



CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

NOTICE OF PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the City of Torrance's **DRAFT ANNUAL ACTION PLAN COVERING FY 2026-27** will be available for public review and comment beginning Friday April 17, 2026.

A Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving federal funding. The City is eligible to receive HUD funding from the HOME Investment Partnerships (HOME) program and Community Development Block Grant (CDBG) program. In summary, the Consolidated Plan serves four separate, but integrated, functions. The Consolidated Plan is: a planning document for the jurisdiction, which builds on a participatory process at the lowest levels; an application for federal funds under HUD's formula grant programs (CDBG, HOME, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)); a strategy to be followed in carrying out HUD programs; and, lastly, and action plan that provides a basis for assessing performance. The Annual Action Plan contains a list of activities the City will undertake to address priority housing and community development needs and local objectives with anticipated HOME and CDBG funding received during the next program year. The Annual Action Plan is submitted annually and prepared according to HUD regulations. A copy of HUD's final rule (issued January 5, 1995, Federal Register) is available upon request. The City submitted the Consolidated Plan for FY 2023-2028, therefore only the Action Plan is required for FY 2026-27.

HOME funds can be used to: provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; provide tenant-based rental assistance, including security deposits; provide payment of reasonable administrative and planning costs; and, provide for the payment of operating expenses of community housing development organizations. The City has been notified by HUD that Torrance will be receiving \$414,227.76 in HOME funds for FY 2026-27. The City anticipates approximately \$1,232,024 in HOME activity carryover funds from FY 2023-26. Of the HOME funds received, no more than 10% can be used for administrative and program delivery activities. 15% is set aside for Community Housing Development Organizations, as constituted under the regulations. The balance of funds can only be used for housing activities.

CDBG funded activities must meet one of the following objectives: provide benefits to low or moderate-income persons, eliminate slum or blighted conditions, or address an urgent community development need that poses a serious and immediate threat to the health or welfare of the community. CDBG funds may be used for the following activities: Acquisition of real property; Relocation and demolition; Rehabilitation of residential and non-residential structures; Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes; Public services, within certain limits; Activities relating to energy conservation and renewable energy resources; Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities. The City has been notified by HUD that Torrance will be receiving \$960,936 in CDBG funds for FY 2026-27. Of the CDBG funds received, no more than 20% can be used for administrative and program delivery activities and 15% for public service activities. The City plans to reprogram \$409,613.40 in prior year CDBG funds for the FY 2026-27 Sidewalk Improvement for Disabled Accessibility Project.

The Draft FY 2026-27 Annual Action Plan is available for viewing at the following locations during normal operating hours:

- **Katy Geissert Civic Center Library** 3301 Torrance Blvd, Torrance, CA 90503
- **Walteria Library** 3815 W 242nd St, Torrance, CA 90505
- **Henderson Library** 4805 Emerald Street, Torrance, CA 90503
- **Southeast Library** 23115 South Arlington Ave, Torrance, CA 90501
- **North Torrance Library** 3604 West Artesia Blvd, Torrance, CA 90504
- **El Retiro Library** 126 Vista Del Parque, Redondo Beach, CA 90277
- **Bartlett Senior Center** 1318 Cravens Avenue, Torrance, CA 90501
- **Torrance City Hall City Clerk's Office** 3031 Torrance Blvd, Torrance, CA 90503

- **Torrance Community Development Department** 3031 Torrance Blvd, Torrance, CA 90503

The plan is also viewable online at <https://www.TorranceCA.Gov/ConsolidatedPlan>

Citizens' wishing to comment on the City's FY 2026-27 Annual Action Plan must do so in writing. Written comments will be accepted for a period of thirty days from April 17, 2026 to no later than 5:30 p.m. on Monday, May 18, 2026. Written comments must be addressed to:

City of Torrance
Community Development Department
3031 Torrance Blvd
Torrance, CA 90503
Attention: Julia Smith, Senior Business Manager

It is anticipated that the Torrance City Council will take final action on the FY 2026-27 Annual Action Plan at the City Council meeting to be held on May 19, 2026.

In compliance with the Americans with Disabilities Act, if you need special assistance to submit a comment regarding the Annual Action Plan covering FY 2026-27, please contact the Special Programs/Homelessness Division of the Community Development Department at (310) 618-5899. If you need translation services or services related to limited English proficiency to review and/or comment on the Action Plan, please contact 310-618-5899. Additionally, the California Relay Service (CRS) provides free telephone communication assistance to those who are Deaf, hard of hearing, or with speech limitations. To use this service, dial 711.

The City of Torrance plans to minimize displacement of persons as a result of HOME and CDBG funded activities by concentrating the expenditure of these funds on activities that:

1. Involve housing rehabilitation moderate in nature, or
2. Include administrative and planning costs not accepting displacement.

However, understanding that certain projects undertaken with HOME and CDBG funds could result in displacement, the City of Torrance has developed a plan to assist persons actually displaced by HOME and CDBG activities. This plan requires that the City provide replacement housing and relocation assistance and benefits in conformance with Section 104(d) of the Housing and Community Development Act of 1974, as amended, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. A copy of the plan is available for public inspection.

In addition, pursuant to Section 508 of the Act, the City of Torrance has developed and is following a detailed Citizen Participation Plan. A copy of the plan is available for public inspection.

In addition to Standard Form 424, the Annual Action Plan includes the appropriate Certifications.

NOTICE OF DOCUMENT AVAILABILITY: Notice is hereby given that copies of the FY 2026-27 Annual Action Plan will be available for review and comment from April 17, 2026 through May 18, 2026, in various locations including, but not limited to the City of Torrance's Community Development Department and City Clerk's Office. Interested parties wishing to obtain a copy, in either written or alternate format should contact Julia Smith, Business Manager, at (310) 618-5899.

Posted: April 17, 2026

**REBECCA POIRIER
CITY CLERK**

City of Torrance Annual Action Plan FY 2026-27

July 1, 2026-June 30, 2027

Community Development Department
Published for Public Comment April 17, 2026



Executive Summary

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

1. Introduction

The City of Torrance (City) is one of the South Bay Cities in the County of Los Angeles. Torrance is a coastal community in southwestern Los Angeles County. Torrance has 1.5 miles of beachfront on the Pacific Ocean. Torrance was incorporated in 1921, and as of the 2020 census has a population of 147,067 residents. It is a dense and diversely multi-cultural City, and historically remains a bedroom community with a predominantly young population.

As a condition for the City to receive HOME Investment Partnership (HOME) funds and Community Development Block Grant (CDBG) funds, the City must submit an Annual Action Plan identifying how the jurisdiction plans to allocate its US Department of Housing and Urban Development (HUD) funding allocation to address priority needs. This report utilizes HUD's current standard template for producing the City's FY 2026-2027 Annual Action Plan directly within HUD's Integrated Disbursement and Information System (IDIS).

The Action Plan pertains to the City's administration of the HOME and CDBG funds. The City plans to utilize the CDBG funding for accessibility improvements to public sidewalks, fair housing, and family-centered housing stabilization and bridge services. The City plans to retain the HOME funds for a future affordable housing project.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The strategies and projects outlined in the Consolidated Plan are intended to benefit low- and moderate-income residents and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives in order to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year Con Plan.

Priority areas of need as determined by research for the Con Plan include the following:

1. Promote, increase, and maintain homeownership for low- and moderate-income (LMI) households;
2. Provide safe, affordable, and decent housing for LMI renters;

3. Preserve the City's existing affordable housing stock for LMI households in the 0 to 80 percent of Area Median Income (AMI) category;
4. Provide supportive services and housing navigation for homeless persons;
5. Provide support for the creation of housing for people experiencing homelessness and special needs populations;
6. Promote fair housing among all income categories;
7. Provide accessibility improvements for the non-homeless special needs community

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is the City's fourth year as a direct grantee for HOME funds. Due to the amount of HOME funding, the City did not expend the HOME allocation in FY 2025-26. This is the City's third year as a direct grantee for CDBG funds.

In FY 2025-26, the City utilized CDBG funds for a sidewalk improvement for disabled accessibility project and a fair housing project. The sidewalk improvement project supports the Strategic Plan goal of providing accessibility improvements for the non-homeless special needs community. This project removed and replaced localized areas of damaged or displaced sidewalk in the neighborhood bounded by Crenshaw Boulevard, Sepulveda Boulevard, Arlington Avenue, and West 230th Place and constructed new sidewalks to provide a continuous, unobstructed walking surface. The project repaired approximately 12,000 square feet of sidewalk and constructed approximately 20 curb ramps compliant with ADA standards to allow for better mobility of elderly and individuals with disabilities.

In FY 2025-26, the City provided street outreach services to people experiencing homelessness. From July 2025-January 2026, the Outreach Team made 498 outreach visits with 75 households enrolled in the supportive services program. The goal of the Outreach Coordinators is 50 unduplicated clients/year. This goal was met. Additionally, the City continued to provide temporary shelter, case management, and housing navigation services to people experiencing homelessness via the temporary housing program at 3290 Temporary Housing Village (3290). The City had a one-year goal of transitioning 10 households from street outreach and 10 households from the City's temporary housing program to permanent housing. The Street Outreach Team met this goal with 14 households permanently housed and 28 assisted through Client Aide. As of March 2026, 4 participants in the temporary housing program have exited to permanent housing in FY 2025-26. The 4 housed individuals is short of the City's FY 2025-26 goal. In FY 2025-26, the City planned to enroll participants in the South Bay Cities Council of Governments (SBCCOG) Time Limited Subsidy Program. This program provides short-term rental subsidies to people experiencing homelessness with the goal of self-sufficiency. 8 households participated in this program in FY 2025-26.

In FY 2025-26, the City's Public Housing Agency continued the administration of Housing Choice Vouchers (HCV), Stability Vouchers (SV), Emergency Housing Vouchers (EHV), and Veterans Affairs Supportive Housing Vouchers (VASH). The City had a one-year goal of continuing to operate the VASH program at current level (13 leased including 3 ports). This goal was met with an increase to 18 VASH households leased (including ports). The City had a one-year goal of maintaining current leasing level (80%) for the Stability Voucher Program. This goal was not met with current leasing at 70%.

In FY 2025-26, the City continued contracting directly with the Housing Rights Center (HRC) for fair housing services. This action is in alignment with the Strategic Plan goal of promoting fair housing among all income categories. In the first two quarters of FY 2025-26, the HRC received 62 inquiries from Torrance residents, 11.29% related to housing discrimination. The majority of non-housing discrimination inquiries were related to seeking housing, notices, and evictions. 74% of overall inquiries were from in-place tenants. Additionally, the City hosted two Fair Housing Workshops to inform Torrance renters and owners of fair housing laws and regulations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the FY 2026-27 Action Plan, the City will conduct two public hearings. The first public hearing took place on January 27, 2026. The second public hearing will take place on May 19, 2026. In addition, a community online survey was conducted on February 25, 2026. The survey was published on the City's website, social media, and newsletter. The survey was also distributed to social services and community organizations within the City of Torrance.

The draft Plan was published for a 30-day public comment period on April 17, 2026.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of the comments received is provided under the Appendix "Citizen Participation Comments".

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

All comments were accepted.

7. Summary

The City of Torrance’s FY 2026-27 Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families. Over the next year, financial assistance and support of the community will be directed toward the following areas.

- Expand Affordable Housing Opportunities
- Planning and Administration
- Expand Fair Housing Choice and Access
- Special Needs ADA Improvements

The FY 2026-27 Action Plan provides a strategy to achieve the goals of the Consolidated Plan through the use of HOME and CDBG funds. The HOME funds will be utilized for a future affordable housing project, while the CDBG funds will be utilized to expand fair housing choice and access, special needs ADA improvements through the sidewalk accessibility project, and expanding affordable housing opportunities through a subrecipient agreement with Family Promise of the South Bay for family centered case management services.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	TORRANCE	Community Development
HOME Administrator	TORRANCE	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Five Year Consolidated Plan and Annual Action Plan Team - The City of Torrance's Community Development Department is responsible for preparation of the Plans, and for coordinating the update of all of the information contained therein of a demographic or programmatic nature. The Community Development Department also conducts a review of applications for eligibility and adherence to HUD National Objectives, which are then submitted to the City Council for further review and funding recommendations. The City Council approves the Plans.

The City Council holds a Public Hearing prior to the development of the Plan to provide direction in the creation of the Plan. After the draft Plan has been published for thirty days, the City Council holds a public hearing approving the Plan and authorizing the submittal to HUD. HUD has 45 days to review, modify, or reject the Plan.

The Community Development Department is also responsible for responding to HUD inquiries regarding the Plan such as HUD-directed new initiatives in regard to Plan preparation and budget reporting of project activities. The City's Finance Department, working in cooperation with the Community Development Department and other City departments and agencies, plays an active role in identifying the financial status of slow-moving projects as well as projects ready to fund so that grant resources are used more efficiently. The City's Public Works Department administers the contracts for any infrastructure funded projects.

Consolidated Plan Public Contact Information

Julia Smith

Senior Business Manager

Community Development Department

310-618-5899

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the FY 2026-27 Action Plan development, the City undertook outreach activities to consult and coordinate with nonprofit agencies, government agencies, and residents regarding the needs of the community.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Los Angeles County is divided into eight Service Planning Areas (SPAs); Torrance is located in SPA 8. Torrance consulted with agencies serving SPA 8 within the Los Angeles County Continuum of Care (CoC) in the creation of the FY 2026-27 Action Plan. This consultation was conducted through an electronic survey as described in the consultation summary section of this Plan. The lead agency within the CoC is the Los Angeles Homeless Services Authority (LAHSA).

The City received input from the following agencies/organizations:

- City of Torrance PHA
- 1736 Family Crisis Center
- Torrance Memorial Medical Center
- Torrance Art Museum Advocates (TAMA)
- Torrance Unified School District
- Family Promise of Los Angeles
- Volunteers of America (Veteran's Services)
- Torrance Education Foundation
- South Bay Cities Council of Governments
- Housing Rights Center
- Harbor Interfaith Services
- Los Angeles Homeless Services Authority (LAHSA)
- Area G Disaster Management Area Representative

The City also consulted with the Los Angeles Public Health Department regarding lead-based paint.

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 of Torrance is within the Los Angeles County Continuum of Care (CoC) whose lead agency is the Los Angeles Homeless Services Authority (LAHSA). In addition to consulting agencies within the CoC (as described above), the City received feedback directly from LAHSA in the creation of this Plan.

During the initial 2023-27 Consolidated Plan consultation process, LAHSA recommended that the City of Torrance utilize HOME funds for new construction of affordable rental units, housing for seniors, and permanent supportive housing. For housing needs, LAHSA ranked affordable rental housing, energy efficient home improvements, senior housing, housing for the disabled, and tenant based rental assistance as having the highest need. For homeless housing needs, LAHSA ranked homeless prevention, supportive services, permanent housing, one-time security deposit assistance, and tenant based rental assistance as having the highest level of need. LAHSA stated that the City of Torrance needs: multi-family apartments, housing dedicated to those with physical or mental disabilities, senior housing, and supportive housing for people experiencing homelessness.

In the substantial amendment consultation process, LAHSA ranked the following categories as having the highest need in the City of Torrance: safe routes to schools, alley improvements, graffiti removal, youth centers, senior centers, workforce/skills training and/or job placement, programs for at-risk youth, after school/summer camp programs, health care facilities & services, childcare facilities & services, disaster and emergency preparedness services, counseling/emotional support services, homeless counseling/outreach services, drug/alcohol abuse counseling/treatment, food services for residents with special needs, affordable legal services, low-cost transportation services (taxi coupons and dial-a-ride), and domestic counseling.

In the preparation of this Action Plan, LAHSA ranked the following categories as having the highest need in the City of Torrance: affordable rental housing, senior housing, tenant based rental assistance, housing for people with disabilities, homeless prevention, supportive services, emergency shelter, permanent housing, security deposit assistance, and homeless counseling.

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

Torrance does not receive or allocate Emergency Solutions Grant (ESG) funds from the CoC.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Harbor Interfaith Services
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan
2	Agency/Group/Organization	Torrance Memorial Medical Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
3	Agency/Group/Organization	Family Promise of Los Angeles
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
4	Agency/Group/Organization	HOUSING RIGHTS CENTER
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
5	Agency/Group/Organization	Torrance Unified School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
6	Agency/Group/Organization	Volunteers of America - Greater Los Angeles
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.

8	Agency/Group/Organization	Housing Authority of the City of Torrance
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
9	Agency/Group/Organization	South Bay Cities Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
13	Agency/Group/Organization	1736 FAMILY CRISIS CENTER
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
15	Agency/Group/Organization	LOS ANGELES HOMELESS SERVICES AUTHORITY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
19	Agency/Group/Organization	Torrance Education Foundation
	Agency/Group/Organization Type	Foundation Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
20	Agency/Group/Organization	Area G Disaster Management Area
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing Public Service and community development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City for the FY 2026-27 Action Plan.
21	Agency/Group/Organization	County of Los Angeles Department of Public Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead Based Paint

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contacted Los Angeles County Public Health to consult regarding the location of lead-based paint hazards in the City of Torrance. LA County Public Health does not provide this information due to ongoing privacy concerns.
22	Agency/Group/Organization	The Metropolitan Water District of Southern California
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing community development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the Metropolitan Water District regarding non-housing community development needs. No needs identified.

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

N/A

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	Los Angeles Homeless Services Authority (LAHSA)	The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. The CoC is required to take action steps to end homelessness and prevent a return to homelessness through intake and assessment, emergency shelter, transitional housing with supportive services, permanent & permanent supportive housing with services if needed. The Strategic Plan goals of affordable housing and fair housing choice/access overlap with the goals of the CoC.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Torrance Housing Element	City of Torrance Community Development Department	The Housing Element provides goals and recommendations for improving the housing conditions in the City of Torrance. The goals of expanding affordable housing opportunities and expanding fair housing choice and access align with the Housing Element goals.
Plan to Prevent and Combat Homelessness	City of Torrance City Manager's Office	The Plan to Prevent and Combat Homelessness includes the following strategies: Reduce or prevent homelessness in Torrance by having its own dedicated programs; Leverage existing City resources to focus on homelessness or prevention programs; and Pursue innovative homelessness and housing solutions. The Strategic Plan needs of expanding affordable housing opportunities, expanding fair housing choice and access, and providing vital homeless services align with the goals of the Torrance Homeless Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City consulted with the relevant agencies to solicit feedback on the creation of the Plan. The majority of these agencies provide clients services at the intersection of housing, homelessness, and health.

AP-12 Participation – 91.105, 91.200(c)

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

As part of the preparation of the FY 2026-27 Action Plan, the City reached out to both public and private organizations that service residents of Torrance.

The City conducted two public hearings. The first public hearing focuses on the needs of the community as they relate to housing, homelessness, and community development . This hearing took place before the Torrance City Council on January 27, 2026. The second public hearing provides citizens with an opportunity to comment on the draft Annual Action Plan. This hearing will take place on May 19, 2026. Minutes of these meetings are on file with the City Clerk’s Office. Notice of each public hearing was published in the Daily Breeze 10 days prior to the hearing date. Notices of the public hearing were also posted prior to each public hearing within the 3 public places at City Hall (City website, City Clerk’s bulletin board, One-Stop Permit Center).

In addition, a community online survey was conducted. A summary of the survey responses is included in the Con Plan Appendix. The survey was published on the City’s website, social media, and newsletter.

The survey indicated the following as having the highest need in the City:

- Public Improvement Needs
 - Street Improvements
 - Sidewalk/Curb Improvements
- Housing Needs
 - Affordable Rental Housing
 - Senior Housing
- Homeless Housing Needs
 - Supportive Services
 - Permanent Housing
- Public Facility Needs
 - Senior Centers
 - Youth Centers
- Community Programs and Services Needs
 - After School/Summer Camp Programs
 - Park and Recreation Programs

Additionally, 43% of respondents indicated that they believe Housing Discrimination occurs in Torrance. On December 15, 2025, the City announced that it was soliciting proposals from public services agencies and community housing development organizations. One proposal was received from the Housing

Rights Center for Fair Housing Services. The second proposal was received from Family Promise of the South Bay.

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 Hearing	Non-targeted/broad community	City-wide public hearings were held on January 27, 2026 and May 19, 2026	Comments received included in Appendix "Citizen Participation Comments"	N/A	
2	Newspaper Ad	Persons with disabilities Non-targeted/broad community	On January 16, 2026 and May 8, 2026 two (2) public hearing notices were placed on City of Torrance's website and posted in two (2) other locations at City Hall.	Comments received included in Appendix "Citizen Participation Comments"	N/A	

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)
3	Direct Mailing	Non-targeted/broad community	On April 16, 2026, copies of the Draft FY 2026-2027 Action Plan were given to the Torrance Library locations and Bartlett Senior Center for public viewing during the 30-day comment period.	Comments received included in Appendix "Citizen Participation Comments"	N/A	
4	Internet Outreach	Non-targeted/broad community	Community Survey was created and distributed in February 2026. Survey was marketed through the City's social media platforms and newsletter.	Comments received included in Appendix "Citizen Participation Comments"	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates \$414,227.76 in HOME funds in FY 2026-27. The HOME funding will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects. Due to the high cost of land and property in the Torrance area, the City anticipates using the FY 2026-27 allocation in combination with the FY 2023-26 allocations to fund a future affordable housing project. The City anticipates carrying over approximately \$1,232,024 in unused HOME program funds from FY 2023-26 as well as administrative funds.

The City anticipates \$960,936 in CDBG funds for FY 2026-27. The City will reprogram \$409,613.40 in prior year CDBG funds for the FY 2026-27.

Sidewalk Improvement for Disabled Accessibility Project. The City will carryover approximately \$185,088 in CDBG administrative funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	960,936.00	0.00	409,613.40	1,370,549.40	In FY 2026-27, the City expects to receive \$960,936 in CDBG funds and utilize the funds for fair housing, administration, sidewalk accessibility improvements for disabled persons, and family case management.
						960,936.00	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	414,227.76	0.00	0.00	414,227.76	In Year 4, the City expects to receive \$414,227.76 in HOME entitlement funds. The funds will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects.	

Table 5 - 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 continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (City committed \$1,000,000 in Measure SST funding to homelessness)
- In-kind Donations;
- Permanent Local Housing Allocation (State of California);

- LMI Housing Set Aside Funding

The City will account for HOME match using low-mod set-aside funding. If additional match is needed, the City may use General fund dollars or any of the following sources:

- Cash Contributions/Cash Equivalents
- Foregone Fees, Taxes, and Charges
- Donated Land or Other Real Property
- On-Site & Off-Site Infrastructure
- Proceeds from Affordable Housing Bonds
- Donated Use of Site Preparation & Construction Materials
- Donated Use of Site Preparation & Construction Equipment
- Donated or Voluntary Labor & Professional Services
- "Sweat" Equity
- Direct Cost of Supportive Services Provided to HOME-Assisted Families
- Homebuyer Counseling Services
- Ineligible HOME Costs As Eligible Matching Contributions
- Other non-federal funds

The City intends to use State HOME-ARP funds for the City's cost related to the Homelessness Street Outreach Program. The operations of the City's Temporary Housing Program are funded through the State Permanent Local Housing Allocation, private sources, and County resources.

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

The City may use public owned land within the jurisdiction for the creation of affordable housing opportunities. The City currently owns a number of properties that could be used for a future housing development. The City will use City owned sidewalks for accessibility curb improvements described in this plan

Discussion

The HOME funding in the FY 2026-27 Action Plan will be combined with FY 2023-26 funding to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitate affordable housing projects. The CDBG funding will be used to provide accessibility improvements to public sidewalks through the sidewalk improvement project.

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	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Opportunities	2023	2027	Affordable Housing	City-wide	Affordable Housing	HOME: \$372,804.98	Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
3	Planning and Administration	2023	2027	Administration	City-wide	Administration	CDBG: \$177,187.20 HOME: \$41,422.78	Other: 1 Other
4	Expand Fair Housing Choice and Access	2023	2027	Fair Housing Education	City-wide	Fair Housing Education	CDBG: \$15,000.00	Other: 80 Other
5	Special Needs ADA Improvements	2024	2027	Non-Homeless Special Needs	City-wide	Non-Homeless Special Needs	CDBG: \$1,168,362.20	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30541 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	<p>Goal Name Expand Affordable Housing Opportunities</p> <p>Goal Description Provide funding for new housing development and/ or programs that assist low- and moderate- income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing. Additionally, set aside the 15% for the CHDO.</p> <p>For CDBG, provide \$10,000 sub-granted to Family Promise of Los Angeles for Family-Centered Housing Stabilization & Bridge Services.</p>
3	<p>Goal Name Planning and Administration</p> <p>Goal Description Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds. This applies to the 10% HOME Planning and Administration cost and the CDBG (up to 20%) administrative cost.</p>
4	<p>Goal Name Expand Fair Housing Choice and Access</p> <p>Goal Description Provide Fair Housing Counseling services through subcontract with Fair Housing provider.</p>
5	<p>Goal Name Special Needs ADA Improvements</p> <p>Goal Description Provide funding for projects involving various special needs public improvements/upgrades including those to curb ramps and sidewalks for ADA accessibility.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The City anticipates receiving \$414,227.76 in FY 2026-27 HOME funds. After the required deduction for a Community Housing Development Organization (CHDO) as well as Administration, there is \$310,670.82 remaining for programs. The City intends to use the remaining funding for the creation of affordable housing. This could be through the renovation of an existing multifamily development, the conversion of a hotel/motel to affordable housing, or the construction of new units of affordable housing. The City anticipates combining the FY 2026-27 and FY 2023-26 allocations for a future project.

The City anticipates FY 2023-24, FY 2024-25, and FY 2025-26 HOME funding available for FY 2026-27 including approximately \$205,337.28 for CHDO activities and \$1,026,686.39 for the Creation of Affordable Housing.

The City anticipates receiving \$960,936 in CDBG funds for FY 2026-27. Of the anticipated \$960,936, \$192,187.20 (or 20%) can be allocated towards planning and administrative expenditures. The remaining \$768,748.80 can be utilized for project expenses. The City intends to use \$758,748.80 for a Sidewalk Improvement for Disabled Accessibility Project. The funds will be utilized in addition to approximately \$409,613.40 in re-programmed funds from the FY 2025-26 sidewalk improvement project (total \$1,168,362.20). This project meets the national objective of assisting low-income populations by providing accessibility and mobility through the removal of architectural barriers, specifically by improving sidewalks. Torrance can meet the criteria by constructing improvements that benefit populations that are presumed to meet the income criteria, such as senior citizens and/or disabled persons. Throughout the City there are areas of sidewalk that are either damaged or displaced, causing a non-continuous path of travel to anyone, including senior citizens and those with disabilities. The Sidewalk Improvements for Disabled Accessibility project will address the accessibility issues by removing the barriers via the removal/replacement of damaged sidewalk. It is projected that the FY 2026-27 project will provide for approximately 25,000 square feet of sidewalk improvements and construction of approximately 30 curb ramps complying with the American with Disabilities Act (ADA) in two neighborhoods. The first neighborhood is bounded by Crenshaw Blvd, Pacific Coast Hwy, and the southern City limits and the second neighborhood is bounded by Torrance Blvd, Carson St, Anza Ave, and Ocean Ave.

The City will budget \$15,000 for the creation of a Torrance specific fair housing program. The City will contract with the Housing Rights Center for this program. Additionally, the City will subgrant \$10,000 in CDBG public services funds to Family Promise of Los Angeles for public service activities related to family-centered housing stabilization and supportive services program for low- and moderate-income

families experiencing homelessness in Torrance. This population meets the presumed benefit criteria.

Projects

#	Project Name
1	Fair Housing
2	CDBG Administration
3	Public Works: Sidewalk Improvement for Disabled Accessibility Tract 6514.01 and 6507.01
4	HOME Administration
5	Community Housing Development Organization (CHDO)
6	Creation of Affordable Housing
7	Family Promise of Los Angeles Housing Stabilization and Supportive Services

Table 7 - Project Information

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

The allocation priorities are established based on the results of the Needs Assessment, Market Analysis, and public input. These assessments, coupled with the City's capacity to address needs with available funds, resulted in these projects being selected. All of these projects meet various needs, as identified in the Priority Needs section of this Plan. The production/rehabilitation of affordable housing is a priority need for the City.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Fair Housing
	Target Area	City-wide
	Goals Supported	Expand Fair Housing Choice and Access
	Needs Addressed	Fair Housing Education
	Funding	CDBG: \$15,000.00
	Description	Through a contract with The Housing Rights Center this program will provide for the preparation and administration of a Fair Housing Program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is the intent of program to assist 80 low- to moderate-income residents.
	Location Description	Citywide
	Planned Activities	Through a contract with The Housing Rights Center this program will provide for the preparation and administration of a Fair Housing Program.
2	Project Name	CDBG Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Administration
	Funding	CDBG: \$177,187.20
	Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by CDBG funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A

	Planned Activities	This program will provide for payment of reasonable administration costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by CDBG funds
3	Project Name	Public Works: Sidewalk Improvement for Disabled Accessibility Tract 6514.01 and 6507.01
	Target Area	City-wide
	Goals Supported	Special Needs ADA Improvements
	Needs Addressed	Non-Homeless Special Needs
	Funding	CDBG: \$1,168,362.20
	Description	This project creates clear paths of travel for elderly and severely disabled adult pedestrians by removing architectural and material barriers through improvement or replacement of damaged and uplifted sidewalks within Census Tract 6514.01 and 6507.01. The scope of work also includes root pruning the offending roots or removing the entire tree should the rehabilitation of adjacent sidewalk cause the tree to become unstable.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	591 disabled
	Location Description	It is projected that the FY 2026-27 project will provide for approximately 25,000 square feet of sidewalk improvements and construction of approximately 30 curb ramps complying with the American with Disabilities Act (ADA) in two neighborhoods. The first neighborhood is bounded by Crenshaw Blvd, Pacific Coast Hwy, and the southern City limits and the second neighborhood is bounded by Torrance Blvd, Carson St, Anza Ave, and Ocean Ave.
	Planned Activities	The City identifies areas where the sidewalk is either damaged or displaced, causing a non-continuous path of travel to anyone, including senior citizens and those with disabilities. The City then uses CDBG grant funds to address accessibility issues by removing the barriers by removal and replacement of the damaged sidewalks.
4	Project Name	HOME Administration
	Target Area	City-wide

	Goals Supported	Planning and Administration
	Needs Addressed	Administration
	Funding	HOME: \$41,422.78
	Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds.
5	Project Name	Community Housing Development Organization (CHDO)
	Target Area	City-wide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$62,134.16
	Description	Provide funds for the production of affordable housing units using the 15% CHDO set-aside funding as required under the HOME program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Dependent on project, estimate 10
	Location Description	City of Torrance
	Planned Activities	This program will provide for the production of one affordable housing unit using the 15% CHDO set-aside funding as required under the HOME program.
	Project Name	Creation of Affordable Housing

6	Target Area	City-wide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$310,670.82
	Description	Provide funding for new rental housing development, rehabilitation, or acquisition. The City plans to combine this allocation with future HOME funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Dependent upon project, estimate 10.
	Location Description	Dependent upon project. The City will evaluate sites through the jurisdiction without preference for a particular census tract.
	Planned Activities	This project will provide funding for affordable housing development, rehabilitation, or acquisition for low-income households.
7	Project Name	Family Promise of Los Angeles Housing Stabilization and Supportive Services
	Target Area	City-wide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000.00
	Description	Family Promise of Los Angeles proposes a family-centered housing stabilization and supportive services program for low- and moderate-income families experiencing homelessness in Torrance. The program provides individualized, wraparound case management and stabilization support for families awaiting placement into shelter or permanent housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 families
Location Description	Citywide	

Planned Activities	Family Promise of Los Angeles will provide a family-centered housing stabilization and supportive services program for low- and moderate-income families experiencing homelessness in Torrance. The program provides individualized, wraparound case management and stabilization support for families awaiting placement into shelter or permanent housing.
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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

In order to prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low to moderate-income (0 to 80% of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

For the CDBG program, the City will focus on improvements that target populations that are presumed to meet the income criteria, such as senior citizens and/or disabled persons. It is projected that the FY 2026-27 CDBG funds utilized for the Sidewalk Improvement For Disabled Accessibility Project will provide for approximately 25,000 square feet of sidewalk rehabilitation and construction of approximately 30 curb ramps complying with the American with Disabilities Act (ADA). These sidewalk improvements will take place in two neighborhoods. The first neighborhood is bounded by Crenshaw Blvd, Pacific Coast Hwy, and the southern City limits and the second neighborhood is bounded by Torrance Blvd, Carson St, Anza Ave, and Ocean Ave.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All of the HOME planned activities are intended to serve only income-eligible persons and these are accomplished on a citywide basis. The target area for the CDBG FY 2026-27 sidewalk project will take place in two neighborhoods. The first neighborhood is bounded by Crenshaw Blvd, Pacific Coast Hwy, and the southern City limits and the second neighborhood is bounded by Torrance Blvd, Carson St, Anza Ave, and Ocean Ave. This was determined based on an analysis of sidewalks within the City. There are no other infrastructure improvements planned.

Discussion

Redundant-not used

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The demand for affordable housing for low- and moderate-income households in Torrance has been persistent, as the analyses in the Consolidated Plan have demonstrated. The City has established maintenance of affordable housing as a high priority need. In addition, the City is focusing on creating new affordable units in cooperation with a Community Housing Development Organization (CHDO). Additionally, the City is subgranting funding to Family Promise of Los Angeles for Family-Centered Housing Stabilization & Bridge Services. Through individualized case management and housing stabilization services, families will receive tailored support based on their specific circumstances, including assistance navigating housing systems, coordinating services for children, employment and career readiness, and addressing immediate barriers to stability. By focusing on individualized family needs, the program improves housing outcomes while supporting family well-being and long-term self-sufficiency.

The City does not own any public housing units, but it does operate a Section 8 Housing Choice Voucher program to reduce barriers to affordable housing for very-low-income households. The Housing Authority prioritizes elderly, disabled, and family applicants for the Housing Choice Voucher Program.

The needs of homeless households are addressed via street outreach and temporary shelter provided by the City. Homeless households are entered into HMIS to be matched to affordable housing resources such as CoC housing vouchers, rapid rehousing, and permanent supportive housing. In FY 2025-26, the City added 6 additional interim housing beds for people experiencing homelessness. Additionally, the City operates three housing vouchers programs specifically targeted to people experiencing homelessness (Emergency Housing Vouchers, Stability Vouchers, and VASH vouchers). In FY 2026-27 the Emergency Housing Voucher program is expected to sunset. In FY 2026-27, the City's PHA will make efforts to maintain affordable housing for former EHV participants.

In FY 2025-26, the City continued the administration of a Time-Limited Subsidy Program for people experiencing homelessness in Torrance. The program design centers around a short-term subsidy for households that can become self-sufficient within one-year of enrollment. 8 households were assisted. The City has requested Los Angeles County Measure A funds to continue this effort in FY 2026-27.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Because the City currently provides rental assistance through the Housing Authority, this Action Plan will focus on the creation of affordable housing through acquisition, construction, or rehabilitation as well as housing focused supportive services through Family Promise of Los Angeles. The amount of HOME funding available for FY 2026-27 will be combined with FY 2023-26 HOME funding for a future affordable housing development. The City will continue to provide rental assistance through the Public Housing Agency's programs.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The City PHA does not own any Public Housing units. The City administers tenant-based rental assistance in the form of Housing Choice Vouchers (HCV-690 allocated), Veterans Affairs Supportive Housing Vouchers (VASH-25 allocated), Emergency Housing Vouchers (EHV-33 allocated), and Stability Vouchers (SV-7 allocated). The EHV program is scheduled to sunset in FY 2026-27, which will decrease the PHA's voucher allocation by 33. All of the voucher programs (except VASH) are restricted to very low income (at/below 50% AMI) renters.

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

The City of Torrance PHA does not administer any public housing units. In FY 2025-26, the PHA established an HCV waiting list priority for EHV participants impacted by the funding sunset.

In FY 2026-27, the PHA will monitor the payment standards across programs to ensure that the agency remains competitive with rising rents in the area. The PHA will continue to implement Small Area Fair Market Rents (SAFMRs). By raising the payment standard in high-cost areas of the City, the PHA will provide increased opportunities for mobility to existing voucher holders as well as families pulled from the waiting list. In FY 2026-27, with current PHA funding projections, the Housing Authority will not be able to increase utilization. The Housing Authority will focus on maintaining the currently leased voucher allocation and monitoring funding, with a priority of transitioning as many former EHV tenants as possible. The PHA will also implement new NSPIRE standards for unit inspections in compliance with HUD regulations.

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

The City of Torrance does not administer any public housing units. The City of Torrance Housing Authority appoints a three-member Resident Advisory Board to provide feedback to the agency regarding the Annual Plan and/or Five-Year Plan.

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

N/A, the PHA is not designated as troubled.

Discussion

The City of Torrance will continue to administer rental assistance programs to maintain and expand affordable housing opportunities for very-low-income households and people experiencing

homelessness within current funding limitation. The Housing Authority will continue to pursue special purpose vouchers to further expand the individual's assisted, especially those who are homeless. The City will refer residents interested in Public Housing to the Los Angeles County Development Authority (LACDA). The PHA will continue to expand partnerships with agencies such as LAHSA and Mental Health America Los Angeles in the administration of special purpose vouchers. The PHA will also work to minimize the housing instability of tenants terminated from the EHV program in FY 2026-27 due to lack of funding.

DRAFT

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

Introduction

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Torrance is located in Service Planning Area (SPA) 8 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons. The City of Torrance will continue to operate City specific homeless response programs such as the street outreach program and the temporary housing program.

The County of Los Angeles has formed a new department overseeing homeless response and reducing the responsibilities of LAHSA. The City will continue to work with the County/LAHSA on homeless response initiatives as this transition occurs.

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 continue to operate a street Outreach Team to connect with unhoused individuals and families in Torrance. In FY 2026-27, the goal of the Outreach Coordinators is 80 unduplicated clients/year and 20 exits to permanent housing.

The individuals and families served by the Outreach Team are referred to permanent housing, interim housing, higher level or care, family reunification, or other social service providers. The Outreach Coordinators work to identify the housing goals of each participant and assist them with getting document ready for permanent housing. The Outreach Team also coordinates with the Department of Mental Health Homeless Outreach & Mobile Engagement Team (HOME) for dual outreach focused on clients in need of mental health resources. The cost associated with the Outreach Team is expected to be funded through State HOME-ARP funds in FY 2026-27. In FY 2026-27, the City will explore contracting with a community health provider to provide street-based treatment for mental health, behavioral health, and substance use disorder needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Torrance has operated a Temporary Housing Program that provides temporary housing for people experiencing homelessness in the jurisdiction since 2022. 3290 Temporary Housing Village has 40 occupied non-congregate shelter units with a waiting list. The City Outreach Team will continue to refer

unhoused persons to the temporary housing village as well as other resources within the Continuum of Care for matching to permanent housing resources and temporary shelter. The City's Temporary Housing Program operations are currently funded through the State of California Permanent Local Housing Allocation Grant (PLHA), private donations, and County resources. In FY 2026-27, the project is projected to be funded using a combination of State, Local, and Federal (CPF) resources. The City has a one-year goal of maintaining 95% occupancy at the site with 10 exits to permanent housing.

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

Through the City's street Outreach Team, homeless individuals and families are referred to resources for temporary shelter and given case management support to get document ready for permanent housing. This enables the transition from chronic homelessness to permanent housing and shortens the period of time people experience homelessness. Additionally, in order for people experiencing homelessness to be matched to permanent housing resources within the LA CoC, they need to be entered into HMIS through the CES. People receiving services through the City of Torrance are entered into HMIS so that they can be matched to appropriate resources. Additionally, outreach staff and temporary housing program staff are entering program participants' information into the Universal Housing Application (UHA). This enables the quick transition of people experiencing homelessness into permanent housing resources via a standardized application. In FY 2025-26, the City enrolled participants in the SBCCOG Time Limited Subsidy Program. This program provided short term rental subsidies to people experiencing homelessness with the goal of self-sufficiency. The City has requested funding to continue this program in FY 2026-27.

For veterans, the City of Torrance VASH program and accepts referrals from the VA Medical Center, VOA, STGI, Millburn, Step up on Second and MASS. The VASH program connects veterans to permanent tenant based rental assistance. The VA provides ongoing supportive services in an effort to prevent recently homeless veterans from becoming homeless again. The City will work to maintain utilization of VASH vouchers in FY 2026-27. The City will continue to communicate with the VA to ensure that housed VASH participants are able to maintain their housing. The City has a one-year goal of continuing to operate the VASH program at current level (18 vouchers leased including ports).

The City's Stability Voucher Program provides permanent housing resources for people experiencing homelessness. LAHSA is prioritizing people experiencing homelessness and victims of domestic violence, dating violence, sexual assault, and stalking for this program. The intensive case management services provided through the CES by Mental Health America Los Angeles (MHALA) work to prevent Stability Voucher Holders who were recently homeless from becoming homeless again. The City has a one-year

goal of maintaining current leasing level (70%).

The City will also contract with Family Promise of Los Angeles for a Family-Centered Housing Stabilization & Bridge Services Program. This program will provide family-centered, wraparound services and fills a bridge role for families awaiting placement into shelter or permanent housing. The one year goal is 20 families assisted.

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.

In FY 2025-26, the SBCCOG launched the Los Angeles County Affordable Housing Solutions Agency (LACAHS) funded Renter Protection and Homeless Prevention Assistance Program. This assistance is intended to be temporary, short-term, and available to individuals and families who are currently housed in order to prevent the loss of housing or to resolve a housing crisis. This program is expected to continue in FY 2026-27. The assistance provided includes security deposits, rental and utility arrears, and additional assistance. The City has marketed this program to Torrance residents. LACAHS is expected to provide additional prevention resources in LA County.

The City of Torrance partners with the South Bay Council of Governments for Client Aide funding. Client Aide funding assists eligible households with short term rental arrears, security deposits, and other monetary resources to prevent homelessness. This includes people experiencing vehicular homelessness who may need assistance with vehicular repairs or registration before enrollment in safe parking programs. Safe Parking programs in LA County are scheduled to end in FY 2026-27. The City has a one-year goal of assisting 15 households avoid becoming homeless through Client Aide/Problem Solving.

The City will continue to operate the tenant-based rental assistance programs from the City's Public Housing Agency to help low-income families avoid becoming homeless.

Discussion

The City of Torrance has invested in outreach and temporary housing resources to identify people experiencing homelessness and connect them with resources to end their homelessness. The City relies on the SBCCOG for prevention and aftercare resources. The new LACAHS funded prevention programs will serve as the City's main referral resource for homeless prevention assistance through the Renter Protection and Homeless Prevention Assistance Program.

The City will continue to connect people experiencing homelessness with housing options with

appropriate levels of supportive services. The City will address non-homeless special needs through the sidewalk improvement for disabled accessibility project.

DRAFT

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

Introduction:

The City of Torrance is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

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

The City is implementing actions identified in the 2021-2029 Housing Element. In FY 2025-26, the City Council adopted the Religious and Higher Education Institution Housing Overlay Zone Ordinance (RHEIH-OZ). The RHEIH-OZ applies to qualified properties owned by and operated by religious institutions and independent institutions of higher education. In order to qualify for the RHEIH-OZ, the units must be affordable to low income (80% area median income) households. This Ordinance added a new Section 91.52 entitled “Religious and Higher Education Institution Housing Overlay Zone” to the Torrance Municipal code to establish RHEIH-OZ objective development standards. RHEIH-OZ will allow single-family, two-family, multiple-family residential, and senior citizen housing uses by right without discretionary review. The City also adopted the Targeted Density Bonus Ordinance to incentivize housing production at the target density. The Ordinance includes disincentives if the project proposes housing below the target density.

Ongoing Planned Actions in FY 2026-27 Include:

- Evaluate and expand on current Housing Corridor Overlay in Residential/Mixed Use Housing Study
- Continue to Update the City’s No Net Loss Sites Inventory pursuant to SB 166
- Continue the implementation and development of the Hawthorne Boulevard Corridor Specific Plan to further increase opportunities for housing by allowing mixed-use and residential development in the H/PCH and HMD Sub-Districts
- Continue to reevaluate the Zoning Code to address and reduce identified constraints to development of housing, including parking, height, open space floor area ratios, etc.
- Update the Land Use Element to reflect the policies and programs of the adopted Housing

Element

Discussion:

Not used-redundant.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

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

- Expand Affordable Housing Opportunities
- Planning and Administration
- Expand Fair Housing Choice and Access
- Special Needs ADA Improvements

Actions planned to address obstacles to meeting underserved needs

The City faces a number of potential obstacles in meeting affordable housing and community development needs and underserved needs through the HOME program including lack of affordable land for housing development and funding constraints to address community development needs.

As entitlement grants remain level-funded or reduced, the cost of delivering services and completing projects increase, resulting in financial obstacles to meet needs. Torrance provides people with special needs with various services, activities, and programs operated by the City and public and private agencies and institutions.

The City will continue to look for non-traditional ways to develop affordable housing units and meet community development needs; work to combine funding sources and leverage private funds to develop affordable housing; and, to work with the federal government to ensure that sufficient funding continues in order to meet needs.

The City plans to use the CDBG funding to meet the disability/special needs access barrier that is often underserved.

Actions planned to foster and maintain affordable housing

The City of Torrance will foster and maintain affordable housing through the different programs funded with HOME funds.

The City will also continue to collaborate with public agencies, government agencies, housing developers, non-profit agencies, and residents to further maintain housing affordability. The City will use its own City newsletter and website, as well as community events to promote these services, and to promote its housing and community service programs. The City's PHA will continue to refer tenants to the Housing Rights Center for housing related policy questions including compliance with AB 1482 which established rent control throughout the State of California (including Torrance). Through these efforts,

it is the City's goal to maintain housing affordability.

Actions planned to reduce lead-based paint hazards

Through the construction/rehabilitation of affordable housing, the City will ensure that the produced housing does not have lead-based paint hazards. The City of Torrance will continue to comply with HUD Lead Based Paint Regulations, which requires all federally assisted housing programs, including rehabilitation, homeownership, and tenant-based subsidy systems, to address lead hazards. The Housing Authority will continue to inspect all assisted units and ensure that any lead-based paint hazards are addressed. The PHA will evaluate lead-based paint hazards in accordance with NSPIRE guidelines.

Actions planned to reduce the number of poverty-level families

The City will continue to provide resources to households living in poverty through networks of social and public service agencies and programs. The City will continue to administer Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing Vouchers (VASH), Emergency Housing Vouchers (EHV), and Stability Vouchers (SV) through the City's Housing Authority to reduce the number of very low-income families with rent burdens and at risk of homelessness. The City will make efforts to navigate former EHV tenants to resources within the CoC for continued assistance/homeless prevention.

Actions planned to develop institutional structure

The City of Torrance is governed by a City Council. The City Council reviews, holds hearings, approves the funding priorities, and approves the submission of the Action Plan to HUD. The City's Community Development Department is the lead agency in the coordination of the Action Plan. It implements the programs that rehabilitate and preserve the neighborhoods, develops and rehabilitates affordable housing, and provides rental assistance to the very low-income and special-needs segments of the City's population.

While the Community Development Department has the major responsibility for the Action Plan budgeting, project formulation, and program implementation, other City departments, government agencies, social service agencies, and Torrance residents play an important role. There are several inter-departmental programs, primarily in the area of neighborhood quality of life that are composed of a wide variety of City agencies. The City of Torrance Public Works Department oversees the Sidewalk Improvement for Disabled Accessibility project funded through CDBG.

There are many organizations that actively collaborate in the areas of housing, homeless services, and community and economic development, and coordinate closely in both the preparation and implementation of the Action Plan. The City, for its part, will promote and encourage fair housing.

One of the biggest challenges facing the City is coordination within the Continuum of Care for housing

and homeless response. The key to a strong institutional structure is the ability to develop and share data on the progress and status of beneficiaries through the development of integrated information systems. There are now several data information systems in place that, to various degrees, track the progress of a variety of beneficiaries from initial intake, through provision of services, and to completion of participation. Traditionally, cities have not had access to databases such as the Homeless Management Information System (HMIS) for tracking and matching clients with resources. With the support of federal funding and an increased investment in resources related to housing and supportive services, the City strives to integrate into the CoC. With the anticipated newly created County Department to address homelessness, the City will continue to actively engage with the County as well as LAHSA for the provision of services.

Institutions playing a major role in delivery of community development programs often have different mandates, and consequently different priorities and strategies to achieve them. These mandates are most often imposed by Congress, and reflected through the regulations of federal funding agencies. In several cases, goals may overlap or conflict.

The City will continue to work with a wide range of public and community social service agencies (i.e. local non-profits, county, state, and federal organizations) to meet and address the various needs of the community. The City is an active member of the South Bay Cities Council of Governments, an organization that is a key element of the institutional structure.

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

The City recognizes that organizations within the CoC who provide housing and supportive services are an essential component to the goals of this Action Plan. The City will continue to coordinate with Harbor Interfaith Services, the lead agency in SPA 8, to fill gaps in the landscape. Through the City's Public Housing Agency, the City will continue to work with the other housing agencies in the area including LACDA, HACLA, City of Redondo Beach Housing Authority, City of Hawthorne Housing Authority, and the City of Inglewood Housing Authority.

The City also works with the State, other local governments (County of Los Angeles), private industry construction contractors, non-profit organizations and social service providers to provide community, housing, and social service programs and projects. In addition, the City works with the Los Angeles Homeless Services Authority (LAHSA) to provide critical information regarding homeless services and identifying and prioritizing gaps and needs in the regional system of care. The City served as a deployment site for the January 2026 Homeless Count organized by LAHSA and plans to do so again in January 2027.

The City is committed to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The means of cooperation and

coordination with these various groups will continue to enhance the services provided to our residents.

Discussion:

While the primary actors in the Action Plan process are the City Council and the Community Development Department, there are a significant number of City agencies and departments that oversee a wide variety of grants and programs that provide services to low- and moderate-income City residents, and play an important role in implementing the Action Plan as mentioned above.

DRAFT

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:	0

Other CDBG Requirements

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

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:

The City of Torrance does not use atypical loans or grant instruments of non-conforming loan guarantees. The City plans to use only the forms of investment and assistance that are explicitly

listed in 92.205(b). No other forms of investment and assistance are planned in FY 2026-27.

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:

The City does not plan to use HOME funds for homebuyer assistance in FY 2026-27. In addition, the City does not plan to use any other agency (i.e. subrecipient, county, state, or other entity) to provide homebuyer assistance to the City of Torrance.

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:

The City does not plan to use more than one set of provisions. The City will use "Recapture" Provisions when applicable as indicated below. Recapture revisions reflect the following model: "The City will recapture the entire direct amount of HOME assistance."

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not currently plan to use HOME funds to refinance existing debt secured by multifamily housing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

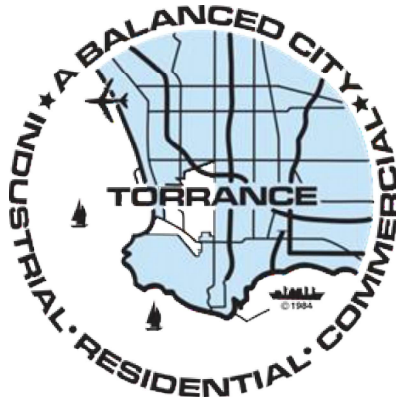
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

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**STANDARD FORM 424
(HOME)
(CDBG)**

**STANDARD FORM 424B
(HOME)
(CDBG)**

CERTIFICATIONS

Reserve

DRAFT

STANDARD FORM 424

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

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

* c. UEI:

d. Address:

* Street1:

Street2:

* City:

* State:

Province:

* Country:

* Zip / Postal Code:

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Assistance Listing Number:

CFDA 14.218

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Torrance: Perform activities under the CDBG program: fair housing, sidewalk improvement, public services, administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="960,936.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="409,613.40"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,370,549.40"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

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* c. UEI:

d. Address:

* Street1:

Street2:

* City:

* State:

Province:

* Country:

* Zip / Postal Code:

e. Organizational Unit:

Department Name:

Division Name:

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

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Assistance Listing Number:

CFDA 14.239

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Torrance: Perform activities under the HOME program: affordable housing, administration, CHDO

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="414,227.76"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="414,227.76"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

STANDARD FORM 424B and 424D

DRAFT

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Aram Chaparyan

*Title: City Manager

*Applicant/Recipient Organization:

City of Torrance

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 05/20/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

DRAFT

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Aram Chaparyan

*Title: City Manager

*Applicant/Recipient Organization:

City of Torrance

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 05/20/2026

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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CERTIFICATIONS

Reserved

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

Signature of Authorized Official

Date

Title

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OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title



Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

Signature of Authorized Official

Date

Title

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APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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APPENDICES

APPENDIX A

Glossary of Terms

Income Groups:

- Extremely low income
- Other very low income
- Very low income
- Other low income
- Low income
- Federal-moderate income
- Federal-above moderate income

The table below shows the equivalent terms in this Plan, the Consolidated Plan Rule, the National Affordable Housing Act (NAHA), and California law.

<u>Income Level</u>	<u>California Consolidated Plan</u>	<u>Consolidated Plan Rule</u>	<u>NAHA</u>	<u>Calif. Law</u>
0-30%*	Extremely Low	Extremely Low	Very Low	Very Low
31-50%*	Very Low	Low		
51-80%*	Low	Moderate	Other Low	Other Lower
81-95%*	Fed.-Moderate	Middle	Moderate	Not used

*With adjustments.

Low-income concentration: A county in which the percentage of low-income households is 10 percent or higher than the statewide percentage.

Minority concentration: A county in which the percentage of households in a specific minority group is 10 percent or more, higher than the statewide percentage for that minority group.

General Definitions of Terms Used with the Consolidate Plan

Affordability Gap: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one, which during the period covered by the annual plan will receive benefits through the Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109).

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Community Housing Development Organization (CHDO) - A private non-profit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves.

Consolidated Plan (or "the plan"): The document that is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA).

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his/her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person (Housing): A person who is at least 62 years of age.

Elderly Person (Public Service): A person who is at least 50 years of age.

Emergency Shelter: Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Extremely Low-Income Family: Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Family: The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent.

First-Time Homebuyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker or a single parent may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year round housing units that are vacant and offered/available for rent.

For Sale: Year round housing units that are vacant and offered/available for sale only.

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities).

Group Quarters: Facilities providing living quarters that are not classified as housing units. Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

Home: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family with Children: A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18, a pregnant woman, or a person in the process of securing legal custody of a person under the age of 18.

Homeless Person: A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law).

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

Homeless Subpopulations: Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS.

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

HUD: The United States Department of Housing and Urban Development.

Jurisdiction: A State or unit of general local government.

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

Large Family: Family of five or more persons.

Large Related: A household of 5 or more persons, which includes at least one person, related to the householder by blood, marriage or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. (Residential Lead-Based Paint Hazard Reduction Act of 1992 definition.)

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income Families: Low-income families whose incomes do not exceed 50 percent of the median family income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Low-Income Concentration: An area where the total household incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Middle-Income Families: Family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Minority: The City of Torrance recognizes the following racial and ethnic categories:

- Black/African American
- Asian
- American Indian, Alaskan Native
- Pacific Islander
- Hispanic (all races)

Minority Concentration: Any area with greater than 40 percent minority household.

Moderate Income Family: Family whose income is between 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Moderate-Income Concentration: An area where the total household incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. (This definition is different than that for the CDBG Program.)

Non-Elderly Household: A household, which does not meet the definition of "Elderly Household," as, defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody. (U.S. Census definition used)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room. (U.S. Census definition)

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant rental assistance.

Rent: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Secondary Housing Activity: A means of providing or producing affordable housing -- such as rental assistance, production, rehabilitation or acquisition -- that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity".)

Section 215: Section 215 of Title 11 of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/ apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, or are its residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab.: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab.: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work-, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters that have a supportive environment and includes a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or pose secondary schooling; job training, preparation of counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Transitional Housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or longer period approved by HUD.

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

APPENDIX B

LEAD BASED PAINT MATRIX

CDBG and HOME-Funded Rehabilitation Programs			
Requirements	< \$5,000	\$5,000 - \$25,000	> \$25,000
Approach to Lead Hazard Evaluation and Reduction	Do no harm.	Identify and control lead hazards.	Identify and abate lead hazards.
Application to Program	Application reviewed and approved; agreement determines commitment.	Application reviewed and approved; agreement determines commitment.	Application reviewed and approved; agreement determines commitment.
Scope of Work	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards.	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards,	Scope of work to determine if painted surfaces will be disturbed; begin to identify lead hazards.
Notification	Lead hazard pamphlet; notification to buyers; notification of evaluation; notification of reduction.	Lead hazard pamphlet; notification to buyers; notification of evaluation; notification of reduction.	Lead hazard pamphlet; notification to buyers; notification of evaluation; notification of reduction.
Lead Hazard Evaluation	Paint testing required by certified paint inspectors* or risk assessors* for surfaces disturbed during rehabilitation.	Paint testing required by certified inspectors* for surfaces disturbed during rehabilitation; risk assessment on entire dwelling and soil.	Paint testing required by certified inspectors* for surfaces disturbed during rehabilitation; risk assessment on entire dwelling and soil.
Relocation Requirements	Relocation from work area.	Relocation from unit may be required when extensive rehabilitation occurs in kitchens, bathrooms, etc.	Relocation from unit may be required when extensive rehabilitation occurs in kitchens, bathrooms, etc.
<i>IF LEAD IS PRESENT OR PRESUMED:</i> Lead Hazard Reduction	Repair lead-based paint disturbed during rehabilitation and apply a new coat of paint; Safe Work Practices (SWP) that restrict types of paint removal methods, provide for occupant protection, and require cleaning after lead hazard reduction activities.	Interim controls on lead-based paint include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead based paint and paint stabilization through-out unit; SWP.	Abatement to lead-based paint involves permanently removing lead-based paint hazards, often through paint and component removal, and enclosure and interim controls on exterior surfaces not disturbed by rehab.; SWP.
Clearance	Clearance testing on repaired surfaces by certified professional*.	Clearance testing performed unit-wide and soil.	Clearance testing performed unit wide and soil.
Options	Presume lead-based paint; SWP.	Presume lead-based paint; use standard treatments.	Presume lead-based paint; abate all applicable surfaces.
Contractor Qualifications	SWP-contractors familiar with Safe Treatment Methods and Prohibited Treatment Methods.	Interim controls or Standard Treatments-accredited lead based paint worker course or lead-based paint abatement supervisor's course.	Abatement contractors-trained and state-certified abatement supervisors and accredited lead abatement worker training.
<p><small>*Certified Paint Inspectors must successfully complete an Environmental Protection Agency (EPA) or state accredited training program and receive state certification; Certified Risk Assessors must successfully complete an Environmental Protection Agency (EPA) or state-accredited training program, receive state certification, and have related experience.</small></p>			

Reserved

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APPENDIX C

CITY OF TORRANCE

CITIZEN PARTICIPATION PLAN (For all Federally Funded Grant Programs)

INTRODUCTION

Pursuant to Section 104(a)(3) of the Housing and Community Development Act of 1974 as amended, the City of Torrance adopted this Citizen Participation Plan and processes revisions as needed from time-to-time. By doing so, the City acknowledges the integral role of citizen participation in the process of planning and development, and the execution of the Community Development Block Grant (CDBG) program, the HOME Investment Partnership Act (HOME) program, and all other Federally Funded Grant programs.

This document outlines basic tenets of the citizen participation regulations and will remain in effect throughout the implementation of the City's entitlement awards from the federal government, or until these funds are completely exhausted. The following details Torrance's Citizen Participation Plan:

POLICY STATEMENT

It is the policy of the City of Torrance to provide for full involvement by the community and its residents in the planning, development, implementation and evaluation of programs funded under the Housing and Community Development Act of 1974, as amended, including the CDBG and HOME programs.

CDBG is a federal entitlement grant that allows entitlement jurisdictions to undertake a variety of housing and community development programming for persons who are primarily low to moderate income. The HOME program provides funding for a variety of affordable housing development and assistance.

This Citizen Participation Plan sets forth the procedures and guidelines to be implemented by the City to provide for the continuing participation by the citizens of Torrance. The City acknowledges the need for, and the role, of citizen involvement, but also recognizes that the final determination and responsibility for policy development rests with the City Council.

This plan may be amended from time-to-time and shall remain in effect until superseded by a new plan or until the City no longer participates in programs that require such a plan. Citizen Participation does not restrict the responsibility or the authority of the City for the development execution of its Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

A. Consolidated Plan

A Consolidated Plan consolidates the application process for the U.S. Department of Housing and Urban Development's (HUD's) four entitlement grants into one consolidated plan and application. The four grants are CDBG, HOME, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Shelter Grant (ESG). All four grants are driven by an entitlement formula process set by the federal government. The City is eligible to participate in two of these programs (CDBG and HOME). The full Consolidated Plan must be completed once every five years.

B. Annual Action Plan

The Annual Action Plan is a part of the Consolidated Plan, which takes all HUD requirements regarding planning, needs analysis, reporting, budgeting, citizen participation and certifications and incorporates them into one process. The Annual Action Plan must be completed annually.

C. Consolidated Annual Performance and Evaluation Plan (CAPER)

The CAPER describes the overall use of federal CDBG and HOME funds received from HUD in relationship to the needs of the community as outlined in the City's Annual Action Plan.

D. Public Hearing

A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, Action Plan, and Substantial Amendments to either plan.

E. Urgency Needs

A Federal, State, or Local declared Emergency or Crisis.

SCOPE OF PARTICIPATION

A. Citizens' Roles

All citizens of Torrance are encouraged to participate in the public meetings and hearings and to contact the City's Community Development Department with regard to any questions they may have concerning the process and programs under the Consolidated Plan, the Annual Action Plan, or the CAPER.

The City holds a minimum of two (2) public hearings during the course of its program year. One is regarding community needs for the Consolidated Plan or Annual Action Plan and one is regarding the funding of projects for the fiscal year. The City may elect to hold additional public hearings as needed. In addition, the City may hold planning meetings during the development of its Consolidated Plan or Annual Action Plan. The Consolidated Plan or Annual Action Plan is published for a 30-day comment period, while the CAPER is published for a 15-day comment period.

All public hearings and meetings will generally take place at the hour of 6:30 p.m., or soon thereafter as the matter may be heard, in the main City Hall Council Chambers, 3031 Torrance Boulevard, California 90503, unless another location and/or time is publicized in advance. All notices published announcing the public hearing or meeting will reflect the time and location within the notice. In the event of Urgency Needs, specific procedural changes such as conducting virtual meetings or via tele/video conferencing may be implemented. The agenda for each hearing or meeting will be posted within City Hall and the City's Website (<http://Torrance.ca.us/>) at least 72 hours prior to the meeting.

Questions and comments regarding the Citizen Participation Plan may be addressed as follows:

City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, California 90503
Attention: Director of Community Development
(310) 618-5990

B. Written Comments

The City encourages the submission of views and written comments by citizens regarding the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, and CAPER. The comments may be submitted to the City's Director of Community Development or the City Clerk's Office at any time. In addition, comments may be submitted to the City Council at the time of their meeting where the corresponding item will be discussed.

The City will respond to all written comments within fifteen (15) working days and state the reasons for the action taken on the proposal or view. All comments or views that were not accepted will be attached to the final plan, amendment or performance evaluation, along with the reasons why they were not accepted.

C. City's Role

Technical Assistance and Accessibility

To help facilitate citizen input, the City will provide technical assistance (through its staff) to the community, neighborhood associations, and to groups of low- and moderate-income residents who request such assistance.

Questions regarding specific programs can be answered by program staff and guidelines for programs will be made available on request. There is no charge for one copy of program materials.

On request, the City will make available translators/interpreters for speakers

other than English, as available, for meetings and hearings relating to the Consolidated Plan, Annual Action Plan and CAPER. The City's primary language is English. Public hearings will be held in the City Council Chambers, which is located in the main building of City Hall and is accessible to the handicapped and disabled. Persons requiring translation should contact the City Clerk's Office at least 72 hours in advance of the meeting to make arrangements. The City Clerk's Office can be reached at (310) 618-2870.

Citizens with handicaps/disabilities who need special accommodation in order to access program information must contact the City Clerk's Office at least 72 hours in advance with its reasonable accommodation request. Reasonable accommodation includes the following: providing materials in a different and/or larger typeface/font; providing materials in an alternative medium, making special arrangements for meeting attendance. The City Clerk's Office can be reached at (310) 618-2870.

Public Information

In order for citizens to become informed and involved in the program, the City will provide comprehensive access to program information. The following information will be made available during the planning process of program development and implementation:

- a. Amount of Entitlement
- b. Types of activities that are eligible for funding and activities previously funded
- c. Ineligible activities
- d. Schedule of meetings and hearings and the process to be followed by the City in approving applications
- e. Citizen Participation Plan

In addition, documents relevant to the Consolidated Plan, Annual Action, or CAPER are available to all citizens during normal working hours. Normal working hours are defined, as Monday through Thursday from 7:30 a.m. to 5:30 p.m. and alternating Fridays. Copies of the following materials are available for review at City Hall:

- a. Mailings and promotional material
- b. Records of hearings and meetings
- c. Prior applications
- d. Reports required by HUD
- e. Regulations and issuances governing aspects of the program
- f. Records of prior use of funds for the last five (5) years

Citizen involvement, as stated earlier, will be sought in the development, implementation and evaluation stages of the City's plan. This will be accomplished in the following manner:

CONSOLIDATED PLAN DEVELOPMENT/ANNUAL ACTION PLAN

Citizens will be invited to provide input into development of the 5-Year Consolidated Plan and Annual Action Plan, including identification of needs and setting of priorities, through public hearings and/or community meetings and public comment period, as scheduled by the City of Torrance.

IMPLEMENTATION

Citizen involvement in the program implementation shall be in the form of public hearings and/or community meetings, as scheduled by the City of Torrance.

EVALUATION

Citizens will be given the opportunity to review and comment on the entitlement programs, including the opportunity to review evaluation of the program, projects and activities. This will be in the form of public comment period and/or public hearing as applicable.

PUBLIC HEARINGS AND MEETINGS

Public hearings shall provide the major source of citizen input on proposed neighborhood improvement programs, activities, policies and procedures. At a minimum, the City will conduct two separate public hearings at two (2) different stages of the program year in order to address housing and community development needs. At least one of these hearings will be conducted before the proposed Consolidated Plan/Annual Action Plan is adopted. All public hearings will be held in the City Council Chambers, which is accessible to the handicapped and disabled.

To ensure that all city residents have ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time and location, shall be published in a local newspaper of general circulation at least ten (10) days prior to date of public hearing. All notices will be published in the Daily Breeze, as well as posted in a minimum of two (2) public locations, which includes within City Hall and the City's Website (<https://www.torranceca.gov/>).

The Council may hold additional hearings as necessary for the Consolidated Plan, Annual Action Plan, CAPER, and/or substantial amendments to the adopted Consolidated Plan/Annual Action Plan. All hearings will be noticed in the same manner as hearings for the Consolidated Plan/Annual Action Plan process.

Minutes of all hearings shall be kept by the City in accordance with its standard practice. Copies of minutes shall be available on request, in accordance with City's adopted practice.

The City shall also consult with surrounding jurisdictions, other local and state agencies as applicable, regional partners, and applicable non-profit organizations as part of the process.

PUBLIC HEARING NOTICES

As stated above, in order to give adequate notice of public hearings, the City shall publish a legal notice in a newspaper of general circulation. In addition, all notices shall also be posted and/or available at City Hall, at the City Hall East Annex Permit Center, and the City's Website (<https://www.torranceca.gov/>). All legal notices shall be published at a minimum of ten (10) days prior to the hearing and shall contain the following:

- A. Date of the Hearing
- B. Time of the Hearing
- C. Place of the Hearing
- D. Topics to be considered
- E. Basic information and/or Summary

PROGRAM AMENDMENTS

U.S. Department of Housing and Urban Development regulations state that a grantee shall amend its Consolidated Plan submission whenever it decides not to carry out an activity described in the Consolidated Plan, to carry out an activity not previously described, or to substantially change the purpose, scope, location, or beneficiaries of an activity. Furthermore, the grantee is required to develop and make public its criteria for what constitutes a substantial change.

A substantial change is herein defined as any amendment that changes program beneficiaries, the location of approved activities and major budget shifts between approved activities. A major budget shift is defined as an increase or decrease in budget of more than 30 percent in the amount budgeted in the Consolidated Plan and/or Annual Action Plan for that activity, except that changes \$25,000 or less will not be considered substantial. Amended amounts will not be cumulative, that is, each amendment will stand on its own for purposes of determining the 30 percent threshold. In the event that an amendment to the Consolidated Plan and/or Annual Action Plan qualifies as a substantial change, citizens will be given an opportunity to participate in the planning process. This opportunity will be afforded to the citizens in the following manner:

- A. Publication of Information for 30-day Comment Period
- B. Adoption of change through public hearing process, as outlined above
- C. Publication of 30-day comment period and notification of public hearing may run concurrently.

All substantial amendments to the Consolidated Plan and/or Annual Action Plan and any and all amendments to the Citizen Participation Plan will be reviewed by and must receive approval from the City Council.

The City may make minor changes to the Annual Action Plan, including any changes not included in the definition of a "substantial change" above, as needed, so long as the changes do not constitute a substantial amendment as described above. Such minor changes to the Annual Action Plan do not require a public review and comment period or a public hearing. However, City Council approval of activity funding changes may be required based on the amount and City policy.

URGENCY NEEDS

Upon the Declaration of a Federal, State, or Local Emergency, the public participation process may be modified as determined by HUD.

CITIZEN SERVICE REQUESTS AND GRIEVANCE PROCEDURE

Citizens should be aware that any questions or grievances, regarding entitlement programs and projects could be submitted to City of Torrance, Community Development Department located at 3031 Torrance Boulevard, Torrance, 90503. During the actual development of the Consolidated Plan, Annual Action Plan, or CAPER submission, written concerns or complaints shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before final submission of the Consolidated Plan, Annual Action Plan, or CAPER to HUD as outlined under Scope of Participation (B) "Written Comments". The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within fifteen (15) working days after receipt of the inquiry.

If complaints are not addressed at the City level, citizens may forward such concerns or complaints to HUD. Although HUD will consider objections submitted at any time, such objections should be submitted within thirty (30) days of the submission of either the Consolidated Plan, Annual Action Plan, or CAPER to HUD. Any written inquiries submitted to HUD should be addressed as follows:

U.S. Department of Housing and Urban Development
Los Angeles Area Office, CPD Division
300 N. Los Angeles Street, Suite #4054
Los Angeles, California 90012

Objections submitted to HUD must meet one or more of the following criteria:

- A. The description of needs and objectives are plainly inconsistent with available facts and data.
- B. The activities to be undertaken are plainly inappropriate to meeting the needs and objectives identified by the applicant jurisdiction.
- C. The submission does not comply with specific requirements or law.
- D. The submission proposes the undertaking of ineligible activities.

APPENDIX E

CITY OF TORRANCE

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN
FISCAL YEARS 2023-2027**

INTRODUCTION

Section 509 of the Housing and Community Development Act (HCD) of 1987 amended Section 104 of the HCD Act of 1974 by adding a new subsection. The new Section 104(d) of the HCD Act became effective October 1, 1988, and provides that a grant under Section 106, Community Development Block Grant (CDBG) and HOME Programs may be made only if the grantee certifies that it is following a residential anti-displacement and relocation assistance plan. The residential anti-displacement and relocation assistance plan under Section 104(d) must contain two components: (1) A requirement to replace all low- and moderate-income dwelling units that are demolished or converted to a use other than low- and moderate-income housing as a direct result of the use of CDBG/HOME assistance and, (2) a relocation assistance component.

A certification and plan is required even if the grant will not result in demolition or in the conversion of a low- and moderate-income unit to use other than low- and moderate-income housing.

The document serves as the residential anti-displacement and relocation assistance plan for the Fiscal Year 2023-2027 Five Year Consolidated Plan, which is July 1, 2023 through June 30, 2028. In implementation of the relocation activities related to this plan, Section 104(d) of the HCD Act of 1974, as amended and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 as amended will be followed. The following details the City of Torrance's Plan.

**RESIDENT/BI ANTI DISPLACEMENT AND RELOCATION ASSISTANCE PLAN
UNDER SECTION 104 (d) OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974, AS AMENDED.**

- A. The City of Torrance will replace all occupied and vacant unoccupied low- and moderate-income dwelling units demolished or converted to a use other than as low- and moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR, 570.606 (b)(1).

- B. All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funding that will directly result in such demolition or conversion, the City of Torrance will make public and submit to the HUD Field Office the following information in writing.
1. A description of the proposed assisted activity;
 2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low and moderate income dwelling units as a result of the assisted activity;
 3. A time schedule for the commencement and completion of the demolition or conversion;
 4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
 5. The source of funding and a time schedule for the provision of replacement dwelling units, and
 6. The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least ten (10) years from the date of initial occupancy.
- C. The City of Torrance will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling unit to another use as a direct result to assisted activities.
- D. Consistent with the goals and objectives of activities assisted under the Act, the City of Torrance will take the following steps to minimize the displacement of persons from their homes: Provide replacement housing as described in 24 CFR 570.606(b)(1) and outlined as follows:
1. One-for-One replacement units - all occupied and vacant low and moderate income dwelling units (units that could be occupied) that are demolished or converted to a use other than low and moderate income dwelling units as a direct result of CDBG activities will be replaced by the City by private developers with low and moderate income dwelling units.
 2. The replacement of low and moderate income dwelling units may include public housing or existing housing receiving Section 8 project-based assistance.

3. The replacement of low- and moderate-income dwelling units will be provided within three years of the commencement of the demolition or rehabilitation related to the conversion and will meet the following requirements.
 - a. The unit will be located within the City's jurisdiction.
 - b. The units will be sufficient in number and size to house the number of occupants that could have been housed in the units that are demolished or converted. The number of occupants that may be housed shall be determined in accordance with local housing occupancy codes.
 - c. The units will be provided in standard condition and may include units that have been raised from substandard to standard.

RELOCATION ADVISORY ASSISTANCE

- A. The City will administer its relocation program, including providing relocation assistance and the preparation of claims for processing by the City's Community Development Department.
- B. The Relocation Program will provide maximum assistance to minimize the hardship of displacement to all persons displaced from their dwellings and to displaced businesses to assure their re-establishment with a minimum of delay.
- C. Personal and continuing contact will be maintained with those to be displaced until they are satisfactorily relocated, and where hardship is evident, a follow-up call will be made to ease the transition of the move. The following specific services will be provided.
 1. Each person or business required to move will be personally interviewed, and a detailed and clear explanation of benefits will be made. The interview will be conducted in the language most easily understood by the displaced person.
 2. The U.S. Department of Housing Development informational brochures will be delivered to residential and commercial owners and tenants in a timely manner.
 3. A member of the staff will continuously make field surveys to locate housing resources and business vacancies for referrals. Referrals will be made to standard housing comparable to the occupied housing and in close proximity to employment, medical, shopping, transportation and eating facilities. Additionally, real estate brokers will be informed of the displacement, and their cooperation will be solicited in making referrals. Referrals to commercial sites will be made relative to commercial operators' needs in location, square footage requirements, trade area, and other business location criteria. Inspection of housing resources will be undertaken prior to referral and after the move of the displaced person.

4. If transportation is needed to field check referrals, the staff member or consultant will provide such transportation.
5. Assistance will be given by explaining procedures to purchase a home, including the purpose of and charges made through escrow.
6. If social service agencies in the community could provide a needed service, referrals will be made and follow-up programs will be instituted. The referral services could be Social Security Administration, Department of Public Social Services, Veteran's Administration, Los Angeles County Development Authority (LACDA), and other local service agencies.
7. Where necessary, efforts will be made to trace self-relocatees.
8. Assistance will be given in filing relocation claims, and these claims will be submitted to City's Community Development Department.
9. Delivery of benefit check will be made promptly and follow-up claims will be made.

RELOCATION ASSISTANCE

Each low and moderate income household that is displaced as a direct result of CDBG/HOME assisted activities shall be provided with relocation assistance. The low- and moderate-income household may elect to receive assistance described in 24 CFR Part 49 (HUD's regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970) or assistance as described under Section 104(d) of the Housing and Community Development Act of 1974, as amended by Section 509 of the 1987 HCD Act provisions.

Displaced low- and moderate-income households will receive relocation assistance provided to displaced persons required under 24 CFR 49, Subpart C (General Relocation Requirements) and Subpart D (Payment for Moving and Related Expenses) whether the households receive assistance under the CFR or Section 104 (d) of the Act. Briefly, those benefits are as follows.

Residential Benefits:

- Actual moving and related expenses, as the Agency determines to be reasonable and necessary, including expenses outlined in 49 CFR 24.301.
- Fixed payment for moving expenses as described in 49 CFR 24.302.

Non-Residential Benefits:

- Payment for actual reasonable moving and related expenses as described in 49 CFR 24.303.

- Reestablishment expense as described in 49 CFR 24.304.
- Ineligible moving and related expenses as described in 49 CFR 24.304(b) and 49 CFR 24.305 will not be provided.
- Fixed payments for moving expenses as described in 49 CFR 24.306.

COST ESTIMATE OF RELOCATION BENEFITS

Since no relocation activity is contemplated, it is not possible to provide a cost estimate of relocating payment at this time. However, should it become necessary to make relocation payments, these payments will be funded with CDBG funds.

PLAN FOR DISBURSEMENTS OF RELOCATION BENEFITS

The disbursement of relocation benefits will be made in an orderly and readily available manner. All claims for relocation payments must be submitted within 18 months after the displacement of the claimant. Relocation claim forms will be prepared by the relocation staff; the forms will be explained in detail to the claimant. Once the signature of the displacee has been obtained, the prepared forms, accompanied by a memorandum explaining the particular need, etc., of the claimant will be promptly delivered to the City's Community Development Department for review, approval, and preparation of warrants. Upon verification of vacating the acquired property, the relocation benefits will be delivered.

Advanced payments will be processed when it is evident that there is a hardship. These payments will be delivered in a timely way to assure ease in securing relocated housing commitments.

A claim must be supported by the necessary documentation, which may include itemized receipted moving bills, income tax returns, opening/closing escrow statements, verification of rental data and any other information deemed appropriate and necessary to support the claim. Payments will be processed in all claim papers and related evidence will become permanent records of the City's Community Development Department as part of the individual files maintained for each displaced person or business.

If a business does not file a claim for any of the above benefits, it may file for In-Lieu of Moving and Related Expenses Payment. No payment of this kind shall be made unless the City's Community Development Department satisfied that the business cannot be relocated without substantial loss of patronage and is not part of a commercial enterprise having at least one other establishment not being acquired, which is engaged in the same or similar business.

This payment represents the average annual net income for the two years prior to displacement, except that the payment may not be less than \$1,000 or more than \$20,000 (49 FR 24.306 {a}).

Payments will be processed in a timely manner to minimize hardship.

LAST RESORT HOUSING

Last resort housing is not contemplated as it has been determined comparable replacement housing will be available for project residents within a reasonable period prior to displacement. However, if it is necessary, procedures as referenced in the Uniform Act will be followed.

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