistance Program expenditures used program income

and the characteristics of the tenants using the program are either senior citizens or disabled persons with extremely low-income. However, no programs used program income in 2019-2020.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City plans to use state and federal funding sources to implement subsidized housing assistance programs for renters and owners. In addition, local land use policies will continue to be review and updated to incentive the production of affordable housing within the city such as the city's density bonus program which gives height and parking concessions to developers that add affordable housing units to their housing developments.