CITIZENS ADVISORY COMMITTEE
CITIZENS ADVISORY COMMITTEE AGENDA

Wednesday, February 19, 2025 at 6:30 p.m.

CITY HALL COUNCIL CHAMBERS
8650 CALIFORNIA AVE
SOUTH GATE, CA 90280

Call To Order

Pledge of Allegiance

Roll Call

City Officials

CHAIRPERSON	**VICE CHAIRPERSON**
Andres Gonzalez	Anthony Zepeda
COMMITTEE MEMBER	**COMMITTEE MEMBER**
Marie De Lourdes Castillo	Andrea Martinez
Lorena Morales	Norma Mendoza
Araceli Macias	Susan F. Janer
Ana Zavala	Angelica Martinez
Mayra Castaneda	Richard Gonzales
Rosa Delgado	Daysi Alonzo

Report on Posting

I, Kimberly Hernandez, Housing Assistant, certify that a true and correct copy of the foregoing meeting agenda was properly posted on February 13, 2025, seventy-two hours prior to the scheduled meeting, as required by law.

Meeting of Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Citizen Advisory Committee is $25.00 per meeting.

Open Session Items

Item No. 1
Substantial Amendments to Fiscal Year 2019-2020, 2020-2021, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans for the Community Development Block Grant (CDBG) Funds.

Documents:

Substantial Amendment to FY 2019-2020, 2020-2021,2022-2023, 2023-2024 and 2024-2025 AAP for CDBG Funds

Item No. 2
It is recommended that the Citizen Advisory Committee receive and file information regarding the CDBG program.

Documents:

FY 2025-2026 Community Development Block Grant (CDBG) Funding

Item No. 3
Present 2025-2029 Five-Year Consolidated Plan process and receive Citizens Advisory Committee (CAC) input on community needs and potential goals for consideration as part of the development of the Plan.

Documents:

2025-2029 CDBG Consolidated Plan Process

Comments

At this time, members of the public and staff may address the Citizen Advisory Committee regarding any items within the subject matter jurisdiction of the Citizen Advisory Committee. No action may be taken on items not listed on the agenda unless authorized by law.

Audience Comments

City Staff Comments

Citizen Advisory Committee Comments

Adjournment

In compliance with the American with Disabilities Act, if you need special assistance to participate in the Citizen Advisory Committee Meetings, please contact Community Development Department.

Notification 48 hours prior to the Citizen Advisory Committee Meeting will enable the city to make reasonable arrangements to assure accessibility. Materials related to an item on this Agenda submitted to the Citizen Advisory Committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8650 California Avenue, South Gate, California 90280 (323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

City of South Gate

CITIZENS ADVISORY COMMITTEE

AGENDA BILL

For the Regular Meeting of: **February 12, 2025**
Originating Department: **Community Development**

Housing Manager: *Carol Averell* ***Director:*** *David Crabtree*

SUBJECT: SUBSTANTIAL AMENDMENTS TO FISCAL YEAR 2019-2020, 2020-2021, 2022-2023, 2023-2024, & 2024-2025 ANNUAL ACTION PLANS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.

PURPOSE: To consider the proposed Substantial Amendments to the FY 2019-2020, 2020-2021, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans to reprogram $1,706,245 in CDBG funds.

RECOMMENDED ACTIONS: It is recommended that the Citizen Advisory Committee consider staff's recommendation to reprogram CDBG funds and recommend to the City Council approval of the proposed Substantial Amendments to the FY 2019-2020, 2020-2021, 2022-2023, 2023-2024, & 2024-2025 Annual Action Plans to reprogram $1,706,245 in CDBG funds.

ANALYSIS: Per HUD regulations, the City is required to carry out its Community Development Block Grant (CDBG) program in a timely manner. As required by 24 CFR 570.902 of the CDBG regulations, HUD reviews the City for compliance with these requirements each May 2. As part of a detailed plan to correct course, staff propose reprogramming $1,706,245 of unused CDBG funds from various Annual Action Plans to a construction-ready Street Improvement Project located in eligible CDBG census tracts and consolidate all Commercial Façade and Business Sign Programs funds into one Commercial Façade Program.

The Street Improvement Project will encompass street improvements within CDBG eligible census tract areas:

- Industrial Avenue from Main Street to Century Boulevard.
- Frontage Road from Southern Avenue to Miller Way
- Pinehurst Avenue from Tweedy Boulevard to Southern Avenue
- Hildreth Avenue from Southern Avenue to Tweedy Boulevard

Staff recommend allocating the available CDBG funds as follows:

FISCAL YEAR PLAN	PROPOSED SUBSTANTIAL AMENDMENT NO.	ACTIVITY NAME	CURRENT ACTIVITY ALLOCATION	PROPOSED BUDGET AMENDMENT	NET CHANGE
2019-2020	7	Commercial Façade Program	$50,135	$0	($50,135)
2020-2021	2	Commercial Façade	$38,555	$0	($38,555)
2022-2023	4	Commercial Façade	$143,850	$0	($143,850)
2022-2023	4	Business Sign Program	$650,000	$0	($650,000)
2023-2024	1	Commercial Façade	$500,000	$0	($500,000)
2024-2025	1	Business Sign Program	$323,705	$0	($323,705)
2024-2025	1	Commercial Façade	$485,549	$1,439,254	$953,705
2024-2025	1	Street Improvement Project	$0	$752,540	$752,540

Through the Substantial Amendment we will consolidate all Commercial Façade and Business Sign Programs funds into one Commercial Façade Program.

Current Status of Commercial Façade and Business Sign Program.

The Commercial Façade Improvement Program provides grants for the exterior rehabilitation of street-facing businesses in the public right-of-way. Improvements may include new paint, new windows, and code compliance business signs, etc.

BACKGROUND: The City of South Gate has been a recipient of CDBG funds annually since the enactment of the Housing and Community Development Act of 1974. The City is deemed as an "entitlement" jurisdiction because it maintains a population above 50,000 and meets certain other demographic criteria. CDBG funding can be used for a variety of projects and programs primarily benefiting persons of low- and moderate-income.

ATTACHMENTS: None

City of South Gate
CITIZEN ADVISORY COMMITTEE
AGENDA BILL

For the Regular Meeting of: **February 12, 2025**
Originating Department: **Community Development**

Housing Manager: *Carol Averell* ***Director:*** *David Crabtree*

SUBJECT: FISCAL YEAR 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING

PURPOSE: To inform the Citizen Advisory Committee (CAC) of the process to receive the estimated $1.2 Million in Community Development Block Grant (CDBG) funds for FY 2025-26. The CAC will hear presentations from public and non- public services applicants on Wednesday, February 26, 2025.

RECOMMENDED ACTIONS: It is recommended that the Citizen Advisory Committee receive and file information regarding the CDBG program.

ANALYSIS: During the month of October, emails were sent to non-profit organizations and city departments and a legal notice of funding availability was published on October 31, 2024, to inform prospective applicants of the availability of CDBG funds for fiscal year 2025-26. Applications were made available online and via email. Completed applications were accepted in the City Clerk's office up until the deadline of November 25, 2024.

The City received ten (10) applications as noted below:

Public Service Projects – Projecting $180,000 in CDBG Funds Available (15%)

	Program Name	Organization	CDBG Amount Funded in FY 24-25	CDBG Amount Requested for FY 25-26
1.	College Internship program	California Latino Leadership Institute	$21,343	$24,000
2.	Compatior Counseling Center	Compatior, Inc.	$16,238	$50,000
3.	Family Violence Prevention Program	City of South Gate – Police Department	$24,010	$27,000
4.	Graffiti Abatement	City of South Gate – Public Works	$90,922	$140,000

5.	South Gate Police Explorers	South Gate Police Explorers	$20,898	$23,500
6.	South Gate Home Modification Program	Southern California Rehabilitation Services	N/A	$15,000
7.	Residential disorder treatment	Los Angeles Centers for Alcohol and Drug Abuse	$13,339	$15,000
	TOTAL PUBLIC SERVICES REQUESTS FY 2025-2026			**$294,500**

Non Public Service Projects –

	Program Name	**Organization**	**CDBG Amount Funded in FY 24-25**	**CDBG Amount Requested for FY 25-26**
1.	BOOST (Business Operation & Optimization Support Tools)	Upwards	N/A	$104,000
2.	South Gate Women's Business Center	South Gate Chamber of Commerce	N/A	$12,000
	TOTAL NON - PUBLIC SERVICES REQUESTS FY 2025-2026			**$116,000**

On February 26, 2025, the CAC will hear presentations from the public and non-public services applicants. Following the presentations, the CAC will discuss and recommend projects for funding.

BACKGROUND: The City of South Gate (City), as an entitlement city, receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program funds on an annual basis from the U.S. Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities to benefit low-income residents. On an annual basis the City receives an estimated $1.2 million in CDBG funds.

ATTACHMENT: None

City of South Gate
CITIZEN ADVISORY COMMITTEE
AGENDA BILL

For the Regular Meeting of: **February 12, 2025**
Originating Department: **Community Development**

Housing Manager: *Carol Averell* ***Director:*** *David Crabtree*

SUBJECT: 2025-2029 COMMNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN PROCESS

PURPOSE: To inform the CAC of the 2025-2029 Five-Year Consolidated Plan development process.

RECOMMENDED ACTIONS: Present 2025-2029 Five-Year Consolidated Plan process and receive Citizens Advisory Committee (CAC) input on community needs and potential goals for consideration as part of the development of the Plan.

FISCAL IMPACT: The U.S. Department of Housing and Urban Development ("HUD") has not yet announced allocations for local jurisdictions. It is anticipated that the City of South Gate ("City") will receive approximately $6.2 million in CDBG entitlement funds, and approximately $2.8 million in HOME entitlement funds, from HUD for FY 2025-2029. The CDBG and HOME activities and some administrative costs will be funded solely by grant funds and will not impact the General Fund.

ANALYSIS: The Five-year Consolidated Plan (CONPLAN) is a HUD required plan assessing affordable housing and community development needs for the next five-year 2025-2029 period. The CONPLAN determines how funds received from HUD will be used.

The following tables show the current 2020-2025 Consolidated Plan goals:

Goal Name	Category	Geographic Area	Needs Addressed
Administration	Administration	Citywide	Planning and Administration
Fair Housing	Administration	Citywide	Ensure equal access to housing opportunities
Housing	Affordable Housing	Citywide	Preserve the supply of affordable housing
Commercial Rehabilitation	Non-Housing Community Development	Citywide	Commercial Rehabilitation

Infrastructure and Public Facility	Non-Housing Community Development	Citywide	Infrastructure and Public Facilities
Public Services	Non-Housing Community Development	Citywide	Provide public services for low-income residents
Business Assistance	Economic Development	Citywide	Job Creation/Retention

BACKGROUND: The City of South Gate is considered an entitlement jurisdiction and receives an annual allocation from the U.S. Department of Housing and Urban Development (HUD) for the operations of its CDBG and HOME programs. The funding is determined by a formula calculated by HUD based on population, age of the city, poverty levels, etc. The City's allocation can fluctuate year-to-year causing funding to increase or decrease in various programs.

As a recipient of the federal funds, the City is required to submit a five-year Consolidated Plan, an Annual Action Plan, and monitor its progress, outcomes, and expenditures through the Consolidated Annual Performance and Evaluation Report ("CAPER").

The purpose of the CONPLAN is to identify the City's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the next five (5) years. The CDBG Program provides Federal funds for local improvement projects and programs. Activities assisted with CDBG funds must meet one of the three (3) national objectives:

1. Benefit low and moderate-income persons; or
2. Aid in the elimination of slum and blight; or
3. Meet a particular urgent community need because existing conditions pose a serious threat, and no other source of funds is available. This national objective is rare and is designated only for activities that alleviate emergency conditions, e.g., fire, flood, earthquake.

The HOME program provides formula grants, often in partnership with local nonprofit groups, to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing or providing direct rental assistance to low-income persons. HOME is the largest Federal Block Grant to State and Local Governments designed exclusively to create affordable housing for low-income households.

NEXT STEPS IN THE PROCESS: HUD requires two public hearings during the development of the Consolidated Plan. The first public hearing was conducted during the City Council's regular meeting on Tuesday, February 11, 2025. The purpose of this hearing was to gather input from the community regarding their needs and to discuss potential goals for consideration in the development of the five-year Consolidated Plan. Following the public input, we will prepare drafts of the Consolidated Plans and Annual Action Plan. Once these drafts are completed, they will be finalized for review. The City is required to conduct a 30-day comment period and hold a second public hearing to adopt the five-year Consolidated Plan and additional reports. FY 2025/2026 Annual Action Plan

will be considered as part of the CONPLAN. Following City Council adoption, the five-year Consolidated Plan, 2025/2026 Annual Action Plan will be submitted to HUD.

ATTACHMENTS: None