

# SPECIAL NOTICE

Public Participation Accessibility for the City Council meeting scheduled for May 18, 2021.

Pursuant to Executive Order N-29-20, executed by the Governor of California on March 17, 2020, and as a response to mitigating the spread of Coronavirus known as COVID-19, the meeting of the City Council scheduled for **Tuesday, May 18 2021** at **5:00 p.m.** will allow members of the public to participate and address the City Council during the open session of the meeting via live stream and/or teleconference only. Below are the ways to participate:

# **View the City Council meeting live stream:**

- YouTube Channel https://www.youtube.com/user/cityofparamount
- Spectrum Cable TV Channel 36

# Listen to the City Council meeting (audio only):

Call (503) 300-6827 Conference Code: 986492

Members of the public wanting to address the City Council, either during public comments or for a specific agenda item, or both, may do so by the following methods:

• E-mail: <a href="mailto:crequest@paramountcity.com">crequest@paramountcity.com</a>

• Teleconference: (562) 220-2225

In order to effectively accommodate public participation, participants are encouraged to provide their public comments via e-mail before **5:00 p.m.** on **Tuesday, May 18, 2021**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject; 6) Written Comments. Comments related to a specific agenda item must be received before the item is considered and will be provided to the City Council accordingly as they are received.

Participants wishing to address the City Council by teleconference should call City Hall at **(562) 220-2225** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject.

Teleconference participants will be logged in, placed in a queue and called back during the City Council meeting on speaker phone to provide their comments. Persons speaking and written comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the teleconference will be recorded as any other person is recorded when appearing before the City Council, and all other rules of procedure and decorum will apply when addressing the City Council by teleconference.

# **AGENDA**

Paramount City Council May 18, 2021



Safe, Healthy, and Attractive

Adjourned Meeting
City Hall Council Chambers
5:00 p.m.

#### City of Paramount

16400 Colorado Avenue \* Paramount, CA 90723 \* (562) 220-2000 \* www.paramountcity.com

<u>Public Comments</u>: See Special Notice. Persons are limited to a maximum of 3 minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

Americans with Disabilities Act: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2027 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Note:** Agenda items are on file in the City Clerk's office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the City Clerk's office. The office of the City Clerk is located at City Hall, 16400 Colorado Avenue, Paramount.

**Notes** 

CALL TO ORDER: Mayor Brenda Olmos

ROLL CALL OF Councilmember Isabel Aguayo COUNCILMEMBERS: Councilmember Laurie Guillen

Councilmember Peggy Lemons Vice Mayor Vilma Cuellar Stallings

Mayor Brenda Olmos

**CITY COUNCIL PUBLIC COMMENT UPDATES** 

#### **PUBLIC COMMENTS**

CF: 10.8 (Cert. of Posting)

# **CONSENT CALENDAR**

All items under the Consent Calendar may be enacted by one motion. Any item may be removed from the Consent Calendar and acted upon separately by the City Council.

1.	RECEIVE AND FILE	Treasurer's Report for the Quarter Ending March 31, 2021
2.	APPROVAL	Applications for Fireworks Permits - 2021
3.	AWARD OF CONTRACT	Purchase of a Standby Pump
4.	<u>APPROVAL</u>	Purchasing Authorization for Electronics from Apple Inc. for STAR After School Program
NEW	BUSINESS	
5.	APPROVAL	Agreement for Community Development Block Grant (CDBG) and Home Improvement Partnership (HOME) Program Administration Services and Preparation of the 5-Year Consolidated Plan and Assessment of Fair Housing
6.	<u>APPROVAL</u>	Agreement for Lead-Based Paint and Asbestos-Containing Material Testing Services
7.	<u>APPROVAL</u>	Agreements for As Needed Architectural Services
8.	ORAL REPORT	Comprehensive User Fee Study
9.	ORAL REPORT	Long-Term Financing Option – Basics of Municipal Bonds

# **ENVIRONMENTAL SUSTAINABILITY NEW BUSINESS**

10. ORAL REPORT Draft 2021 Climate Action Plan

# **COMMENTS/COMMITTEE REPORTS**

- Councilmembers
- Staff

# **ADJOURNMENT**

To a meeting on June 8, 2021 at 6:00 p.m.

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# City Council Public Comment Updates

May 18, 2021

From the May 4, 2021 City Council Meeting:

Commenter	Request/Issue/Concern	Action/Comment
Commenter Jenny (via email)	Request/Issue/Concern  Questioned the City's programmatic efforts for the special needs population, including how the City is accommodating special needs participants in the Summer Day Camp, funding appropriations, performance measurements, and engagement with PUSD.	Community Services Director Dave Johnson responded to the inquiry on May 7 via email. Mr. Johnson indicated that Summer Day Camp is open to children of all abilities. Depending on the level of need, a personal assistant to special needs participants may be required. The City appropriated \$5,000 for adaptive recreation, however, the City was not able to offer programs due to COVID-19. Funding for adaptive recreation will be included in next year's budget with programs set to begin in July. Programming is
		year's budget with programs set

# **REPORT**

TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2021.



To: Honorable City Council

From: John Moreno, City Manager

By: Karina Liu, Finance Director

Clyde Alexander, Assistant Finance Director

**Date:** May 18, 2021

Subject: TREASURER'S REPORT FOR THE QUARTER ENDING MARCH 31, 2021

# **Background**

The City's Finance Department is responsible for managing the cash and investment portfolio for the City, Successor Agency for the Paramount Redevelopment Agency, and Paramount Housing Authority. All funds are invested according to Section 53601 of the California Government Code and the City's Investment Policy, which is annually revised and approved by the City Council.

# Cash Management Objectives

The City's investment objectives are to preserve the safety of funds and to maintain an adequate level of liquidity to meet anticipated expenditure demands. Investments are made in short term instruments where they earn competitive yields while maintaining safety and liquidity as primary objectives. As of March 31, 2021, total cash and investments equaled \$36,575,881. Of this amount, \$30,081,901 has same day liquidity. This comfortably ensures that sufficient funds are available to meet the City's expenditure requirements for at least the next six months. As of March 31, 2021, the investments held by the City had a market value of \$26,099,959.

# Compliance

All investment transactions have been executed in conformance and compliance with the City's adopted annual investment policy and California Government Codes. This report satisfies the reporting requirements of both the Government Code and the City's Investment Policy

## RECOMMENDED ACTION

It is recommended that the City Council receive and file the Treasurer's Report.

#### City of Paramount

TREASURER'S REPORT Cash and Investments March 1 to March 31, 2021 Page 1

#### SCHEDULE I: SUMMARY OF CASH AND INVESTMENTS

ACCOUNTS		CASH March 31, 2021	INVESTMENTS (1) March 31, 2021	TOTAL March 31, 2021
		(SCH II)	(SCH III)	
General Operation Account	\$	3,561,543	26,094,956	29,656,499
Successor Agency Account		13,931	5,003	18,934
Paramount Housing Authority Account		382,798	-	382,798
Payroll Account	_	23,670	-	23,670
Cash and Investments Held By City	\$	3,981,942	26,099,959	30,081,901
Cash and Investments Held By Fiscal Agen	t _	<u>-</u>	6,493,980	6,493,980
Total Cash and Investment Outstanding	\$	3,981,942	32,593,939	36,575,881

# SCHEDULE II: SUMMARY OF CHECKING ACCOUNTS ACTIVITY

ACCOUNTS	BALANCE March 1, 2021	RECEIPTS	DISBURSEMENTS	BALANCE March 31, 2021
General Operation Account (2)	\$ 4,579,414	5,973,596	6,991,467	3,561,543
Successor Agency Account (3)	13,931	-	-	13,931
Paramount Housing Authority Account (4)	382,912	100	214	382,798
Payroll Account	 60,395	894,165	930,890	23,670
Total All Accounts	\$ 5,036,652	6,867,861	7,922,571	3,981,942

## NOTES:

- (1) Investments are shown at their value at maturity.
- (2) Receipts include \$2,000,000 from matured investments. Disbursements include \$1,600,000 for newly purchased investments.
- (3) Receipts include \$0 from matured investments. Disbursements include \$0 for newly purchased investments.
- (4) Receipts include \$0 from matured investments. Disbursements include \$0 for newly purchased investments.

Based upon existing cash reserves and projected cash receipts and disbursements, there are sufficient funds to meet the City of Paramounts's estimated future expenditure requirements for a period of six months. Additionally, all investments are made in accordance with the Statement of Investment and Reporting Policy for Fiscal Year 2021 as approved by the Paramount City Council in June 2020.

City of Paramount
TREASURER'S REPORT
Investments
March 1 to March 31, 2021
Page 2

#### SCHEDULE III: INVESTMENT SCHEDULE

	PURCHASE	MATURITY	INTEREST		INVESTMENT AT	INVESTMENT AT	INVESTMENT AT
SECURITY BY ACCOUNT/INSTITUTION	DATE	DATE	RATE (3)		COST	MATURITY	MARKET VALUE (4
Cash and Investments Held By City (1)							
General Operating Account							
Local Agency Investment Fund State of California	Open	Open	0.357%	<b>¢</b>	26,094,956	26,094,956	26,094,956
State of California	Ореп	Ореп	0.557 /0	Ψ	20,034,330	20,094,930	20,094,900
Successor Agency - RDA							
Local Agency Investment Fund							
State of California	Open	Open	0.357%	_	5,003	5,003	5,003
Weighted Average Number of Days Invested	Equals 1 Day						
Total Cash and Investments Held By City				\$_	26,099,959	26,099,959	26,099,959
. Cash and Investments Held By Fiscal Ag	ent (2)						
2010/2015 Bond Issues:							
Fidelity Treasury Money Market	Open	Maturity	Varies (5)		6,493,979	6,493,980	6,493,980
Total 2010/2015 Bond Issue					6,493,979	6,493,980	6,493,980
Weighted Average Number of Days Invested	Equals 1 Day						
Total Cash and Investments Held By Fisca	l Agent			\$_	6,493,979	6,493,980	6,493,980
Total Outstanding Cash and Investments				\$	32,593,938	32,593,939	32,593,939

## NOTES:

- (1) The City maintains separate cash and investment pools for the general operations of the City, the Paramount Housing Authority and the Successor Agency for the Paramount Redevelopment Agency.
- (2) Represents cash held by The Bank of New York Mellon, as trustee for the Paramount Redevelopment Agency's outstanding bond issues. Funds relate to the Reserve and Interest Accounts.
- (3) Represents annualized investment yield rate rounded to 3 decimal places.
- (4) The market value of investments are obtained from The Bank of New York Mellon Account Statements and State of California LAIF statements.
- (5) The current investment yield rate for the Fidelity Treasury Money Market is 0.01%.

# APPLICATIONS FOR FIREWORKS PERMITS - 2021

٨	VO.	TIC	NC	IN	RD	ER:

APPROVE THE APPLICATIONS TO SELL FIREWORKS SUBMITTED BY THE EIGHT ELIGIBLE COMMUNITY GROUPS.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[ ] DENIED	ABSTAIN:



**To:** Honorable City Council

From: John Moreno, City Manager

By: John Carver, Planning Director

Antulio Garcia, Building and Safety Manager

**Date:** May 18, 2021

**Subject: APPLICATIONS FOR FIREWORKS PERMITS - 2021** 

# **Background**

P.O. Box 1100

The eight nonprofit organizations eligible to sell "safe and sane" fireworks within the City of Paramount have submitted applications to operate fireworks stands prior to the April 1, 2021 deadline. The fireworks stand locations are the same as last year. As required, these locations are one-quarter mile distance from the next closest fireworks stand. Per the Paramount Municipal Code, the sale of fireworks will be restricted to the hours between 7:00 a.m. and 10:00 p.m., June 28 through July 4, 2021.

Provided below is a list of the eight nonprofit groups and the proposed locations of their respective fireworks stands:

Organization	Location
Church of God of Prophecy 14743 S. Garfield Avenue	15101 Paramount Boulevard
Downey Avenue Foursquare Church 13376 Downey Avenue	13376 Downey Avenue
Elk's Club #1804 8108 Alondra Boulevard	S/W Corner Alondra Boulevard @ Orizaba Avenue
Emmanuel Reformed Church 15941 Virginia Avenue	15717 Downey Avenue
First Assembly of God Church 16215 Orizaba Avenue	7922 Rosecrans Avenue
Knights of Columbus 15339 Paramount Boulevard	Town Center West
Lions Club	14501-51 Lakewood Boulevard

Praise Chapel Paramount 8043 Madison Street

13120 Downey Avenue

## **Conditions**

Upon City Council approval, each of the organizations must meet the following conditions to open their fireworks stands:

- 1. Obtain the necessary approval and permits for a temporary fireworks stand from the Building and Safety Division.
- 2. Comply with applicable sections of Chapter 8.12 of the Paramount Municipal Code.
- 3. Comply with the provisions of the State Fireworks Law and Rules and Regulations of the State Fire Marshal.

# **RECOMMENDED ACTION**

It is recommended that the City Council approve the applications to sell fireworks submitted by the eight eligible community groups.

# AWARD OF CONTRACT

AWARD OF CONTRACT FOR THE PURCHASE OF A STANDBY PUMP

# MOTION IN ORDER:

AWARD THE CONTRACT FOR THE PURCHASE OF A STANDBY PUMP FOR PARAMOUNT PARK POOL KIRST PUMP, HUNTINGTON PARK, CALIFORNIA, IN THE AMOUNT OF \$29,907; AUTHORIZE THE MAYOR OR HER DESIGNEE TO EXECUTE THE AGREEMENT.

ROLL CALL VOTE:
AYES:
NOES:
ABSENT:
ABSTAIN:



**To:** Honorable City Council

From: John Moreno, City Manager

By: Adriana Figueroa, Public Works Director

Sarah Ho, Public Works Assistant Director

**Date:** May 18, 2021

Subject: AWARD OF CONTRACT FOR THE PURCHASE OF A STANDBY PUMP

Over the years, the pump at Paramount Pool has had mechanical issues that often resulted in us having to completely shut down the pool, pull the pump and send it out for repairs. This causes a shutdown of all programmed events at the pool. In order to avoid these issues in the future, we included in the FY 21 budget the purchase of a standby pump. With this backup in place, in the event of a pump failure, we would be able to remove it and install the backup pump promptly. This would allow us to have the pool running again in a couple of hours instead of a couple weeks.

On May 6, 2021, the Director of Public Works opened and examined the bids for the purchase of a standby pump for Paramount Park pool located at 14400 Paramount Boulevard. The bids were opened at 11:00 AM at the City Yard.

Two (2) bids were received and the apparent low bid submitted by Kirst Pump, amounted to \$29,907. The high bid was in the amount of \$30,116. The budgeted amount in the Fiscal Year 2021 Approved Budget for this project is \$32,000.

### **RECOMMENDED ACTION**

It is recommended that the City Council award the contract for the purchase of a standby pump for Paramount Park Pool to Kirst Pump, Huntington Park, California, in the amount of \$29,907; authorize the Mayor or her designee to execute the agreement.

JOB NAME: AWARD OF CONTRACT FOR THE PURCHASE OF A STANDBY PUMP

BID DATE: Thursday, May 6, 2021

BID TIME: 11:00 AM

	Company Name	Company Address	<b>Bid Amount</b>
1.	Kirst Pump	3322 E. Florence Ave., Huntington Park, CA 90255	\$29,907.00
2.	Advance Electric Motors	1915 W. Whittier Blvd., Montebello, CA 90640	\$30,116.00

# PURCHASING AUTHORIZATION FOR ELECTRONICS FROM APPLE INC. FOR STAR AFTER SCHOOL PROGRAM

# MOTION IN ORDER:

APPROVE THE PURCHASE OF 20 MACBOOK AIR LAPTOPS AND 45 IPADS IN THE AMOUNT OF \$41,232.09 USING FUNDS FROM THE PROPOSITION 49 ASES GRANT.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[ ] DENIED	ABSTAIN:
[ ] APPROVED	ABSENT:



To: Honorable City Council

From: John Moreno, City Manager

By: David Johnson, Community Services

Director/Yecenia Guillen, Assistant

Community Services Director

**Date:** May 18, 2021

Subject: PURCHASING AUTHORIZATION FOR ELECTRONICS FROM APPLE

INC. FOR STAR AFTER SCHOOL PROGRAM

The Community Services Department is seeking approval for the purchase of 20 MacBook Air laptops and 45 iPads for the STAR After School Program. Since Apple maintains price control on its products, we were unable to purchase the laptops and iPads from a local retailer at a lower price. This purchase will allow the STAR Program to allocate and expend its annual funding prior to the end of the fiscal year as required by the grant. These laptops and iPads are to replace older model laptops and iPads that have reached end of life.

The laptops and iPads were separate purchases. The cost of the laptop purchase is \$23,562.95. The iPad purchase cost is \$17,669.14. According to the City's purchasing policy, purchases in excess of \$25,000 need to be approved by the City Council. Although each purchase is under the threshold, the total paid to one vendor is over \$25,000. The combined total cost of the purchase is \$41,232.09.

This purchase will be entirely funded by the Proposition 49 After School Education and Safety (ASES) grant that funds the STAR After School Program. The laptops and iPads will allow STAR participants from grades K-8 level to complete homework assignments, class projects, enhance their KidzLit lessons, and explore the internet for educational and enrichment purposes.

## **RECOMMENDED ACTION**

It is recommended that the City Council approve the purchase of 20 MacBook Air laptops and 45 iPads in the amount of \$41,232.09 using funds from the Proposition 49 ASES grant.

# <u>AGREEMENT</u>

AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
ADMINISTRATION SERVICES AND PREPARATION OF 5-YEAR
CONSOLIDATED PLAN AND ASSESSMENT OF FAIR HOUSING

# MOTION IN ORDER:

APPROVE AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH MDG ASSOCIATES, INC. FOR CDBG AND HOME GRANT ADMINISTRATION AND PREPARATION OF THE 5-YEAR CONSOLIDATED PLAN AND ASSESSMENT OF FAIR HOUSING.

ROLL CALL VOTE:
AYES:
NOES:
ABSENT:
ABSTAIN:



To: Honorable City Council

From: John Moreno, City Manager

By: Karina Liu, Finance Director

**Date:** May 18, 2021

Subject: AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK GRANT

(CDBG) AND HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM ADMINISTRATION SERVICES AND PREPARATION OF 5-YEAR

CONSOLIDATED PLAN AND ASSESSMENT OF FAIR HOUSING

# **Background**

The City uses Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds extensively to provide key services including but not limited to graffiti removal, code enforcement, home improvement and commercial rehabilitation.

In previous years the City has contracted with MDG Associates, Inc. (MDG) to assist the City in the management of the CDBG and HOME programs, as well as, to provide direct implementation services associated with the City's Home Improvement and Commercial Rehabilitation Programs. While the City has been very pleased with MDG's performance, the U.S. Department of Housing and Urban Development (HUD) requires the City to procure for these professional services every five (5) years to verify the qualifications of the consultant/firm and to ensure cost reasonableness.

# Request For Proposals (RFP)

As part of the procurement process, a Request for Statements of Qualifications was published in the Press Telegram on April 17, 2021. Additionally, the City directly solicited Statements of Qualifications from eight (8) other consulting firms known to provide CDBG and HOME consulting services. Statements of Qualifications were due to the Finance Director on April 30, 2021. One (1) firm submitted a complete Statement of Qualifications by the deadline. No other Statements of Qualifications were received. The complete Statement of Qualifications was received from MDG Associates, Inc.

#### MDG Associates, Inc.

MDG has been providing federal grants management and implementation services to municipalities since 1991. Their services include the administration of the CDBG, HOME, Emergency Solutions Grant (ESG), Residential Rehabilitation, Commercial Rehabilitation and First Time Homebuyer Programs. In addition to grants management services, MDG

also provides architectural, planning, and technical assistance services to municipal agencies. With 38 staff members, the firm is comprised of individuals with a wide variety of expertise in the federally funded programs sponsored by HUD. Two (2) of MDG's staff members are Certified HOME Program Technical Assistance Providers who provide technical assistance and training services under contract to HUD in jurisdictions across the country. MDG is a corporation registered in the State of California and is a certified Minority Business Enterprise (MBE).

MDG's fees range from \$48 to \$121 per hour depending on the position providing the service. The Vice President at a rate of \$121 will be responsible for supervising the work of assigned consultants. The majority of the grant program administration services will be provided by the Director position which carries a rate of \$116 per hour, with assistance from Senior Associates at \$100 per hour. For Residential Rehabilitation activities, MDG proposes to provide services using the Senior Associate position, at \$100 per hour. A 3% cost of living adjustment (COLA) has been included in the schedule of fees for subsequent years. The range of staffing options reflects the organization's depth and available resources that may also be tailored to meet the City's needs.

Based on their qualifications and the City's past experience working with MDG, the City would like to continue its relationship with MDG Associates, Inc. and enter into agreement with them to provide the services noted above.

Attached for your review is a copy of the agreement.

# **RECOMMENDED ACTION**

It is recommended that City Council approve and authorize the City Manager or his designee to enter into an agreement with MDG Associates, Inc. for CDBG and HOME grant administration and preparation of the 5-year Consolidated Plan and Assessment of Fair Housing.

# PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF PARAMOUNT AND MDG ASSOCIATES, INC. FOR CDBG/HOME CONSULTANT SERVICES

THIS AGREEMENT is made and entered into this 1st day of July 2021 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and MDG Associates, Inc., hereinafter referred to as the "CONSULTANT."

#### I. RECITAL

- A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified consulting firm to provide professional services for the administration and implementation of the Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") programs, and to have these consultant services based upon the terms and conditions hereinafter set forth.
- B. FUNDING. The CITY receives an annual entitlement allocation of CDBG funds, Catalog of Federal Domestic Assistance Number 14.218, from the U.S. Department of Housing and Urban Development ("HUD") each year. The CITY receives an annual entitlement allocation of HOME funds, Catalog of Federal Domestic Assistance Number 14.239, from HUD each year. This contract for services to be provided as specified in the CITY'S Request for Statements of Qualifications ("SOQ") issued on April 17, 2021 (hereinafter "EXHIBIT A") and may be funded in whole or in part with CDBG and HOME funds.

#### **II. TERMS AND CONDITIONS**

- A. MISSION. CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.
- B. TERMS. This AGREEMENT shall commence on July 1, 2021 and shall remain in full force and effect for a 12 month period, ending June 30, 2022, with an option to extend the contract thereafter.
- C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his designee, the CONSULTANT'S professional services shall include the professional services as detailed in EXHIBIT A.
- D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described in EXHIBIT A, on an hourly basis at the schedule of rates set forth in CONSULTANT'S response to the CITY SOQ dated March 31, 2016 (hereinafter "EXHIBIT B"). Any services not outlined in EXHIBIT A must be specifically authorized by CITY staff and shall be billed at the hourly rate set forth in EXHIBIT B and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or his designee. All invoices should be accompanied by documentation setting forth

in detail a description of the services rendered. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY'S regular procedures provide.

- E. EXPENSES. CONSULTANT shall only be entitled to reimbursable expense items as described in EXHIBIT B.
- F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY. Any re-use of any documents on any project other than the project for which the documents were originally intended shall be at the sole risk of the CITY.
- G. INDEPENDENT CONTRACTOR. CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT. Neither CONSULTANT nor any of CONSULTANT'S employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the CITY; and neither CONSULTANT nor any of its employees shall be paid by CITY time and one-half for working in excess of forty (40) hours in any one week. Neither CONSULTANT nor any of CONSULTANT'S employees have any property right to any position, or any of the rights an employee may have in the event of termination of this AGREEMENT.
- H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the negligent acts, errors or omissions or willful misconduct of the CONSULTANT in the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.
- I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.
- J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his own expense during the term of this AGREEMENT the following programs of insurance covering his operation hereunder. Except with respect to Professional Liability Insurance, each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be

cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the City Manager. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Errors and Omission. CONSULTANT shall at all times during the term of this AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of professional liability insurance with a minimum limit of One Million Dollars (\$1,000,000.00). Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

- K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remained of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.
- M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.
- N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

- O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.
- P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, becomes its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.
- Q. CHANGES. CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.
- R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.
- S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.
- T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.
- U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

- V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. All of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.
- W. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and 24 Code of Federal Regulations Parts 570 and 92, respectively.
- X. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

#### III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

#### A. EQUAL OPPORTUNITY.

- 1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- 2. CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- 3. CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon

- each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- 4. CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5. CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7. CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
- B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.
- C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

- D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.
- E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.
  - 1. The work to be performed under this AGREEMENT may be on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
  - 2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CAR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.
  - 3. CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
  - 4. CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.
  - 5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant

or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

- F. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
- G. CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387), as amended-Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- H. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

#### IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

- A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.
- B. INTEREST OF CONSULTANT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

#### V. LOBBYIST CERTIFICATION

- A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:
  - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, 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 any 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 or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
  - 4. CONSULTANT understands that 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 civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- B. BYRD ANTI-LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that

takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

## VI. NOTICES

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To the CONSULTANT:

Rudy Munoz, President MDG Associates, Inc.

10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730

DUNS #: 137401761 Tax ID #: 01-0573113

To the CITY: City Manager

City of Paramount 16400 Colorado Ave.

Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT	MDG ASSOCIATES, INC.			
John Moreno, City Manager	Rudy Munoz, President			
Date	Date			

# **Scope of Services**

#### CDBG and HOME Administration and Implementation Services

- Facilitate the selection of a qualified fair housing service provider to provide residents with access to fair housing and landlord-tenant mediation services;
- Facilitate the selection of qualified subrecipient(s) of general fund grants to promote the availability of and accessibility to decent housing for homeless individuals;
- Facilitate the development of new rental housing opportunities to promote the affordability of rental housing;
- Facilitate the development of affordable homeownership opportunities;
- Develop strategies to increase the availability of Section 8 Vouchers in partnership with the Housing Authority of the County of Los Angeles;
- Monitor the City's inventory of affordable rental and ownership housing covenants on an annual basis;
- Implement the HOME-funded Home Improvement Program in collaboration with the Community Development Department to provide grants of approximately \$25,000 to repair owner-occupied single-family homes;
- Monitor the implementation of the CDBG-funded Code Enforcement Program by the Public Safety Department;
- Monitor the implementation of the CDBG-funded Graffiti Removal Program by the Public Works Department;
- Facilitate the selection of qualified subrecipient(s) of general fund grants that support
  the efforts of community-based organizations serving youth, at-risk youth, senior
  citizens, battered spouses and abused children, disabled, and low- and moderateincome people;
- Monitor the implementation of Capital Improvement Projects such as the renovation of community centers, parks and other public facilities, as well as streets, sidewalks, parks and ADA Improvements, with services to include labor standards administration and enforcement services;
- Implement the CDBG-funded Commercial Rehabilitation Program to promote business opportunities and economic development within the City;
- Preparation of Action Plans, CAPERs, Federal Financial Reports, Semi-Annual Labor Standards Reports, MBE/WBE Compliance Reports, and any other report required by

HUD to implement the CDBG and HOME program in compliance with 24 CFR Part 570 and 24 CFR Part 92, respectively;

- Development of Policies, Procedures and Program Guidelines necessary to facilitate the compliant implementation of all HUD-funded programs, projects and activities; and
- Any associated Community Planning and Development duties as assigned by the City Manager or Finance Director.

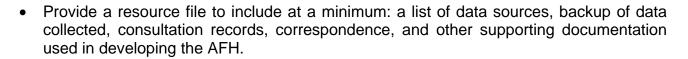
# Five-Year Consolidated Plan/2017 Annual Action Plan - Due May 15, 2022

- Develop a Consolidated Plan for the City for program years 2022 through 2026 in accordance with Title 24 of the Code of Federal Regulations (CFR) Part 91, and other requirements set forth by federal regulation and the HUD Office of Community Planning and Development (CPD).
- Prepare the City's Consolidated Plan using the consolidated plan template in IDIS OnLine and the eCon Planning Suite tool to assess needs and make strategic decisions.
- Prepare the City's annual Action Plan.
- Perform relevant consultations with agencies that provide housing and social services in adjacent cities, Los Angeles County, and other relevant groups, such as the local public housing authority, as required by 24 CFR Part 91 Subpart B.
- Assist City staff in facilitating public participation in the development of the Consolidated Plan and Action Plan. The consultant will be required to generate and implement an effective public consultation process that encourages residents to participate in the Consolidated Plan / Action Plan process. The consultant is expected to:
- Conduct at least two (2) community meetings.
- Participate in at least one (1) presentation at a public hearing before the City Council.
- Develop at least one (1) community survey in multiple languages that include the City's Limited English Proficiency Plan (LEP) languages. The LEP language(s) identified include: Spanish.
- Complete other additional specific actions as required by HUD.
- Prepare draft public hearing notices and other public notices as may be applicable.
- Provide one (1) electronic/digital copy of the approved final plans in Microsoft Office Word format and PDF format.

- Provide a resource file to include, at a minimum: a list of data sources, copy of data collected, consultations, records, and other supporting documentations used in developing the Consolidated Plan and Action Plan.
- Prepare Executive Summaries for the Consolidated Plan and the Action Plan.
- Analyze the data tables provided by the IDIS OnLine Consolidated Plan template which
  has been pre-populated with default data from the U.S. Census, CHAS, and American
  Community Survey, and provide additional data collection as necessary.
- Assess the existing community need and make recommendations to the City for the development of new strategies, goals, and priorities for the five-year period.
- Develop and incorporate a performance measure component as required by HUD regulations to monitor activities carried-out to achieve Consolidated Plan goals.

# Assessment of Fair Housing

- Prepare an AFH pursuant to HUD guidelines.
- Utilize the data provided by HUD, which includes geospatial data, tabular data, disproportionate housing needs, and outstanding discrimination findings, to assess fair housing issues in the community.
- Provide an analysis of fair housing issues using HUD data and available local measures, such as local housing policies and zoning codes.
- Conduct two (2) community meetings to engage the public to inform and solicit ideas about local issues and concerns.
- Provide a summary of the leading fair housing challenges and opportunities in the community and prioritized goals for progress.
- Incorporate AFH findings into subsequent Consolidated Plans and use the AFH to inform program development.
- Solicit public input on draft AFH from key stakeholders such as private agencies, public agencies, and community groups.
- Be present for at least one (1) public hearing before the City Council.
- Prepare draft public hearing notices and other public notices as applicable.
- Provide one (1) electronic/digital copy of the approved final document in Microsoft Office Word format and PDF format.



# **EXHIBIT B**

# Consultant's SOQ Response and Schedule of Billing Rates



# **City of Paramount**

# STATEMENT OF QUALIFICATIONS (SOQ)

# **CDBG/HOME Consultant Services**

**April 2021** 

**Corporate Headquarters** 

10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730

Telephone • (909) 476 - 9696

Fax • (909) 476 - 6086



April 27, 2021

City of Paramount Attn.: Karina Lam Liu, Finance Director Finance Department 16400 Colorado Avenue Paramount, CA 90723-5012

Subject: Statement of Qualifications (SOQ) for CDBG/HOME Consultant Services

Dear Ms. Lam Liu:

MDG Associates, Inc. (MDG) is pleased to submit a proposal to provide CDBG/HOME Consultant Services. MDG, along with its affiliate LDM Associates, Inc. (LDM), has been providing high-quality community development consulting services to municipal agencies and private clients for over 30 years.

MDG specializes in the provision of grant management services with an emphasis on the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funded programs. In addition to grants management services, MDG also provides administration and implementation services of housing and commercial rehabilitation programs, labor compliance monitoring, housing programs, and project management services.

Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of CDBG Program administration and implementation. The team's emphasis and capabilities are in the management (administrative and financial) of grants funded through HUD's Community Planning and Development (CPD) Programs. These programs include Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) in addition to one-time entitlement grants such as the Neighborhood Stabilization Programs, Homelessness Prevention and Rapid Rehousing Program (HPRP), Community Development Block Grant – Disaster Recovery (CDBG-DR) and Community Development Block Grant – CARES Act (CDBG-CV).

Provided herewith, is the information requested in your RFP. You may contact me at the following address, telephone number or e-mail should you have any questions regarding this proposal:

MDG Associates, Inc. Rudy E. Muñoz, President 10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730 (909) 476-9696 rmunoz@mdg-ldm.com If you have any questions regarding this matter, please do not hesitate to call me at your convenience.

Respectfully Submitted,

Rudy E. Muñoz President

Enclosure: Statement of Qualifications

10722 Arrow Route Suite 822 Rancho Cucamonga California 91730 (909) 476-9696 Fax (909) 476-6086

#### **CITY OF PARAMOUNT**

# STATEMENT OF QUALIFICATIONS CDBG/HOME CONSULTANT SERVICES

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### **Resumes of Key Personnel**

#### **Attachments:**

- A. Federal Lobbyist Certification
- B. MBE/WBE Information Form
- C. Sealed Envelope, Consultant Schedule of Fees

#### SECTION I. DESCRIPTION OF FIRM, QUALIFICATIONS, AND EXPERIENCE

MDG Associates, Inc. (MDG) was established in 1991 and has undergone steady growth since its inception. MDG is a corporation registered in the State of California. MDG is a registered Minority Business Enterprise (MBE) and a Small Disadvantaged Business (SDB/DBE). In response to our clients' needs, MDG and its affiliate LDM Associates, Inc. (LDM) provide a wide variety of Community Development consulting services including, but not limited to: Grants Management; Project Management; Construction Management; Architectural Design; Urban Planning; and Labor Compliance Monitoring.

MDG Associates, Inc. is comprised of individuals with a wide variety of expertise including the services specifically requested by the City. Currently, MDG is comprised of 38 staff members.

Of these staff members, 23 are knowledgeable and experienced in the administration and implementation of CDBG, HOME, ESG, and CalHome grants as well as one-time HUD grants such as NSP and CARES Act funds. The balance of the staff members are specialist in the areas utilizing grant funds, such as housing/commercial rehabilitation, economic development, labor compliance, and project management.

MDG provides administrative and management services to cities that are seeking a consultant that can act as an extension of their staff and look after the best interest of the City.

#### **Grants Management:**

MDG currently provides administration and implementation services for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Community Development Block Grant-Disaster Recovery (CDBG-DR), and Neighborhood Stabilization Programs (NSP). MDG also administers activities funded under the programs above.

MDG and its affiliate LDM are currently under direct contract with 30 cities and three (3) counties with HUD CPD funds totaling approximately \$80.5 million. Our services include the day-to-day implementation of their CPD grants and programs funded with the aforementioned grant funds. In addition, we provide services to other cities and counties on specific tasks such as IDIS input, subrecipient monitoring, federal labor standards (Davis-Bacon) compliance, monitoring CDBG/HOME and ESG grants, the preparation of HUD Section 108 Loan Guarantee applications, preparation of Consolidated Plan/Annual Action Plans/ and Consolidated Annual Performance and Evaluation Report (CAPER).

MDG staff maintains an excellent relationship with the local HUD field offices as well as at the headquarters level (Washington D.C.). Our staff has been providing training to grantees throughout the country on behalf of HUD Headquarters. The training has been in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff currently assists grantees through the HUD Resource Exchange Ask a Question (AAQ) portal in the areas of CDBG, HOME, and DRGR including CDBG-CARES Act.

Our staff currently provides technical assistance (TA) to grantees throughout the country on behalf of HUD Headquarters in conjunction with the CPD Programs as well as HUD's reporting systems, the IDIS and DRGR systems.

In the past year, MDG has assisted more than 15 local jurisdictions design and implement over \$50m in CDBG-CV and ESG-CV resources. Further, MDG has led HUD-funded national technical assistance efforts in both programs. MDG is also a leader in disaster response and recovery technical assistance and is currently supporting the State of California and Commonwealth of Puerto Rico to implement their CDBG-DR programs.

Our staff is knowledgeable in several computer programs including all of the Microsoft Office software, Microsoft Project, Adobe programs and HUD's online reporting databases. These include the Integrated Disbursement and Information System (IDIS), Disaster Recovery Grant Reporting System (DRGR), Recovery Act Management and Performance System (RAMPS), Performance and Accountability for Grants in Energy System (PAGE), HUD Environmental Review Online System (HEROS), and FederalReporting.gov.

#### **Housing Rehabilitation:**

MDG along with its affiliate LDM is currently under contract with 18 cities throughout Southern California for the management and implementation of their housing rehabilitation programs, including mobile homes. During the prior year, the firm processed and completed the rehabilitation of approximately 225 residential single-family dwellings and mobile homes. The funds utilized for the implementation of the rehabilitation programs included U.S. Department of Housing and Urban Development (HUD) funds such as CDBG and HOME funds as well as California Department of Housing and Community Development (HCD) funds such as State HOME and CalHome funds. Through the years, MDG has developed systems for different types of programs including, but not limited to, emergency repair programs, rental rehabilitation programs, owner-occupied – single family rehabilitation program, and mobile home repair programs. Responsibilities under these programs include, but are not limited to, the overall administration of the program; reviewing applications for eligibility; environmental review record and clearances; loan underwriting and loan document preparation for loan-based programs; initial, progress and final inspections; responding to contractor questions during the bidding process; construction management and oversight; review and process contractor payment request; and preparing regulatory reports for HUD and HCD.

#### **Commercial Rehabilitation:**

During the past 16 years, our firm has been assisting cities in the day-to-day administration and implementation of their Commercial Rehabilitation programs. During the past five (5) years, we have assisted eight (8) Cities with the rehabilitation of approximately 55 commercial buildings. In addition, we are in the process of setting up two (2) new programs for the Cities of Upland and the City of Hesperia. The level of service requested by each City differs, however in most cases we provide the overall administration and implementation services. These include inspection, design services, project management and Davis-Bacon Compliance monitoring.

#### **Labor Compliance (Davis-Bacon Act):**

We are currently under contract to provide Labor Compliance services to 14 cities in Southern California. Our typical scope of work includes preparation and review of bid documents for compliance with Federal labor standards and requirements including Davis-Bacon and Related Acts, Section 3, and Department of Labor (DOL) regulations; attend pre-construction meeting and present information on Davis-Bacon and Section 3 requirements; review submitted bid documents for compliance; establish and maintain contractor and subcontractor labor files; conduct employee field interviews and document posting compliance; reconcile weekly certified payroll reports and supporting documentation; monitor contractors for Section 3 accomplishments; schedule labor compliance file reviews prior to release of retention funds; and address and resolve any underpayment or deficiency issues.

#### Section 3:

Our staff is experienced in the implementation of Section 3 employment, contracting and training requirements. Currently, we monitor labor compliance activities on 15 projects with a combined construction value of over \$12.5 million. Of these projects, ten (10) are Section 3-covered projects with contracts in excess of \$100,000.

#### **Design Services:**

MDG has vast experience in the needs of Cities implementing federally, State or locally funded Commercial Rehabilitation programs and the multitude of requirements that affect the implementation of these programs. These requirements include, but are not limited to, Community Development Block Grant (CDBG) requirements that are specific as to the eligible improvements and the Davis-Bacon requirements which add a substantial cost increase to projects thereby requiring the designs to be more cost-effective.

#### SECTION II. APPROACH, CONSULTANT TEAM, METHODOLOGY AND SCOPE OF WORK

#### **APPROACH**

MDG proposes to provide service on-site and at its home office as required by the City. We anticipate becoming an extension of City staff and would provide flexible scheduling to meet the needs of City staff. In addition, we would make ourselves available to attend City Council meetings as requested by staff. We will make ourselves available during non-scheduled hours should the need arise by providing staff with our cell phone numbers in addition of our business phone numbers. On days that we are in attendance at the City, we will meet with City staff to discuss the progress of the program and issues concerning the program.

#### **CONSULTANT TEAM**

The members of our consulting group proposed to provide consulting services include Esther Luis, Director; Art Casañas, Senior Associate; and Miguel Ramirez; Senior Associate. Ms. Luis will be the lead consultant and Project Manager assigned to the City. Ms. Luis will be primarily responsible for the CDBG/HOME Programs in addition to supervising the work of other assigned consultants. Ms. Luis will focus on the day-to-day administration and implementation of the CDBG Program, including IDIS input, Action Plan and CAPER preparation, and subrecipient monitoring. Mr. Casañas will be assigned to the City for the implementation of the Home Improvement Program. Mr. Ramirez will be assigned to the City for the implementation of the Commercial Rehabilitation Program. Other staff members are also available to provide service to the City to ensure the successful implementation of the City's CDBG and HOME projects and programs.

Rudy Muñoz is the President of MDG Associates, Inc. and is the authorized signatory for contracts. Clint Whited, Senior Vice President, will manage the contract on behalf of MDG and will be available to the City on an as-needed basis in support of the assigned consultant team.

The following is a statement on each of the aforementioned staff members proposed under this contract.

**Rudy Muñoz, President** - Mr. Rudy Muñoz is the President and founder of MDG Associates, Inc. With more than 33 years of experience in the community development field, Mr. Muñoz' main focus is on assisting municipalities with all aspects of the administration and implementation of their HUD-funded CPD Programs. These include, but are not limited to the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Neighborhood Stabilization Program (NSP) and Community Development Block Grant – Disaster Recovery (CDBG-DR) programs.

Mr. Muñoz works hand-in-hand with municipalities on the development of implementation strategies and tools that facilitate the management of their CPD programs; providing training for the HUD CPD Programs, and at times implementing the day-to-day functions of the programs. These functions include all phases of the program implementation from the initial development of Consolidated Plans and Action Plans for the various programs up to the programmatic and financial closeout of projects and

grants. He assists grantees in developing HUD mandated Policies and Procedures for the overall management and oversight of the various CPD Programs as well as individual activities funded under these programs such as Housing Rehabilitation, Commercial Rehabilitation, and Homebuyer Programs.

Mr. Muñoz is a Certified HOME Specialist and is a subcontractor to national Technical Assistance (TA) providers through HUD's OneCPD and Community Compass initiatives. Through the initiatives, he has provided TA and training to municipalities throughout the U.S. in the following programs: CDBG, HOME, NSP (1, 2, and 3) and CDBG-DR. Through the initiatives, he has also provided national training and TA in two of HUDs reporting systems; the Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). He is a beta tester for HUD on the Disaster Recovery Grant Reporting system.

In addition, he has provided training and TA through the initiatives in cross-cutting elements including Financial Management Systems (Uniform Administrative Systems), Davis-Bacon and Related Acts (DBRA), and Assessment of Fair Housing (AFH). Because of his fluency in Spanish, he has provided many of the aforementioned training in Spanish for the Commonwealth of Puerto Rico and its municipalities.

Prior to his time with LDM and MDG, Mr. Muñoz worked for a number of municipalities in Southern California. Mr. Muñoz received a Bachelor of Architecture (BArch) from California Polytechnic University in Pomona.

**Clint Whited, Senior Vice President** - Mr. Clint Whited joined MDG Associates, Inc. in 2006 and currently serves as Senior Vice President. With more than 17 years of experience in the planning and implementation of federal grants including those offered by the U.S. Department of Housing and Urban Development – Office of Community Planning and Development, Mr. Whited assists municipalities with all aspects of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) management.

Mr. Whited focuses on strategic community investment in affordable housing, development of infrastructure and coordinating the supportive services necessary to achieve local goals and to affirmatively further fair housing choice. His work in these areas includes 40 Consolidated Plans, 120 Annual Action Plans, 29 Analysis of Impediments to Fair Housing (AFH) Choice, and two Assessment of Fair Housing (AFH) documents and numerous program policy and procedure documents to facilitate the implementation of the housing and community development projects resulting from these plans.

He is currently responsible for the management and implementation of CPD programs for a number of cities in Southern California and recently working with the City of Houston and Harris County on their Disaster Recovery efforts utilizing HUD funds. Mr. Whited is a Certified HOME Specialist (Regulations) and is a national technical assistance provider through HUD's OneCPD technical assistance initiative.

Prior to joining MDG, Mr. Whited was a Contract Compliance Specialist for the Los Angeles County Community Development Commission – the second largest Urban County CDBG program in the nation. His responsibilities included contract development, monitoring the implementation of CDBG

funded activities implemented by participating cities and non-profit organizations. His work with the Urban County included the development of labor standards policies and procedures covering the Davis-Bacon Act, Minority and Women's Business Enterprise and Section 3 of the Housing and Community Development Act.

Mr. Whited received a Bachelor of Science in Public Policy and Management from the University of Southern California's School of Policy, Planning and Development, with an emphasis on organizational management and public sector accounting.

**Esther Luis, Director** - Esther Luis joined MDG Associates, Inc. in 2000 and currently serves as a Manager on the Housing and Community Development team. Ms. Luis has more than 20 years of experience in the planning and implementation of federal grants including those offered by the U.S. Department of Housing and Urban Development – Office of Community Planning and Development.

Ms. Luis' grants management experience includes federally- and County-funded Community Development Block Grant (CDBG) Programs, administration of housing and commercial rehabilitation programs and the oversight other state and federal grants. Ms. Luis' capabilities include knowledge of federal and state grant guidelines, grant application requirements, as well as the ability to administer and manage grants. She has worked on both sides of the CDBG program to include oversight as a County staff member overseeing Urban County grantees, working with Urban County grantees reporting to the County and working for entitlement grantees working directly with HUD.

Ms. Luis' primary focus is on the day-to-day administration of the CDBG program, development of Action Plans, subrecipient (public service) management and monitoring, labor standards enforcement, compliance with federal reporting requirements including the Consolidated Annual Performance and Evaluation Report (CAPER), and all other aspects of program administration, implementation and compliance. Ms. Luis has worked with multiple cities in the administration of their programs.

Prior to her career in the private sector, Ms. Luis held the position of Development Specialist and Program Specialist for the Community Development Commission of the County of Los Angeles.

**Art Casañas, Senior Associate -** Art Casañas joined MDG Associates, Inc. in 2003 and currently serves as a Senior Associate specializing in the administration and implementation of housing rehabilitation programs funded with CDBG and HOME. Mr. Casañas currently serves as the lead staff person implementing housing rehabilitation programs in the Cities of Irvine, Paramount and Walnut. Mr. Casañas' duties include application review, housing inspections, development of work specifications, preparation of contracts and loan documents, pre-construction meetings, progress inspections, and closeout inspections.

**Miguel Ramirez, Senior Associate -** Mr. Ramirez joined MDG Associates, Inc. in 2003 and currently serves as a senior associate on the Housing and Commercial Rehabilitation team. With more than 20 years of experience in the administration and implementation of CDBG and HOME funded housing and commercial rehabilitation programs, Mr. Ramirez has been successful in assisting municipalities with the implementation of their CDBG, HOME and Redevelopment agency funded programs. Over the past

10 years, Mr. Ramirez has successfully rehabilitated approximately 300 homes and managed the rehabilitation of over 24 commercial properties.

Mr. Ramirez responsibilities include conducting initial and progress inspections and preparing work write-ups/estimates; providing the project management to assure contractor is complying with the requirements of the scope of work and contract; maintaining applicant files current and audit ready; preparing bid packages; reviewing bids from contractors; preparing contractor agreements; processing progress and final payments; working with sub-consultants such as lead paint inspector and appraisers as required; filing required documents including but not limited to Notice of Completion. Mr. Ramirez received a Bachelor of Science in Urban and Regional Planning from California State Polytechnic University at Pomona.

The resumes of the staff members are included in the Resumes of Key Personnel section of this document.

#### **METHODOLOGY**

MDG proposes to meet with City staff on a regular basis to provide staff with a status on all projects and discuss issues relevant to the program or projects. We propose to provide service on-site and at our corporate headquarters on as needed basis and as required by the City. We propose to have regularly scheduled hours at the City (a minimum of 8 hours per week) for the administration of the CDBG and HOME Programs; a minimum of 8 hours for the administration of the Residential Rehabilitation Program; and a minimum of 4 hours on an as needed basis for the administration of the Commercial Rehabilitation Program. We anticipate becoming an extension of City staff and would provide scheduling that meets the needs of the City. In addition, we would make ourselves available to attend City Council meetings, Planning Commission meetings or other meetings as requested. We will make ourselves available during non-scheduled hours should the need arise by providing City staff with our cell phone numbers.

#### **SCOPE OF SERVICES**

In the performance of the administration of the City's programs, MDG will provide staffing and other resources required to perform the following:

#### **Assessment of Fair Housing**

- Prepare an AFH pursuant to HUD guidelines.
- Utilize the data provided by HUD, which includes geospatial data, tabular data, disproportionate housing needs, and outstanding discrimination findings, to assess fair housing issues in the community.
- Provide an analysis of fair housing issues using HUD data and available local measures, such as local housing policies and zoning codes.

- Conduct two (2) community meetings to engage the public to inform and solicit ideas about local issues and concerns.
- Provide a summary of the leading fair housing challenges and opportunities in the community and prioritized goals for progress.
- Incorporate AFH findings into subsequent Consolidated Plans and use the AFH to inform program development.
- Solicit public input on draft AFH from key stakeholders such as private agencies, public agencies, and community groups.
- Be present for at least one (1) public hearing before the City Council.
- Prepare draft public hearing notices and other public notices as applicable.
- Provide one (1) electronic/digital copy of the approved final document in Microsoft Office Word format and PDF format.
- Provide a resource file to include at a minimum: a list of data sources, backup of data collected, consultation records, correspondence, and other supporting documentation used in developing the AFH.

#### Five-Year Consolidated Plan/2022 Annual Action Plan

- Develop a Consolidated Plan for the City for program years 2022 through 2026 in accordance with Title 24 of the Code of Federal Regulations (CFR) Part 91, and other requirements set forth by federal regulation and the HUD Office of Community Planning and Development (CPD).
- Prepare the City's Consolidated Plan using the consolidated plan template in IDIS OnLine and the eCon Planning Suite tool to assess needs and make strategic decisions.
- Prepare the City's annual Action Plan.
- Perform relevant consultations with agencies that provide housing and social services in adjacent cities, Los Angeles County, and other relevant groups, such as the local public housing authority, as required by 24 CFR Part 91 Subpart B.
- Assist City staff in facilitating public participation in the development of the Consolidated Plan and Action Plan. MDG will generate and implement an effective public consultation process that encourages residents to participate in the Consolidated Plan / Action Plan process. The consultant is expected to:

- Conduct at least two (2) community meetings.
- Participate in at least one (1) presentation at a public hearing before the City Council.
- Develop at least one (1) community survey in multiple languages that include the City's Limited English Proficiency Plan (LEP) languages. The LEP language(s) identified include: Spanish.
- Complete other additional specific actions as required by HUD.
- Prepare draft public hearing notices and other public notices as may be applicable.
- Provide one (1) electronic/digital copy of the approved final plans in Microsoft Office Word format and PDF format.
- Provide a resource file to include, at a minimum: a list of data sources, copy of data collected, consultations, records, and other supporting documentations used in developing the Consolidated Plan and Action Plan.
- Prepare Executive Summaries for the Consolidated Plan and the Action Plan.
- Analyze the data tables provided by the IDIS OnLine Consolidated Plan template which has been pre-populated with default data from the U.S. Census, CHAS, and American Community Survey, and provide additional data collection as necessary.
- Assess the existing community need and make recommendations to the City for the development of new strategies, goals, and priorities for the five-year period.
- Develop and incorporate a performance measure component as required by HUD regulations to monitor activities carried-out to achieve Consolidated Plan goals.

#### **CDBG** and **HOME** Administration and Implementation Services

- Facilitate the selection of a qualified fair housing service provider to provide residents with access to fair housing and landlord-tenant mediation services;
- Facilitate the selection of qualified subrecipient(s) of general fund grants to promote the availability of and accessibility to decent housing for homeless individuals;
- Facilitate the development of new rental housing opportunities to promote the affordability of rental housing;
- Facilitate the development of affordable homeownership opportunities;

- Develop strategies to increase the availability of Section 8 Vouchers in partnership with the Housing Authority of the County of Los Angeles;
- Monitor the City's inventory of affordable rental and ownership housing covenants on an annual basis;
- Implement the HOME-funded Home Improvement Program in collaboration with the Community Development Department to provide grants of approximately \$25,000 to repair owner-occupied single-family homes;
- Monitor the implementation of the CDBG-funded Code Enforcement Program by the Public Safety Department;
- Monitor the implementation of the CDBG-funded Graffiti Removal Program by the Public Works Department;
- Facilitate the selection of qualified subrecipient(s) of general fund grants that support the efforts of community-based organizations serving youth, at-risk youth, senior citizens, battered spouses and abused children, disabled, and low- and moderate-income people;
- Monitor the implementation of Capital Improvement Projects such as the renovation of community centers, parks and other public facilities, as well as streets, sidewalks, parks and ADA Improvements, with services to include labor standards administration and enforcement;
- Implement the CDBG-funded Commercial Rehabilitation Program to promote business opportunities and economic development within the City;
- Preparation of Action Plans, CAPERs, Federal Financial Reports, Semi-Annual Labor Standards Reports, MBE/WBE Compliance Reports, and any other report required by HUD to implement the CDBG and HOME program in compliance with 24 CFR Part 570 and 24 CFR Part 92, respectively;
- Development of Policies, Procedures and Program Guidelines necessary to facilitate the compliant implementation of all HUD-funded programs, projects and activities; and
- Any associated Community Planning and Development duties as assigned by the City Manager or Finance Director.

#### **SECTION III. REFERENCES**

#### **HUD Entitlement Cities:**

#### City of Fontana - Valerie Gonzales, Housing Manager

Services Provided: CDBG/HOME/CDBG-R/NSP Program TA; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; Davis-Bacon/Section 3 Compliance; Policies and

Procedures for FTHB and Hosing Rehabilitation Programs

Date of Contract: 2009 to Present

Contact Person: Phone Number: (909) 350-6625; email address: vgonzales@fontana.org

#### City of Upland - Liz Chavez, Manager of Development Services

Services Provided: CDBG Program Technical Assistance; CalHome and RDA funded Housing Rehabilitation Program Implementation (4 separate programs); RDA funded Commercial Rehabilitation Program Implementation; CalHome and RDA funded Homebuyer Assistance Program; Project/Construction Management; Davis-Bacon and Section 3 Compliance; Analysis of Impediments; Planning Services; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; affordable housing monitoring.

Date of Contract: 2004 to Present

Phone Number: (909) 931-4146; email address: <a href="mailto:lchavez@ci.upland.ca.us">lchavez@ci.upland.ca.us</a>

#### City of Irvine - Amy Mullay, Senior Planner

Services Provided: CDBG/ESG/HOME/CDBG-CV/ESG-CV Program Administration and Technical Assistance; Redevelopment Consultation; CDBG funded Housing Rehabilitation Program Implementation; Analysis of Impediments to Fair Housing (AI); Five-Year Consolidated Plan/Action

Plan/CAPER preparation; Davis-Bacon and Section 3 Compliance.

Date of Contract: 2001 to Present

Phone Number: (949) 724-7454; email address: amullay@cityofirvine.org

#### City of Hawthorne - Kimberly Mack, CDBG/HOME and Housing Manager

Services Provided: CDBG/HOME Program Administration and Technical Assistance; CDBG and HOME funded Housing Rehabilitation Program Implementation; RDA funded Commercial Rehabilitation Program Implementation; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation.

Date of Contract: 2002 to 2010 and 2014 to Present

Phone Number: (310) 349-1603; email address: kmack@cityofhawthorne.org

#### City of Palmdale - Mike Miller, Director of Neighborhood Services

Services Provided: CDBG/HOME/CDBG-R/NSP Program Administration and Technical Assistance; Redevelopment Consultation; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; 5 Year Implementation Plan (Redevelopment); Davis-Bacon and Section 3 Compliance; affordable housing monitoring.

Date of Contract: 2000 to Present

Phone Number: (661) 267-5126; email address: MikeM@cityofpalmdale.org

#### City of Corona - Cynthia Lara, Administrative Services Manager

Services Provided: CDBG Program Administration and HOME Technical Assistance including all aspects of the CDBG Program as well as assistance with affordable housing projects and Davis-Bacon Compliance Monitoring.

Date of Contract: 2010 to Present

Phone Number: (951) 739-4963; email address: Cynthia.Lara@CoronaCA.gov

#### SECTION IV. BUDGET AND SCHEDULE OF HOURLY BILLING RATES

#### **BUDGET PROPOSAL**

As requested in the City's SOQ, the schedule of hourly billing rates has been submitted in a separate sealed envelope as Attachment "C". MDG proposes to perform the Scope of Services on an hourly basis, billed in quarter-hour increments based on the billing rates listed on the Rate Schedule that are effective July 1, 2021. Should the City offer an agreement for additional years beyond the first year, the Rate Schedule provides the effective rates through June 2023.

#### **CONFLICT OF INTEREST**

MDG Associates, Inc. is not aware of any possible conflict of interest that might limit the projects on which our firm could work.



**Resumes of Key Personnel** 

#### MDG Associates, Inc. – Rancho Cucamonga, CA President: 1991 – Present

Founder of MDG Associates, Inc., a community development consulting firm that provides services to municipal agencies. Focus on assisting municipal agencies with all aspects of the administration and implementation of HUD funded CPD Programs. These include, but are not limited to the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Neighborhood Stabilization Program (NSP) and Community Developmet Block Grant – Disaster Recovery (CDBG-DR) programs.

Works hand-in-hand with municipalities on the development of implementation strategies and tools that facilitate the management of their CPD programs; provides training for the HUD CPD Programs; if requested provides day-to-day implementation functions of the programs. This includes the development of Consolidated Plans and Action Plans for various programs through programmatic and financial closeout of projects and grants. Assists grantees in developing HUD mandated Policies and Procedures for the management and oversight of various CPD Programs as well as implementation of individual activities such as Housing Rehabilitation, Commercial Rehabilitation, and Homebuyer Programs.

Works as a subcontractor to several national Technical Assistance (TA) providers through HUD's Community Compass initiatives. Through the initiative, provides TA and staff capacity buildding to municipalities throughout the U.S. in the CDBG, HOME, NSP (1, 2, and 3) and CDBG-DR. Provides in class training and TA in two of HUDs reporting systems; the Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). Assists HUD Headquarters as a beta tester for the updates to the Disaster Recovery Grant Reporting system.

Provides training and TA in federal cross-cutting elements inlcuding Financial Management Systems (Uniform Administrative Systems), Davis-Bacon and Related Acts (DBRA), and Assessment of Fair Housing (AFH). Has provided many of the aforementioned training in Spanish for the Commonwealth of Puerto Rico and its municipalities.

#### City of Huntington Park - Assistant Director of Comm. Development/Redevelopment

Assisted the Director of Community Development in the administration of the department. Directly responsible for the day-to-day administration and management of municipal staff on the CDBG and HOME programs, current and advanced planning functions and code enforcement activities. Acted as Secretary to the City's Planning Commission.

#### **City of Montclair - Associate Planner**

Assisted in the day-to-day planning functions including, but not limited to, California Environmental Quality Act (CEQA) review, Design Review, Subdivisions, Annexations, and Development proposals. Responsible for reviewing and processing Zone Changes, Variances, Conditional Use Permits, and other entitlements.

#### **Booth-Good Architects - Project Assistant**

Under the direction of the Project Architect, assisted in the design development, and preparation of design development and construction drawings for a variety of building types including single-family residential, multi-family residential and commercial developments.

#### **EDUCATION:**

#### **Bachelor of Architecture (5-Year Degree)**

California State Polytechnic University, Pomona

#### **AFFILIATIONS/ REGISTRATIONS:**

ICBO - International Conference of Building Officials
AIA - Prior Associate member of the American Institute of Architects
Licensed California General Contractor - California License No.681042
ICBO - Earthquake Retrofit of Wood Frame Homes Certification
Lead Based-Paint Visual Assessment Certification
Certified HOME Program Regulations, HUD (Technical Assistance Provider)

#### MDG Associates, Inc. - Senior Vice-President

Responsible for the preparation of Five-Year Consolidated Plans, Assessment of Fair Housing (AFH), Analysis of Impediments to Fair Housing Choice (AI), Annual Action Plans and Consolidated Annual Performance and Evaluation Reports in connection with U.S. Department of Housing and Urban Development (HUD) programs including but not limited to the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Neighborhood Stabilization Program (NSP) and Emergency Solutions Grant (ESG).

Serves as the lead consultant with assigned clients and is responsible to coordinate the work of assigned consultants to ensure workflow efficiency and quality. Provides technical assistance to clients including cities, counties, and housing developers to enhance client capacity to administer federal and state grant programs. Areas of specialization include compliance monitoring (prevailing wage/labor standards, affordable housing, grant programs, subrecipients), audit preparation, CDBG and HOME technical assistance, policy and procedure development and the implementation of housing programs including all phases of acquisition, rehabilitation and/or development, resale or rental.

As a HOME Program Certified Specialist, provides technical assistance to HUD grantees through the HUD OneCPD Technical Assistance program on all phases of program planning, grants management, program design, implementation, monitoring and reporting. Provides technical assistance to grantees as a reviewer for HUDs CDBG and HOME program Ask a Question (AAQ) teams.

# L.A. County Community Development Commission, Monterey Park, CA Contract Compliance Officer / Program Management: 2001-2006

Developed and implemented comprehensive online construction contract compliance guidelines for Davis-Bacon and Section 3. Provided training and technical assistance to subrecipient agencies on contract and labor compliance. Monitored and provided contract compliance oversight to 63 contracts worth approximately \$49.3 million. Developed and reviewed interagency agreements, RFPs and bid documents. Prepared comprehensive procurement guidelines for external agencies. Participated in Commission-wide strategic planning process for internal policy and procedure development.

#### **EDUCATION:**

### **Bachelor of Science - Public Policy and Management**

University of Southern California, Los Angeles

#### **AFFILIATIONS/ REGISTRATIONS:**

Certified HOME Program Regulations, HUD (Technical Assistance Provider)

### MDG Associates, Inc. – Rancho Cucamonga, CA Director – 2000 to Present

Serves as the lead consultant with assigned clients and is responsible to coordinate the work of assigned consultants to ensure work flow efficiency and quality. Provides technical assistance to clients including cities and counties to enhance client capacity to administer federal and state grant programs. Responsible for the administration and implementation of CDBG Programs and activities funded with CDBG, HOME funds including but not limited to housing and commercial rehabilitation programs.

Assist in the preparation of Five-Year Consolidated Plans, Analysis of Impediments to Fair Housing Choice (AI), Annual Action Plans and Consolidated Annual Performance and Evaluation Reports in connection with U.S. Department of Housing and Urban Development (HUD) programs. Serves as the lead consultant with assigned clients and is responsible to coordinate the work of assigned consultants to ensure work flow efficiency and quality. Provide technical assistance to Cities to enhance their capacity in the administration of federal and state grant programs

#### Community Development Commission County of Los Angeles - Development Specialist I

Responsible for monitoring Cities, Community Based Organizations (CBO's) and County Departments to ensure compliance with Community Development Block Grant (CDBG) regulations; provided technical assistance to CDBG grant recipients in identifying appropriate systems that can be implemented to meet CDBG requirements; reviewed and responded to eligibility inquires for proposed CDBG projects; provided CDBG compliance training to grant recipients; reviewed construction projects for compliance with Davis-Bacon requirements; and prepared recommendations for corrective actions.

#### **Community Development Commission County of Los Angeles – Program Specialist**

Reviewed applications for subsidized housing from Community Based Organizations (CBO's) serving the homeless and low-income persons with HIV or AID's; negotiated lease contracts with private owners; verified tenant eligibility using files and computer-based records; resolved disputes between owners, tenants and the Housing Authority; counseled tenants with regard to housing and economic concerns; maintained files and records; and provided program information to the public.

#### **EDUCATION:**

#### **Bachelor of Arts - Sociology/Business Administration**

University of California, Los Angeles (UCLA)

#### **TECHNICAL SKILLS:**

Computer Skills: Microsoft Office (Word, Excel, PowerPoint, Outlook) and Window Operating Systems. Bilingual/Bi-literate - Fluent in Spanish

#### **AFFILIATIONS/REGISTRATIONS:**

Notary Public for the State of California

## MDG Associates, Inc. – Rancho Cucamonga, CA Senior Associate: 2003 to Present

Responsible for the administration and implementation of residential and commercial rehabilitation programs funded with Community Development Block Grant (CDBG) and Redevelopment funds. Responsibilities include reviewing applications for participation in rehabilitation programs to assure compliance with CDBG and HOME Programs. The rehabilitation programs responsibilities include coordinating rehabilitation inspections, maintaining applicant files current, preparing bid packages, reviewing bids, preparing contractor agreements, processing progress and final payments, and processing/recording the Notice of Completion. Mr. Ramirez is also responsible for Davis-Bacon Act (labor compliance) monitoring of projects for a number of Cities in Southern California.

#### **City of Lawndale - Housing Specialist**

Responsible for the day-to-day operations of the Community Development Block Grant (CDBG) Program and for the oversight of all projects funded with CDBG funds such as Code Enforcement, Graffiti Removal, Senior Nutrition, Residential Rehabilitation, and the City Hall ADA Renovation. Administered the operation of the Commercial Rehabilitation Program and coordinated the implementation of the Section 8 Housing program with the County of Los Angeles. Supervised, scheduled, assigned, and evaluated the work of subordinates and consultants. Monitored all CDBG funded capital improvement projects including labor compliance and Section 3 requirements. Inspected commercial and residential structures for zoning and Uniform Building Code compliance. Prepared reports and conducted presentations to the Planning Commission and City Council.

#### City of La Puente - Rehabilitation Grant Specialist

Responsible for the implementation of the Housing and Commercial Rehabilitation Program and the Youth Activities Grant Program. Inspected commercial and residential structures in conjunction with the rehabilitation programs. Determined eligibility for loan and grant applicants. Prepared monthly Housing and Commercial Reports and Council Agenda Reports. Assisted at the planning counter.

#### **The Holt Group - Associate Planner**

Responsible for the administration of the Housing Rehabilitation Program for a contract City. Coordinated and processed applicants under state and federal guidelines for CDBG/USDA grants. Monitored loans and worked with other staff members in managing construction projects and designing residential projects. Inspected structures for zoning compliance, collected and analyzed data for income and housing conditions.

#### **EDUCATION:**

Bachelor of Science – Urban and Regional Planning California State Polytechnic University at Pomona Associate of Science – Architectural Design Long Beach City College – Long Beach, California

#### **TECHNICAL SKILLS:**

Computer Skills: Knowledge of MacOs and Windows Operating systems, AutoCAD, Microsoft Office (Word, Excel, Power Point, and Publisher), and Clarisworks. Bilingual: English/Spanish

# MDG/LDM Associates, Inc. – Rancho Cucamonga, CA Senior Associate: 2004 to Present

Responsible for the administration and implementation of residential and commercial rehabilitation programs funded with Community Development block Grant (CDBG), HOME Investment Partnerships (HOME) and Redevelopment funds. Responsibilities include reviewing applications for participation in rehabilitation programs to assure compliance with CDBG/HOME programs. The rehabilitation program responsibilities include coordinating rehabilitation inspections, maintaining applicant files current, preparing bid packages, reviewing bids, preparing contractor agreements and loan packages, processing progress and final payments, and processing/recording the Notice of Completion.

#### Tanner Research, Inc. - I.T. Administrator

Responsible for the day-to-day operations of the network and all related systems including, installation, configuration, and maintenance of multiple NT based servers. Serve as support to company users for troubleshooting hardware and network inquiries. Solely responsible for the implementation and configuration of Microsoft Exchange system, including virus protection administration. Conducted on site classes for employee training for various software packages. Coordinated and developed policies for the purchase of PC and network hardware and software. Created and maintained a corporate disaster recovery plan (DRP) including the scheduling, storage and security of all backups

#### Racal Instruments, Inc. - System Administrator

Responsible for the installation, maintenance and support of the company's local area network (NT, Win/95, Exchange MSOffice) and midrange system (AS/400). Responsible for determining and recommending procurement of hardware, software and telecommunication equipment consistent with company standards. Work with management to establish system procedures, standards and security policies including a disaster recovery plan.

#### Lynx Precision Golf, Inc. - Data Processing Coordinator

Responsible for the daily operation of an IBM AS/400. Including system backups, processing of scheduled reports and applications, general user support and miscellaneous programming. Coordinated all PC related activities including hardware and software upgrades, purchases and setups. Troubleshoot hardware and software problems. Conduct PC training classes in various applications.

#### **EDUCATION:**

#### **Business Administration-Information Technology**

California State University Fullerton

#### **TECHNICAL SKILLS:**

Computer Skills: Knowledge of Microsoft Windows Operating systems, Microsoft Office (Word, Excel, Power Point, and Publisher), and CISCO Systems. Bilingual/Bi-Literate in English and Spanish.

#### **AFFILIATIONS/REGISTRATIONS:**

Certified Building Inspector Lead Based-Paint Visual Assessment Certification Cisco Certified Network Administrator (CCNA) Microsoft Certified System Administrator (MCSE



### **ATTACHMENTS:**

- A. Federal Lobbyist CertificationB. MBE/WBE Information Form

### **ATTACHMENT "A"**

### **Federal Lobbyist Certification**

	CDBG/HOME Consulting Services		
PROJECT NAME			
MDG ASSOCIATES	S, INC.		
10722 ARROW RC	OUTE, SUITE 822, RANCHO CUCAM	ONGA, CA 91730	
01-0573113 EMPLOYER IDENTIFICATION	NUMBER 13-740-	-1761 BER	
Acting on behalf of the U.S. Departme construction contra	the above named firm, as its Authon nt of Housing and Urban Developme ct:	rized Official, I make the ent and the body awardin	following Certification to g this federally assisted
person for of Congres connection	I appropriated funds have been paid influencing or attempting to influences, an officer or employee of Congre with the awarding of any Federal coe agreement, and any extension, cod;	an officer or employee of ss, or an employee of a ontract, the making of an	f any agency, a Member Member of Congress in d Federal grant, loan or
for influence Congress connection firm shall	s other than Federal appropriated fur- cing or attempting to influence an o- an officer or employee of Congress with this Federal contract, grant loa complete and submit Standard Forn e with its instructions, and;	fficer or employee or any s or an employee of a l an, or cooperative agree	y agency, a Member of Member of Congress in ment, the above named
documents	name firm shall require that the lang for all sub-awards at all tiers (includins, and cooperative agreement) and	ing subcontracts, sub-gra	nts, and contracts under
was made or enter transaction impose	a material representation of fact upor ed into. Submission of this certification ed by Section 1352 Title 31, U.S. of e subject to a civil penalty of not les	on is a prerequisite for ma Code.  Any person who	aking or entering into the fails to file the required
NOTE: Th	e penalty for making false statements	in offers is prescribed in	18 U.S.C. 1001.
Rudy E. Munoz AUTHORIZED OFFICIAL NAM		President AUTHORIZED OFFICIAL TITLE/CAPACE  #/27/2021  DATE	ITY
TO THE STATE OF TH			

### **ATTACHMENT "B"**

### **MBE/WBE Information Form**

# THIS FORM MUST BE SUBMITTED WITH YOUR STATEMENT OF QUALIFICATIONS FOR THIS FEDERALLY-FUNDED CONTRACT OPPORTUNITY

04/27/21 DATE	CDB0	G/HOME Consu	ulting Services			
MDG Associat	es, Inc.			PHO	(909 <u>)</u> 476	-9696
10722 Arrow F	Route, Suite 822	2, Rancho Cuca	monga, CA 917	730		
TYPE OF FIRM (Check One and F	: Provide Information,	)				
	Corporation State of Incorporation: California					
OWNERSHIP DEMOGRAPHICS: (Provide the number of owners by category and the percentage of ownership interest of those individuals by category)						
	Black	Hispanic	Alaskan Native/ American Indian	Asian/ Pacific Islander	White	Women
Number						
% of Assets Owned		100%				
OWNERSHIP INFORMATION: (List each owner of the firm that has 5 percent or more of the shares in the firm)						
	Name	Race	Sex	Years of Ownership	Ownership Percentage	Voting Percentage
	N/A					
I certify that	I certify that the information provided herein is true and correct.					
AM.		./	27/2021		Federal EIN:  NS Number:	01-0573113 13-740-1761
SIGNATURE		DATE				

# **City of Paramount**

# STATEMENT OF QUALIFICATIONS (SOQ)

**CDBG/HOME Consultant Services** 



ATTACHMENT "C"

**Consultant Schedule of Fees** 

#### ATTACHMENT "C"

#### **CITY OF PARAMOUNT**

# STATEMENT OF QUALIFICATIONS CDBG/HOME CONSULTANT SERVICES

#### MDG ASSOCIATES, INC.

#### **SCHEDULE OF HOURLY BILLING RATES**

Rates effective as of July 1, 2021

STAFF PERSON	HOURLY RATE			
Title	2021-2022	2022-2023	2023-2024	
President/Senior Vice President	\$121.00	\$124.50	\$128.00	
Vice President	\$116.00	\$119.00	\$122.00	
Director	\$111.00	\$114.00	\$117.00	
Manager	\$105.50	\$108.50	\$111.50	
Senior Associate	\$100.00	\$102.50	\$105.00	
Associate	\$90.00	\$92.50	\$95.00	
Senior Project Assistant	\$74.00	\$76.00	\$78.00	
Project Assistant	\$69.00	\$71.00	\$73.00	
Secretary	\$48.00	\$49.50	\$51.00	

Note: If MDG staff is requested by the City to attend a meeting not considered a part of this proposal or on a day in which a consultant is not scheduled to be on site, the City shall be billed for the time it takes to drive to and from the City and its corporate office.

#### **REIMBURSABLE ITEMS:**

Project Supplies At Cost plus 10% surcharge (If applicable)
Prints/Reproductions At Cost plus 10% surcharge (If applicable)
Postage/Delivery At Cost plus 10% surcharge (If applicable)

#### BUDGET ESTIMATES FOR THE 2022-2026 FIVE-YEAR CONSOLIDATED PLAN & AFH:

#### **Five-Year Consolidated Plan**

Lump-Sum Budget Estimate: \$29,500

#### **Assessment of Fair Housing**

Lump-Sum Budget Estimate: \$20,000

### **AGREEMENT**

AGREEMENT FOR LEAD-BASED PAINT AND ASBESTOS-CONTAINING MATERIAL TESTING SERVICES

### MOTION IN ORDER:

APPROVE AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH LEAD TECH ENVIRONMENTAL FOR LEAD-BASED PAINT AND ASBESTOS-CONTAINING MATERIAL TESTING SERVICES.

MOTION:	ROLL CALL VOTE:
MOVED BY:	AYES:
SECONDED BY:	NOES:
[] APPROVED	ABSENT:
[ ] DENIED	ABSTAIN:



To: Honorable City Council

From: John Moreno, City Manager

By: Karina Liu, Finance Director

**Date:** May 18, 2021

Subject: AGREEMENT FOR LEAD-BASED PAINT AND ASBESTOS-CONTAINING

**MATERIAL TESTING SERVICES** 

#### **Background**

The City uses Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds for certain commercial rehabilitation and residential rehabilitation activities implemented by the Community Development Department, such as Commercial Rehabilitation, Home Improvement, and Affordable Housing Development.

In previous years, the City has contracted with Lead Tech Environmental for lead-based paint and asbestos-containing material testing services. These services are generally provided in connection with the City's Home Improvement Program where the Federal Lead-Safe Housing Rule mandates testing and certain abatement measures for all residential properties assisted with federal funds that were built prior to January 1, 1978. Due to the age of the City's housing stock, the vast majority of Home Improvement Program activities require full lead-based paint testing and limited asbestos-containing material testing, along with the preparation of required reports and abatement plans as necessary to comply with 24 CFR Part 35.

The Community Development and Finance Departments have been very pleased with the performance of Lead Tech Environmental; however, the U.S. Department of Housing and Urban Development (HUD) requires the City to procure for these professional services every five (5) years to verify the qualifications of the consultant/firm and to ensure cost reasonableness.

#### Request For Proposals (RFP)

As part of the procurement process, a Request for Proposals was published in the Press Telegram on April 17, 2021. Additionally, the City directly solicited Proposals from eleven (11) firms known to provide the lead-based paint and asbestos-containing material testing required by the City for the implementation of its commercial and residential projects. Proposals were due to the Finance Director on April 30, 2021. One (1) firm submitted a complete Proposal by the deadline. No other Proposals were received. The complete proposal was received from Lead Tech Environmental.

#### **Lead Tech Environmental**

Lead Tech has been providing lead-based paint and asbestos-containing material testing for the City of Paramount for over 15 years. The company was formed in 1994 to provide environmental consulting services to municipal housing departments. Lead Tech currently contracts with about 30 municipal agencies performing lead-based paint visual inspections, lead paint inspections, lead paint risk assessments, preparation of abatement specifications, abatement monitoring and lead hazard clearance testing. Lead Tech has conducted over 3,000 residential lead-based paint inspections on both single-family and multifamily structures, 1,000 clearance tests, 800 lead screenings, and 2,000 risk assessments. Lead Tech has also inspected over 1,000 homes, 200 multi-family buildings and conducted over 400 clearance tests for asbestos-containing material.

Approximately 70% of the company's business is from public clients such as the Cities of Lynwood, Montebello, Claremont, Apple Valley, Cudahy, Lawndale, Norco, La Habra, South Gate, Hawthorne, Torrance, El Monte, La Mirada, Monterey Park, Diamond Bar, Cerritos, Alhambra, Lakewood, Walnut, Pasadena, Rialto, San Dimas, Temple City, Bell, Upland, Paramount, La Canada Flintridge, Whittier, San Clemente, Huntington Beach and Commerce, as well as, the Los Angeles County Development Agency.

Lead Tech proposes to provide full lead-based paint screening and risk assessment reports for a not-to-exceed price of \$340 plus \$15 per sample per single-family dwelling. Lead-based paint clearance testing services are available as needed for \$225 plus \$15 per sample. Lead Tech proposes to provide limited asbestos testing and survey reports for \$325 and includes up to four lab results. Additional services are available to the City with competitive pricing as described in Attachment "B" of the attached Professional Services Agreement.

Based on their qualifications and the City's past experience working with Lead Tech, the City would like to continue its relationship with Lead Tech Environmental and enter into an agreement with them to provide lead-based paint and asbestos-containing material testing at the direction of the Community Development Department.

Attached for your review is a copy of the agreement.

#### RECOMMENDED ACTION

It is recommended that City Council approve and authorize the City Manager or his designee to enter into an agreement with Lead Tech Environmental for lead-based paint and asbestos-containing material testing services.

# PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF PARAMOUNT AND LEAD TECH ENVIRONMENTAL FOR LEAD-BASED PAINT AND ASBESTOS-CONTAINING MATERIAL TESTING SERVICES

THIS AGREEMENT is made and entered into this 1st day of July 2021 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and Lead Tech Environmental, hereinafter referred to as the "CONSULTANT."

#### I. RECITAL

- A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified consulting firm to provide lead-based paint and asbestos-containing material testing services in connection with the CITY'S Community Development Block Grant ("CDBG") and HOME Investment Partnership ("HOME") programs, and to have these consultant services based upon the terms and conditions hereinafter set forth.
- B. FUNDING. CITY receives an annual entitlement allocation of CDBG funds, Catalog of Federal Domestic Assistance Number 14.218, from the U.S. Department of Housing and Urban Development ("HUD") each year. The CITY receives an annual entitlement allocation of HOME funds, Catalog of Federal Domestic Assistance Number 14.239, from HUD each year. This contract for services to be provided as specified in the CITY'S Request for Proposals ("RFP") issued on April 17, 2021 (hereinafter "EXHIBIT A") and may be funded in whole or in part with CDBG and HOME funds.

#### II. TERMS AND CONDITIONS

- A. MISSION. CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.
- B. TERMS. This AGREEMENT shall commence on July 1, 2021 and shall remain in full force and effect for a 12 month period, ending June 30, 2022, with an option to extend the contract thereafter.
- C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his/her designee, the CONSULTANT'S professional services shall include the professional services as detailed in EXHIBIT A.
- D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described in EXHIBIT A, in accordance with the schedule of rates set forth in CONSULTANT'S response to the CITY RFP dated April 17, 2021 (hereinafter "EXHIBIT B"). Any services not outlined in EXHIBIT A must be specifically authorized by CITY staff and shall be billed at the rates set forth in EXHIBIT B and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or her designee. All invoices should be accompanied by documentation setting forth in detail a description of the services rendered. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY'S regular procedures provide.

- E. EXPENSES. CONSULTANT shall only be entitled to reimbursable expense items as described in EXHIBIT B.
- F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY. Any re-use of any documents on any project other than the project for which the documents were originally intended shall be at the sole risk of the CITY.
- G. INDEPENDENT CONTRACTOR. CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT. Neither CONSULTANT nor any of CONSULTANT'S employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the CITY; and neither CONSULTANT nor any of its employees shall be paid by CITY time and one-half for working in excess of forty (40) hours in any one week. Neither CONSULTANT nor any of CONSULTANT'S employees have any property right to any position, or any of the rights an employee may have in the event of termination of this AGREEMENT.
- H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the negligent acts, errors or omissions or willful misconduct of the CONSULTANT in the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.
- I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.
- J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his/her own expense during the term of this

AGREEMENT the following programs of insurance covering his/her operation hereunder. Except with respect to Professional Liability Insurance, each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the City Manager. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Errors and Omission. CONSULTANT shall at all times during the term of this AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of professional liability insurance with a minimum limit of One Million Dollars (\$1,000,000.00). Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

- K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remained of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.
- M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.

- N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.
- O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his/her designee.
- P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, becomes its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.
- Q. CHANGES. CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.
- R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.
- S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.
- T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

- U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.
- V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. All of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.
- W. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and 24 Code of Federal Regulations Parts 570 and 92, respectively.
- X. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

#### III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

#### A. EQUAL OPPORTUNITY.

- 1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- 2. CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.

- CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- 4. CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5. CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7. CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
- B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.
- C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.

## E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.

- 1. The work to be performed under this AGREEMENT may be on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- 2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CAR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.
- 3. CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his/her commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- 4. CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.
- 5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the

execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

- F. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
- G. CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387), as amended-Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- H. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

#### IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

- A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.
- B. INTEREST OF CONSULTANT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in

publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

#### V. LOBBYIST CERTIFICATION

- A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his/her or her knowledge and belief, that:
  - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, 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 any 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 or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
  - 4. CONSULTANT understands that 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 civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- B. BYRD ANTI-LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a

member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

#### VI. NOTICES

Notices herein shall be	presented in pers	son or by certified	or registered U.S	3. Mail, as follows:

To the CONSULTANT:

Steven Denzler, President Lead Tech Environmental 2348 Camino Robledo Carlsbad, CA 92009

To the CITY: City Manager

City of Paramount 16400 Colorado Ave.

Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT	LEAD TECH ENVIRONMENTAL	
John Moreno, City Manager	Steven Denzler, President	
Date	Date	

#### **EXHIBIT A**

#### **Scope of Services**

At the direction of the City of Paramount Community Development Department, Consultant shall perform the following services:

- 1. Limited Lead-Based Paint Testing
- 2. Full Lead-Based Paint Testing and Risk Assessment
- 3. Lead-Based Paint Clearance Testing
- 4. Limited Asbestos Containing Material Testing
- 5. Full Asbestos Containing Material Testing
- 6. Asbestos Containing Material Clearance Testing
- 7. Preparation of abatement work scopes

Consultant shall provide the management, technical and operating services necessary for all testing services. The Consultant will direct the service operations in accordance with the guidelines and procedures outlined by the City, in compliance with all Federal, State and local regulations.

### **EXHIBIT B**

## Consultant's RFP Response and Schedule of Billing Rates



## REQUEST FOR PROPOSALS LEAD-BASED PAINT & ASBESTOS TESTING SERVICES

TO
KARINA LAM LIU
FINANCE DIRECTOR
CITY OF PARAMOUNT
16400 COLORADO AVENUE
PARAMOUNT, CA 90723

FROM
LEAD TECH ENVIRONMENTAL
2348 CAMINO ROBLEDO
CARLSBAD, CA 92009
Leadtechenvironmental@gmail.com
CONTACT: STEVEN DENZLER
760-634-3700

**APRIL 26, 2021** 

#### I. FIRM DESCRIPTION

#### A. EXPERIENCE

**Lead Tech Environmental (LTE)** was formed in 1994 as an environmental consulting company specializing in working with municipal housing departments. LTE has twenty five years of experience in performing lead based paint ("LBP") and 19 years of asbestos consulting work ("Environmental Consulting") on residential housing for public agencies. Most importantly, LTE has been fortunate to work as environmental consultant performing both LBP and asbestos testing with the City of Paramount for the past 15 years.

LTE has an expertise in conducting residential Environmental Consulting and interfacing with homeowners, city loan officers, city construction specialists, abatement contractors and general contractors. Our specialty is residential Environmental Consulting wherein the owner has applied for funds that originated with The Department of Housing and Urban Development (HUD) such as CDBG funds, Home Funds, etc. that are subject to 24 CFR Part 35. We perform asbestos consulting work for numerous City rehabilitation loan programs, the County of Los Angeles and Housing Authority for both the City and County of Los Angeles per SCAQMD regulations. We understand the dynamics and concerns of everyone involved and do our best to schedule the Environmental Consulting task at a convenient time for the owner or occupant. When requested, we notify the city construction or loan officer of the date of the inspection and provide him/her with verbal results shortly after performing the inspection. LTE knows that only a finite amount of money is available and only recommends the most cost affective interim control or abatement options.

LTE has worked with and currently works for about 30 municipal housing departments and economic development departments performing: lead based paint visual inspections, lead paint inspections, lead paint risk assessments, drafting abatement specifications, abatement monitoring, and lead hazard clearance testing. Moreover, we also perform asbestos consulting work (inspections, drafting abatement specifications, abatement monitoring and clearance testing) for city and county housing departments. LTE's public clients provide about 70% of our Environmental Consulting business. LTE currently has the following city housing department clients: Lynwood, Montebello, Claremont, Apple Valley, Cudahy, Lawndale, Norco, La Habra, South Gate, Hawthorne, Torrance, El Monte, La Mirada, Monterey Park, Diamond Bar, Cerritos, Alhambra, Lakewood, Walnut, Pasadena, Rialto, San Dimas, Temple City, Bell, Upland, Paramount, La Canada Flintridge, Whittier, San Clemente, Huntington Beach and Commerce. In addition, LTE provides Environmental Consulting for the Los Angeles County Development Agency (LACDA) formerly the Community Development Commission for County of Los Angeles which includes their housing rehabilitation program, first time homebuyer program, Architecture and Development Services Division, and the Housing Authority of the County of Los Angeles.

Recently, LTE was one of two companies awarded a contract from LACDA to perform lead-based paint consulting for a new program which is funded via a multimillion-dollar legal settlement from paint manufactures.

As mentioned, LTE also performs environmental consulting for the Housing Authority City of Los Angeles. LTE inspects about over 50 apartment units a year for both asbestos and LBP.

LTE's primary competitive advantage is our expertise and experience working with public agencies that provide residential housing services. Those services include rehabilitation loans, first time home buyer loans, Section 8 funding, demolition of blighted apartment buildings, and public owned and management housing complexes. LTE currently performs all the Environmental Consulting work required in this RFP for multiple public agencies in Los Angeles and Orange Counties. That is our specialty and primary focus, and the reason why our company, though smaller than some, offers the City of Paramount a proven leader in Environmental Consulting for Los Angeles public agencies. No job is too small for our company. City personnel can generally call our office between 8:00 and 4:00 and speak directly to the company president. If Mr. Denzler is out of the office, phone calls are generally forwarded to his cell phone. LTE does not have levels of bureaucracy.

We have worked with LDM and MDG and Associates for close to 15 years with various cities.

For government agencies, LTE has conducted over 3,000 residential lead-based paint inspections on both single family and multifamily structures, 1,000 clearance tests; 800 lead screenings; 2,000 risk assessments; written over 200 lead abatement specifications; and monitored over 200 lead abatement jobs. As asbestos consultants, LTE has inspected over 1000 homes; 200 multifamily buildings; monitored over 50 asbestos abatement jobs; written 100 abatement specifications; and conducted over 400 clearance tests. Seventy percent of our asbestos consulting work involves residential structures receiving money from a public agency or owned by a public agency.

#### B. EFFICIENCY

Based on our experience working with government agencies and private homeowners, our office is very efficient. We generally try and schedule the initial assessment or lead inspection within a of receiving the notice to proceed. Upon completing inspection/clearance/monitoring task and per the Scope of Work, we can easily provide the Housing Authority with a draft copy of our report. Our goal is to have the reports in the mail or sent via email within 3-5 days of conducting the inspection. If time is of the essence, we can schedule it on short notice and work on weekends for rush jobs. We generally email the report to expedite the mailing process. The actual inspector generally writes the first draft of the inspection or clearance report, and a supervisor or project manager will review and edit the final report. For LBP, LTE has three XRF machines and utilizes 3 certified inspectors, 2 certified monitors, and 1 certified project designer. For asbestos, LTE utilizes 1 DOSH certified CACs, and 2 SSTs to ensure that we can meet any deadline.

LTE uses 2 calendaring systems to avoid scheduling conflicts and to ensure that all the inspections are performed in a timely manner. If the owner or tenant is unavailable to schedule the inspection or wants to put it off for a week or more, we will notify the loan officer of the delay. Some loan officers want us to notify them when the inspection is scheduled and that is also no problem.

We have bilingual inspectors and bilingual office personnel to schedule the lead work and explain the process to the occupant. We try to make the environmental testing as painless as possible for the owner/occupant and work in conjunction with the rehabilitation specialist or housing representative to offer cost affective abatement remedies or interim control options. We also are very good about responding to the City's or the abatement contractor's requests for clearance testing. We strive to clear the property shortly after the lead paint or asbestos removal is complete, and the work areas are properly cleaned. That way the area is not subsequently contaminated by a general contractor and has a greater likelihood of passing clearance. It is to everyone's benefit that the clearance is performed on time. LTE understands that tenants need access to the kitchen, bathroom and other areas in the home. We confirm with the abatement contractor that the work areas have been thoroughly cleaned, take our samples, and submit them to the laboratory immediately after performing the clearance.

#### C. STABILITY

Lead Tech Environmental has been in business since 1994. We are extremely stable as we have over 25 public agency clients rather than solely rely on one or two large clients for the majority of our business. Many Los Angeles environmental companies rely primarily on a contract with a large entity such as the Los Angeles Unified School District, CalTrans, Metropolitan Water District, or a large property management company to ensure their fiscal viability. In comparison, LTE has smaller contracts with over 25 public agencies. We also perform private lead, asbestos and mold inspections for environmental engineering companies, nonprofit agencies, contractors, and private home owners. LTE is a boutique company that has never grown too large or overextended itself. We always have enough capital on hand to pay for a year's worth of payroll and operating expenses. All of our vendors are paid on time, and we regularly check our receivables to ensure that we are paid in a timely fashion. That is another advantage of primarily working with government agencies that enhances our stability. Public agencies might take 3-4 months to remit payment, but they guarantee payment. LTE has never absorbed a huge loss from a company that refused to pay, or one that declared bankruptcy.

#### D. CUSTOMER SERVICE

LTE has also worked with over 20 construction specialists and we understand that our job is to facilitate the loan/grant process as efficiently as possible. LTE must also work in conjunction with private homeowners that are taking out loans with municipal housing departments or receiving funds from HUD such as Section 8 vouchers, grant programs, etc. Occasionally, the occupants are confused and wary of the lead or asbestos inspection requirements. Prior to scheduling the inspection, we explain the process of using an XRF machine or taking asbestos samples to test building materials, the duration of the inspection, and its purpose. After completing the inspection, we can summarize our findings for the occupant if they are concerned or worried about the results. We always try and accommodate the occupant when scheduling our visit.

Someone is always available in our office to answer questions, email reports, or schedule jobs. As a small business, LTE prides itself on being readily accessible. The company president, Steven Denzler, is generally in the office or available via cell phone. He can also be reached via email. LTE does not have levels of bureaucracy, so we avoid unnecessary delays. Anyone from

the homeowner, tenant, abatement contractor or loan officer/city representative can contact our office to inquire on the status of an inspection, or to ask questions regarding our reports.

Art Casanas from the City of Paramount has texted/called Mr. Denzler off hours or on weekends, and Mr. Denzler does his best to respond very quickly to answer any questions or forward any reports that need to be rushed.

#### II. COMMUNICATION WITH CITY STAFF

LTE generally communicates with City clients via telephone or email. As mentioned, Steven Denzler and Art Casanes have worked together for close to 15 years and regularly text or speak together on the phone. Mr. Casanas sends us work orders via email. LTE will confirm receipt of the work order with the City Representative within 24 hours via phone or email. Because we perform the inspections around the homeowner's schedule, it may take up to a week to schedule a particular job. LTE will strive to conduct the inspections within 5 business days of receiving the work order. Attached in Appendix 1 is a sample Order Form that we can forward to the City of Paramount Representative to keep them informed of the job status. We can also telephone or email the Art Casanas or the City Representative when we schedule the inspection.

#### III. ORGANIZATIONAL CHART

LTE currently utilizes 3 California Department of Public Health certified LBP inspectors/assessors and two California LBP sampling technicians. They are all trained to use our two RMD XRF machines. Three are also certified as project monitors and 1 is a project designer. We also have a full-time secretary. LTE utilizes 2 California OSHA certified asbestos consultants, and 3 site surveillance technicians. A few of our inspectors are dual certified in both lead and asbestos. A brief professional profile and Organizational Chart of our staff is provided below with resumes and California certificates attached in Appendix III. The company president, Steven Denzler, is the project manager.

PERSONELL	ROLE	DUTIES
Steven Denzler	Project Manager For Entire	Directly interface with City on all aspects
	Project.	relating to this RFP. Certified in all CDPH
		lead disciplines and trained in all asbestos
Matt Kanbara	Project Manager for	Will supervise SSTs, draft abatement
	Asbestos, CAC & Lead	specifications and review and sign most
	Paint Inspector & Monitor	asbestos reports. He can also perform lead
		inspections and monitor projects.
Rolando Mireles	Lead Paint inspector and	Duo certified and can conduct XRF lead
	asbestos SST	paint testing and performs asbestos
		inspections.
Michael Kuretich	Asbestos and LBP inspector	Will perform LBP and asbestos inspections,
	and monitor.	clearances and abatement monitoring.
Alison Travers	Office Manager	Schedule inspections, clerical work in office,
		invoicing, filing, etc.

#### B. KEY PERSONNEL

#### STATEMENT OF APPLICANT'S TRAINING/CERTIFICATES

LTE currently has on staff 3 California Department of Health Services certified lead-based paint inspectors/assessors. If our workload necessitates additional inspectors, we utilize two floating inspectors. Three members of our staff are CDPH certified project monitors, and one is also a project designer. CDPH certifications are attached hereto in Appendix 1.

1. The Project Manager assigned to this project is Steven Denzler, company President. He will oversee all work: confirm scheduling with homeowner, draft or edit all reports, interact with City construction specialists regarding cost effective abatement methods, etc. He has a law degree and is a member of the California Bar Association. Mr. Denzler has performed over 500 lead inspections and risk assessments, monitored over 50 abatement jobs, helped devise efficient lead abatement scopes of work, written over 100 lead abatement specifications and conducted over 300 clearance tests. He is certified by the State of California Department of Health Services (CDPH) as a lead inspector/assessor, contractor supervisor, project monitor and project designer #LRC-7986.

Mr. Denzler has worked in conjunction with numerous municipalities, construction specialists, outside CDBG consultant companies such as Willdan Associates, LDM and Associates and Comprehensive Housing Services as well as architects, and environmental engineering companies. He was an invited expert panelist for drafting and refining the California CDPH state exam for lead-based paint professionals administered by Cooperative Personnel Services (initial exam in 1998 and 2002, 2003, 2004 revised exams).

- 2. Michael Kuretich is one of our project monitors and an occasional inspectors CDPH # LRC-626. He has a diversified background in lead-based paint consulting and abatement and has worked in both the private and public sector. Mr. Kuretich has been CDPH lead certified as an inspector/assessor for 7 years. He is also a CDPH certified project monitor. Mr. Kuretich helped administer lead grant programs for the City of Riverside and City of Long Beach. He also was the contractor/supervisor for a lead-based paint abatement company in Phoenix, Arizona. He has monitored over 50 lead abatement jobs and performed over 500 lead inspections and 300 clearance tests.
- 3. Our primary lead inspector is Rolando Mireles. He generally makes the initial appointment with the homeowner or borrower and performs the lead inspections. He is bilingual. Mr. Mireles had been a licensed sampling technician for over 10 years and became a lead inspector/accessor this year. He has personally performed over 400 inspections throughout LA County. His CDPH certificate LRC-8483.
- 4. Matt Kanbara is a CDPH certified lead paint inspector/assessor (8671) and project monitor (8670). He has been certified for over five years.

#### **B. ASBESTOS**

As with lead-based paint, LTE assigns one person as a project manager for each job and that person reviews the work order, instructs the field technician and drafts the reports.

#### STATEMENT OF APPLICANT'S TRAINING CERTFICATES

LTE currently utilizes one California Certified Asbestos Consultants, Matt Kanbara. His DOSH California certifications are attached in Appendix 2.

- 1. The project manager for asbestos work is Matt Kanbara State of California Division of Occupations Safety and Health Certification No. 15-5422. Mr. Kanbara has been certified as an asbestos consultant for over 6 years.
- 2. Rolando Mireles is another certified CSST (CAL OSHA #12-4971) and he performs many of our asbestos inspections and LBP inspections as he is certified in both disciplines.
- 3. Site Surveillance Technician Michael Kuretich (CAL OSHA NO. 02-3261). He has conducted over 1000 limited asbestos screenings of single family residences. His State of California DOSH certification is attached in Appendix 2.
- 4. Steven Denzler has taken all the classes to become a CAC, and expects to take the DOSH CAC State exam this fall.
- 5. Alison Travers is our office manager. She coordinates the LBP inspections and performs all additional administrative functions. She has been with Lead Tech for about 10 years.

#### IV. PRICING

A summary of single family unit pricing is provided in the table below. SFR stands for single family residence and ACM stands for asbestos containing material.

#### LEAD PAINT

SERVICE	FEE SCHEDULE
a. Limited XRF Lead Screening	\$250 SFR if only exterior.
less than 30% of Residence	\$240 Mobile Home if only exterior.
	\$290 if less than 50% of SFR.
	\$275 if less than 50% of Mobile Home.
2. Full HUD XRF Lead Paint	\$330 for HUD lead inspection no samples necessary if
Inspection	lead free SFR.
	\$320 if Mobile Home.
3. Full HUD XFR inspection &	\$340 + \$15 a sample.
Risk Assessment	
4. Clearance Testing	\$225 + \$15 a sample.
5. Treatment Recommendations	Free when part of Risk Assessment or Inspection.
5. Laboratory Samples Wipe or	\$15 each
Soil	

#### ASBESTOS (ACM)

TIBBLE TOE (TICHT)	
SERVICE	FEE SCHEDULE
1. Visual Assessment	\$240 SFR.
	\$240 Mobile Home.
2. Limited ACM Inspection	\$325 includes up to 4 lab results SFR. Additional samples
	(if requested) are \$12 per sample if requested with a lead
	paint inspection.
	If only asbestos inspection requested, \$300 + \$12 a
	sample.
3. Comprehensive ACM	\$320 + \$12 a sample.
4. Clearance Testing	\$295 includes 2 air samples. Additional samples (rarely
	necessary) are \$20 per sample.
	\$250 visual clearance.
5. Treatment Recommendations	Free when part of standard asbestos report.

Economy of scale pricing of 3% if LTE receives 3 or more inspections concurrently. The fees denoted above are all inclusive including labor, travel time, report generation, mailing, etc.

#### V. SUMMARY OF UNDERSTANDING SCOPE OF WORK

Lead Tech Environmental ("LTE") understands the City of Paramount's Scope of work in the request for proposal regarding lead-based paint (LBP) and asbestos consulting services: visual assessments, inspections, risk assessments, interim control and abatement recommendations, and clearance testing.

#### A. LEAD BASED PAINT

#### 1. LEAD SCREENING TEST

Pursuant to 24 CFR Part 35, only the painted surfaces that will be disturbed during the rehabilitation need to be inspected for lead-based paint. Therefore, LTE can limit its inspection and or risk assessment to only the areas that will be disturbed rather than the entire apartment building, or entire unit. This saves both time and money. LTE would need a copy of the work write up of the rehabilitation project. We will review the general scope of work and only inspect the building components that will be disturbed for LBP. LTE currently performs lead screenings for the following City housing departments: Downey, Bell, Paramount, La Mirada, Lynwood, Hawthorne, Montebello, Monrovia, Rialto, La Canada, Temple City, Torrance, Pasadena, Alhambra, Cudahy, Walnut, Whittier, Claremont, Apple Valley, Artesia, We also perform lead screenings for both the CDC and Housing Authority of the County of Los Angeles.

Our report will contain interim control and proper clean-up recommendations to eliminate any existing lead hazards.

#### 2. LEAD-BASED PAINT INSPECTION

LTE performs all LBP inspections pursuant to the Housing & Urban Development ("HUD") Guidelines For The Evaluation And Control of Lead-Based Paint Hazards in Housing 2012 edition. Our inspectors use either a portable XRF LBP Spectrum Analyzer manufactured by Radiation Monitoring Devices ("RMD") or a Viken to test for LBP. This machine measures the lead content in painted components without disturbing the paint. Pursuant to the HUD Guidelines, LTE will inspect all the painted components on the Residence's interior and exterior. The inspector identifies the room equivalent, component type, component location, paint color, condition of the paint, and XRF reading.

#### **XRF MACHINES**

Our (2) RMD Protec XRF LBP analyzers are equipped with 12 mCi cobalt 57 sealed radioactive source. We also have (1) Viken Pb200i that has a 6 mCi cobolt 57 sealed radioactive source. LTE calibrates the XRF pursuant to the manufacturer's specifications (3 times before and after each job, or every 4 hours) against pre-determined lead samples produced by the National Institute of Standards and Testing (NIST). All of these quality control measures produce a 95% confidence level that our XRF readings (mg/cm²) accurately reflect the actual level of lead in the tested surfaces. When inspecting components, our inspectors allow the shutter time of the XRF to be open pursuant to the XRF Performance Characteristic Sheets based on the age of the XRF source.

Mr. Kuretich also owns (1) RMD XRF and (1) Viken Pb200i machine.

The HUD Guidelines and the Department of Health Services Title 17 define X-Ray fluorescent analyzer ("XRF") measurements greater than or equal to 1.0 mg/cm² (milligrams per square centimeter) lead positive. However, "If there is a difference between Federal, State, or local regulations, the more stringent requirement must be observed..." HUD Guidelines. For purposes of any lead inspections in Los Angeles County and referencing Chapter 11 of the Los Angeles Department of Health and Human Services Safety Code, LTE considers XRF readings equal to

or greater than 0.7 mg/cm<sup>2</sup> lead positive. If any components test equal to or greater than 0.7 milligrams per centimeter, LTE will include CAL OSHA safety requirements contained in 8CCR 1532.1 as well as the LBP regulatory mandates in Title 17 CCR Division I Chapter 8.

#### **REPORT**

Our report will denote the components tested, whether we detected LBP, the areas that tested lead positive, color of the paint, and the paint's condition. As stated in item 6 (Treatments), LTE will include cost affective treatment options in a two page form that can also be used by the City as a bid form for abatement contractors. The form also mandates that the abatement contractor pass final clearance.

#### FLOOR PLAN

To easily identify the components tested, LTE creates a computer generated floor plan of the residence's interior and exterior. The floor plan details the names given to each room (e.g. bedroom 1, bath 2, etc., and denotes the location of every window and door component). The report explains how to orient the floor plan when visiting the residence.

#### 3. RISK ASSESSMENT

24 CFR Part 35 mandates both a Risk Assessment (RA) and lead inspection if the rehabilitation loan exceeds \$5,000. A RA is defined as an assessment of a dwelling to check for the presence of LBP hazards. In essence, the risk assessor tests to see whether the house contains excessive levels of lead dust on building components such as floors, window sills, window wells or in soil. LTE would first conduct a lead paint inspection. If we detect positive levels of LBP, our inspector will visually examine the residence for visible paint dust and take requisite dust wipe samples. We will take dust samples as close as possible to lead positive components in defective condition. In addition, we will take soil samples in bare soil areas and along the residence's drip line. Per the revised 2012 HUD Guidelines, HUD requires up to 9 dust wipes samples and 2 soil samples if any positive levels of LBP paint is detected.

If available, the inspector will interview residents to find out if any children live in the residence and determine the children's use patters. If all the paint is in intact condition, the inspector will take dust wipe samples near lead positive components in child high use areas: child bedroom, play areas, living, kitchen, etc. In addition, he will take soil samples along the property dripline adjacent to any lead positive components, or in play areas or vegetable gardens. The inspector will complete a chain of custody form identifying the location of all samples and submit the samples to a laboratory accredited by both the American Industrial Hygiene Association (AIHA) and participates in their ELLPAT testing program for AAS analysis.

#### FLOOR PLAN

For identification purposes, the inspector will draft a floor plan of the residence denoting all rooms, doors, windows, sample locations, and the location of any defective components or existing lead hazards. The report explains how to orient the floor plan when visiting the residence.

#### LEAD PAINT HUD VETTED REPORTS

LTE provides comprehensive hybrid lead paint inspections and risk assessments for the City of Los Angeles Housing Department Lead Grant Unit, now called the L.A. Housing & Community Investment Department (HCIDLA), LACDA and all of our government clients. The HCIDLA's LBP Grant program was audited by HUD in early 2013, and many of the reports were found lacking. LTE reformatted our risk assessment reports to comply with the format contained in the HUD Guidelines "Appendix 8:1. LTE's report format was vetted by HUD and found to comply with their stringent requirements. A copy of a recent risk assessment report and clearance will be emailed separately.

The report will denote the testing methodology, description of the residence, location of components tested, identify all the lead positive components in a separate summary page, and detail whether the dust and or soil samples tested positive for a lead hazard. For easy reading, LTE provides an executive summary on page 1 which denotes the components that tested positive for LBP, and whether we detected any LBP hazards. Based on our findings and any information gleamed from the tenants, LTE will provide lead hazard abatement or interim control recommendations. As stated below in item 6 (Recommended Cost-Effective Treatments), LTE's treatment option page can also be used by the City construction specialist as a bid form. LTE drafted the Treatment Recommendation form so that the City can forward it to contractors to bid on the abatement job. If a lead hazard exists, LTE will recommend triple cleaning of rooms that contain excessive lead dust levels. Those areas must be HEPA vacuumed, washed with a detergent such as Simple Green, and HEAP vacuumed. The report will also mandate that the contractor pass final clearance.

#### NEW EPA/HUD REGULATIONS LEAD DUST LEVELS

LTE is aware that the EPA/HUD reduced the threshold for lead dust hazards from 40  $\mu g/ft^2$  to 10  $\mu g/ft^2$  for interior floors, and from 250 $\mu g/ft^2$  to 100  $\mu g/ft^2$  for interior surfaces. These changes became law in June of 2019. In April of 2021, the EPA/HUD reduced the lead paint clearance thresholds from 40  $\mu g/ft^2$  to 10  $\mu g/ft^2$  for interior floors, and from 250 $\mu g/ft^2$  to 100  $\mu g/ft^2$  for interior surfaces. Moreover, the CDPH via their Program letter #2020-01 dated January 6, 2020 stated their intent to revise Title 17 and adopt the more stringent federal dust lead levels. CDPH currently applies the more stringent lead dust clearance levels in homes of lead-poisoned children.

#### 5. POST HAZARD REDUCTION CLEARANCE TEST

LTE conducts clearance testing in accordance with the Housing & Urban Development ("HUD") *Guidelines For The Evaluation And Control of Lead-Based Paint Hazards in Housing* revised in 1997 ("HUD Guidelines"). LTE abides by Title 17 of the California Code of Regulations Division 1, Chapter 8 mandate regulatory lead dust limits for floors, window sills, window wells and soil. Our inspector will wait at least one hour after abatement & cleanup completion to take samples.

The purpose of the Clearance Testing is to confirm the lead abatement was properly done and that the Residence was cleaned so that no hazardous levels of lead dust remain in the Residence. In essence, it confirms the contractor did everything in the lead abatement scope of work and that

the house is safe for occupancy. The clearance test should be performed as soon as the lead abatement contractor completes the job and performs cleanup. This avoids the potential for cross contamination.

LTE requires a copy of lead abatement contractor's scope of work prior to visiting the site for final clearance testing. After reviewing the scope of work, our risk assessor/inspector visits the site and visually confirms that all the lead abatement work was properly completed. Subsequently, he/she takes dust wipe samples in the areas that underwent abatement and soil samples along the Residence's drip line area. He will complete a chain a custody form and forward the samples to a laboratory for atomic absorption spectrometry ("AAS") analysis.

Unless requested otherwise, LTE has the laboratory fax us the results of the AAS testing within 24-48 hours of receipt. We review the laboratory results to determine whether the Residence is safe for occupancy (i.e. that the sample dust results tested below California regulatory levels).

LTE will have a certified lead inspector/assessor perform the lead clearance who did not perform the inspection.

#### 6. <u>RECOMMENDED COST-EFFECTIVE TREATMENTS</u>

The LBP hazard treatment plan informs LBP contractors how to properly contain, abate and dispose of lead positive components. To draft a proper abatement specification, LTE initially speaks with the construction specialist and requests a copy of the rehabilitation scope of work. LTE compares the lead inspection/risk assessment results with the general rehabilitation scope of work to design an abatement/treatment plan that makes sense for the residence. LTE always recommends the most cost affective means to repair or treat the lead positive components.

LTE will draft a treatment/abatement plan as part of our LBP paint risk assessment report. The treatment plan is a two page form, that also acts as the LBP contractor's bid sheet. The City Neighborhood Stabilization Program (NSP) manager can simply fax or email this document to abatement contractors. LTE will not charge for this form. It will be included within the price of conducting the lead inspection/risk assessment. To draft the LBP treatment plan, LTE requires a copy of the rehabilitation scope of work. If a rehabilitation scope of work does not exist, LTE will simply draft the treatment plan to eliminate any existing lead hazards.

#### **B. ASBESTOS**

#### 1. ASBESTOS INSPECTIONS

If requested, LTE will only inspect the suspect asbestos containing building components that will be disturbed during the rehabilitation for asbestos. The City would need to forward LTE with a copy of the scope of work, and our CAC (Certified Asbestos Consultant) would review it and advise our CSST (Certified Site Surveillance Technician) what and where to sample. Our CSST/CAC will conduct a walk-through of the Residences to visually identify suspect asbestos-containing materials (ACMs). Suspect materials will be categorized into homogeneous areas (HAs) (materials with the same appearance, texture, & installation date). LTE will utilize limited intrusive surveying techniques where feasible in an attempt to access suspect materials that may be enclosed beneath existing floor finishes, within wall cavities, above-ceilings, etc. LTE CSSTs/CACs will take samples from discreet locations such as testing vinyl flooring under the kitchen sink, & taking drywall or plaster wall samples from behind electric switch plates.

LTE will wet the material with a spray mister prior to sampling & place the material in a labeled zip lock bag, & place it inside a second zip lock plastic bag.

#### **PROTOCOL**

LTE conducts it asbestos inspections pursuant to the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Ch. I Section 763.86 page 654. All the samples are sent to an accredited laboratory for Polarized Light Microscopy with Dispersion Staining (PLM/DS) in accordance with the Environmental Protection Agency's (EPA) "Interim Method of Determination of Asbestos in Bulk Insulation Samples", EPA Method 600/M4-82-020 & EPA Method 600/R-93/116. LTE abides by all pertinent regulations & regulatory agencies such as EPA, SCAQMD, etc. As recommended by EPA Guidance document 700/B-92/001, LTE will take at least 3 samples from each homogenous area that is greater than 1,000 sq/ft² but less than 5,000 sq/ft²; & 7 samples from each homogenous area that is greater than 5,000 sq/ft².

Upon completion of the limited asbestos survey, our inspector will complete chain-of-custody forms and send them with the bulk samples to the laboratory for bulk sampling analysis. Asbestos samples will be sent to LA Testing, AmeriSci or Envirolabs for bulk sample analysis. All three laboratories are accredited by the National Institute of Standards and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP) for analysis.

The EPA's Asbestos NESHAPs and the South Coast Air Quality Management District (SCAQMD), the local air pollution control district, define an asbestos-containing material as any material that contains a concentration of asbestos of greater than one percent (>1.0%) by area as determined by PLM (40 CFR Part 763, Appendix A, Subpart F Section 1). State worker protection laws, as set forth by the California Occupational Safety and Health Administration, define asbestos materials as those that contain greater than one-tenth of one percent (>0.1%) asbestos by weight (a.k.a., trace). To evaluate whether a "trace" material contains greater than 0.1%, a test with a greater sensitivity, such as Transmission Electron Microscopy (TEM) or point counting, would be required.

**REPORT** 

LTE's asbestos reports were specifically drafted for loan officers or construction specialists to easily determine whether asbestos was found in the areas sampled. The first page contains an executive summary page that summarizes which components tested both positive and negative for asbestos. The report specifies where and why LTE inspected certain suspect building materials and provides an easily understood table of all the negative or asbestos positive asbestos samples. It also provides recommendations on how the asbestos materials should be removed. For clarification, we also provide a floor plan of asbestos sample locations. The report will emphasize the need for third monitoring and air sampling during the asbestos abatement job.

To reduce laboratory costs when one sample tests positive of a homogeneous surface, the remaining 1 or 2 samples are not analyzed as the homogeneous surface would be considered positive regardless of additional testing results.

The asbestos report would be a separate document from the LBP report. LTE will provide the City with 2 copies of each report within 5 days of conducting the inspections. If the City prefers, LTE can also merge the asbestos and LBP reports into one report.

#### 2. POST ABATEMENT CLEARANCE TEST AND REPORT

LTE's CAC or CSSTs will conduct final asbestos clearance testing via both visual inspection & air monitoring. He/She will review the abatement specification & contractor's scope of work & confirm that the asbestos contractor removed all required asbestos materials. They will also set up air pumps to determine airborne asbestos fiber levels within the abatement enclosure & surrounding areas. They will document the effectiveness of engineering controls & analyze the asbestos air samples on-site by phase contrast microscopy (PCM). In this way, they can pass or fail a clearance the same day, while on the jobsite. If the work areas have a great deal of fibers (insulation, fiberglass, etc.) in the air, our CAC/CSST will submit the air samples for TEM analysis.

# APPENDIX 1 CERTIFICATIONS



## STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH



## LEAD-RELATED CONSTRUCTION CERTIFICATE

#### INDIVIDUAL:



CERTIFICATE TYPE:

Lead Inspector/Assessor Lead Project Designer Lead Project Monitor Lead Supervisor NUMBER:

EXPIRATION DATE:

LRC-00007986 1/19/2022 LRC-00007987 1/19/2022

LRC-00007988 1/19/2022 LRC-00007985 1/19/2022

Steven Denzlei



## STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH



## LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:

CERTIFICATE TYPE:

NUMBER:

EXPIRATION DATE:

Lead Inspector/Assessor

LRC-00008483

3/25/2022



Rolando Mireles



## STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH



## LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:

CERTIFICATE TYPE:

NUMBER:

EXPIRATION DATE:

TO AND THE PROPERTY OF THE PRO

Lead Project Monitor Lead Inspector/Assessor LRC-00000626 LRC-00000627 5/27/2021 5/27/2021

Michael Kuretich



## STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH



## LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:

CERTIFICATE TYPE:

Lead Inspector/Assessor Lead Project Monitor NUMBER:

EXPIRATION DATE:

LRC-00008671 LRC-00008670 4/29/2022

4/29/2022

Matthew Kanbara

#### STATE OF CALIFORNIA

Gavin Newsom, Governor

April 14, 2021

DEPARTMENT OF INDUSTRIAL RELATIONS Division of Occupational Safety and Health Asbestos Certification & Training Unit 1750 Howe Avenue, Suite 460 Sacramento, CA 95825 (916) 574-2993 Office <a href="http://www.dir.ca.gov/dosh/asbestos.html">http://www.dir.ca.gov/dosh/asbestos.html</a> <a href="mailto:acru@dir.ca.gov">acru@dir.ca.gov</a>



504205422C

Altadena CA

398

Matthew K Kanbara 706 W. Mendocino Street

91001 Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, you must abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please notify our office via U.S. Postal Service or other carrier of any changes in your mailing or work address within 15 days of the change.

Sincerely,

Jeff Ferrell

Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal - Card Attached (Revised 06/2020)

State of California Division of Occupational Safety and Health **Certified Asbestos Consultant** Matthew K Kanbara Certification No. 15-5422 Expires on \_\_\_\_05/12/22 This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.





<b>AGREEN</b>	//ENT
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AGREEMENTS FOR AS-NEEDED ARCHITECTURAL SERVICES

#### MOTION IN ORDER:

APPROVE AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO THREE (3) SEPARATE AGREEMENTS WITH DAHLIN GROUP, MDG ASSOCIATES, INC. AND STUDIO ONE ELEVEN TO PROVIDE AS-NEEDED ARCHITECTURAL SERVICES.

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To: Honorable City Council

From: John Moreno, City Manager

By: Karina Liu, Finance Director

**Date:** May 18, 2021

Subject: AGREEMENTS FOR AS-NEEDED ARCHITECTURAL SERVICES

#### **Background**

The City uses Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to implement certain Commercial and Residential activities implemented by the Community Development Department, such as Commercial Rehabilitation, Home Improvement, and affordable housing development.

In previous years, the City has contracted with two (2) firms, MDG Associates, Inc. (MDG) and Studio One Eleven to assist in the development of plans and concept designs for facade and property improvements, certain aspects of residential rehabilitation and construction of new affordable housing. Services also have included the preparation of formal plans and specifications, working drawings and structural calculations depending on the nature and extent of the rehabilitation projects. All services performed by these firms have been on a time and material basis in accordance with an approved fee schedule.

While the City has been very pleased with the performance of both firms, the U.S. Department of Housing and Urban Development (HUD) requires the City to procure for these professional services every five (5) years to verify the qualifications of the consultant/firm and to ensure cost reasonableness.

#### Request For Proposals (RFP)

As part of the procurement process, a Request for Statements of Qualifications was published in the Press Telegram on April 17, 2021. Additionally, the City directly solicited Statements of Qualifications from seven (7) firms known to provide the architectural services required by the City for the implementation of its commercial and residential projects. Statements of Qualifications were due to the Finance Director on April 30, 2021. Three (3) firms submitted a complete Statement of Qualifications by the deadline. The complete Statement of Qualifications were received from Dahlin Group, MDG Associates, Inc. and Studio One Eleven.

#### **Dahlin Group**

Dahlin Group is a diverse architecture and planning firm working with developers, municipalities, and private clients across a diversified portfolio of residential, commercial, institutional, and civic work since 1976. Dahlin has completed a wide variety of municipal projects for over 45 public agencies.

Dahlin proposes to provide services to the City at a rate ranging from Administration of \$85.00 to \$125.00 per hour, to Principal of \$200.00 to \$250.00 per hour.

Based on Dahlin's qualifications, the City would like to initiate a relationship with Dahlin Group and enter into agreement with the firm to provide as-needed architectural services at the direction of the Community Development Department.

#### MDG Associates, Inc.

MDG has been providing architectural services to municipalities and private clients since 1991. During the last five (5) years, MDG has been responsible for the preparation of over 55 commercial rehabilitation façade designs. MDG currently provides architectural design services to eight (8) cities including the City of Paramount. MDG is a corporation registered in the State of California and is a certified Minority Business Enterprise (MBE).

MDG proposes to provide services to the City from the Vice President of Architecture, Mr. Juan Rios at a rate of \$116.00 per hour. A 3% cost of living adjustment (COLA) has been included in the schedule of fees for subsequent years.

Based on MDG's qualifications and the City's past experience working with the firm, the City would like to continue its relationship with MDG Associates, Inc. and enter into agreement with the firm to provide as-needed architectural services at the direction of the Community Development Department.

#### Studio One Eleven

Studio One Eleven had been providing comprehensive architecture and planning services including community outreach and consensus building, urban design pre-design conceptual services to public agencies since 1999. Over the last few years, Studio One Eleven has worked extensively on the rehabilitation of Paramount Blvd with the City's Public Works and Community Development Departments.

Studio One Eleven proposes to provide services to the City at a rate ranging from Designer/Drafter I of \$95.00 per hour to Senior Principal of \$240.00 per hour.

Based on Studio One Eleven's qualifications and the City's past experience working with the firm, the City would like to continue its relationship with Studio One Eleven and enter into agreement with the firm to provide as-needed architectural services at the direction of the Community Development Department. Attached for your review are copies of the agreements.

#### **RECOMMENDED ACTION**

It is recommended that City Council approve and authorize the City Manager or his designee to enter into three (3) separate agreements with Dahlin Group, MDG Associates, Inc. and Studio One Eleven to provide as-needed architectural services.

# PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF PARAMOUNT AND DAHLIN GROUP FOR ARCHITECTURAL SERVICES

THIS AGREEMENT is made and entered into this 1st day of July 2021 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and DAHLIN GROUP, hereinafter referred to as the "CONSULTANT."

#### I. RECITAL

- A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified consulting firm to provide professional services for the administration and implementation of the Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") programs, and to have these consultant services based upon the terms and conditions hereinafter set forth.
- B. FUNDING. The CITY receives an annual entitlement allocation of CDBG funds, Catalog of Federal Domestic Assistance Number 14.218, from the U.S. Department of Housing and Urban Development ("HUD") each year. The CITY receives an annual entitlement allocation of HOME funds, Catalog of Federal Domestic Assistance Number 14.239, from HUD each year. This contract for services to be provided as specified in the CITY'S Request for Statements of Qualifications ("SOQ") issued on April 17, 2021 (hereinafter "EXHIBIT A") and may be funded in whole or in part with CDBG and HOME funds.

#### **II. TERMS AND CONDITIONS**

- A. MISSION. CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.
- B. TERMS. This AGREEMENT shall commence on July 1, 2021 and shall remain in full force and effect for a 12 month period, ending June 30, 2022, with an option to extend the contract thereafter.
- C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his designee, the CONSULTANT'S professional services shall include the professional services as detailed in EXHIBIT A.
- D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described in EXHIBIT A, on an hourly basis at the schedule of rates set forth in CONSULTANT'S response to the CITY SOQ dated April 17, 2021 (hereinafter "EXHIBIT B"). Any services not outlined in EXHIBIT A must be specifically authorized by CITY staff and shall be billed at the hourly rate set forth in EXHIBIT B and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or his designee. All invoices should be accompanied by documentation setting forth

in detail a description of the services rendered. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY'S regular procedures provide.

- E. EXPENSES. CONSULTANT shall only be entitled to reimbursable expense items as described in EXHIBIT B.
- F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY. Any re-use of any documents on any project other than the project for which the documents were originally intended shall be at the sole risk of the CITY.
- G. INDEPENDENT CONTRACTOR. CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT. Neither CONSULTANT nor any of CONSULTANT'S employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the CITY; and neither CONSULTANT nor any of its employees shall be paid by CITY time and one-half for working in excess of forty (40) hours in any one week. Neither CONSULTANT nor any of CONSULTANT'S employees have any property right to any position, or any of the rights an employee may have in the event of termination of this AGREEMENT.
- H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the negligent acts, errors or omissions or willful misconduct of the CONSULTANT in the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.
- I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.
- J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his own expense during the term of this AGREEMENT the following programs of insurance covering his operation hereunder. Except with respect to Professional Liability Insurance, each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be

cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the City Manager. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Errors and Omission. CONSULTANT shall at all times during the term of this AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of professional liability insurance with a minimum limit of One Million Dollars (\$1,000,000.00). Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

- K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remained of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.
- M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.
- N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

- O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.
- P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, becomes its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.
- Q. CHANGES. CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.
- R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.
- S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.
- T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.
- U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

- V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. All of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.
- W. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and 24 Code of Federal Regulations Parts 570 and 92, respectively.
- X. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

#### III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

#### A. EQUAL OPPORTUNITY.

- 1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- 2. CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- 3. CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon

- each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- 4. CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5. CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7. CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
- B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.
- C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

- D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.
- E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.
  - 1. The work to be performed under this AGREEMENT may be on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
  - 2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CAR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.
  - 3. CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
  - 4. CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.
  - 5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant

or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

- F. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
- G. CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387), as amended-Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- H. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

#### IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

- A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.
- B. INTEREST OF CONSULTANT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

#### V. LOBBYIST CERTIFICATION

- A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:
  - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, 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 any 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 or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
  - 4. CONSULTANT understands that 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 civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- B. BYRD ANTI-LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered

by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

#### VI. NOTICES

Notices herein shall be	presented in pe	erson or by cert	ified or registered	d U.S. Mail.	as follows

To the CONSULTANT:

Lauri Moffet-Fehlberg, Senior Principal

Dahlin Group

18818 Teller Avenue, Suite 260

Irvine, CA 92612

DUNS #: Tax ID #:

To the CITY: City Manager

City of Paramount 16400 Colorado Ave.

Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT	STUDIO ONE ELEVEN		
John Moreno, City Manager	Lauri Moffet-Fehlberg, Senior Principal		
 Date			

#### **EXHIBIT A**

#### **Scope of Services**

Architectural assistance will be offered to program participants to assist in the development of plans and concept designs for facade and property improvements. The basic services will include the preparation of schematic drawings and preliminary designs for commercial and industrial property rehabilitation in accordance with the City's design standards. Services may also include the preparation of formal plans and specifications, working drawings and structural calculations depending on the nature and extent of the rehabilitation projects. Other architectural services may be requested by the City and completed by the Consultant in order to meet program needs. The services to be performed shall be on a time and material basis in accordance with an approved fee schedule.

#### **EXHIBIT B**

# Consultant's SOQ Response and Schedule of Billing Rates







April 30, 2020

City of Paramount Finance Department Attn: Karina Lam, Finance Director of The City of Paramount 16400 Colorado Avenue Paramount, CA 90723

Dear Karina Lam,

The City of Paramount's defining characteristics of innovative thinking, hard work, creative vision, and community spirit aligns with our core values of placemaking and commitment to innovative, real and achievable design. We are driven by the vision of enhancing environments where people live and interact so that they feel the meaning of place.

DAHLIN put down roots in Irvine in 2004 to better service developments within Los Angeles County and surrounding areas. We are passionate advocates for projects that enhance our community for all, and have a strong understanding of community-serving projects. Assisting the City of Paramount with commercial rehabilitation projects or residential projects, whether it is a minor façade improvement or a ground-up building, is an opportunity for us to help you achieve your vision, thereby achieving ours. We know how to create efficient and long-lasting buildings that address resident and property owner needs, all while creating a vibrant sense of community.

Throughout the course of a project – from design, bid, construction, and completion – DAHLIN will combine access to our staff with our expert technical knowledge to become your trusted advisor, as we have for the 20+ public agencies to which we have provided similar on-call architectural services. Our diverse experience working on both residential and commercial projects allows us to address the City's housing and community development program needs quickly and efficiently, and with one team. In addition, our experience and familiarity with HUD and other publicly funded projects will help to streamline the project process, ensuring that the work is completed on time and within budget.

Thank you for considering us for this opportunity. We look forward to the possibility of working with the City. Please don't hesitate to contact us if you have any questions.

Regards.

Lauri Moffet-Fehlberg Senior Principal

Ifehlberg@dahlingroup.com



# Qualifications for Architectural Services for Housing and Community Development Programs

CITY OF PARAMOUNT | APRIL 2021

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#### FIRM PROFILE

DAHLIN is a diverse architecture and planning firm working with developers, municipalities, and private clients across a diversified portfolio of residential, commercial, institutional and civic work.

From four offices in California, an office in Bellevue, Washington, and two offices in the People's Republic of China, we provide these services globally.

We successfully support client relationships by matching our expertise with their expectations and goals — listening and effectively collaborating to craft sustainable communities and urban environments. Our design solutions are innovative, real and achievable. Our people are passionate about creating places that promote human fulfillment and well-being.

Established in the San Francisco Bay Area since 1976, DAHLIN put down roots in Irvine in 2004 with a planning studio to better service developments within Orange County, Los Angeles County, and Riverside County. We have since grown into an office comprised of passionate architects, designers, and planners with diverse backgrounds and a portfolio of work spanning multifamily, residential, civic and commercial sectors. As a result, we have extensive experience working

with the Planning, Building, Fire and other departments and agencies having jurisdiction within numerous municipalities, and are well-versed in building design standards and codes.

Passion for Place® is evident in all we do—whether we are rehabilitating an existing community, working to entitle and deliver a new affordable housing project, or assisting a property owner with a commercial tenant improvement.

For over 40 years we have been committed to excellence in design—best demonstrated through our longterm client relationships and by our award-winning, financially successful, and sustainable design solutions.



MONTE VISTA II APARTMENTS Murrieta, California

#### **SERVICES**



# PLANNING + URBAN DESIGN

Every great place starts with a plan. Our approach to land planning and urban design is based on our experience with real architectural prototypes and proven community design solutions.



#### **ARCHITECTURE**

Solid design that stirs the soul and adds value to the bottom line. We provide a full range of architectural services to bring your project to completion on time and on budget.



#### INTERIOR DESIGN

The finish to a great building is the function and design of its interior space. At DAHLIN, we choreograph interior spaces whether they start a new or complete our architectural work and expertise, from theming to function, design, lighting and finishes.

#### **SERVICES**

Community Vision and Land Use Program

Large-scale Master Planning and Neighborhood Site Planning

Community Landscape Design

Specific Plans and Design Guidelines Entitlements

Community Workshops and Outreach
3D Site Modeling and Grading Analysis

#### **SERVICES**

Site Design and Building Program Conceptual and Schematic Architectural Design

Design Development and Construction Documents

Full-service Construction Administration
3D Site Modeling and Building Design

#### **SERVICES**

Interior Design Theme and Program Conceptual and Schematic Interior

Architectural Design

Design Development and Construction Documents

Full-service Construction Administration

3D Interior Modeling and Space Design

Interior Design Materials and Finish Palettes

Multiple collaborative studios under one roof help to translate vision into reality.



#### **SUSTAINABILITY**

DAHLIN has an enduring commitment to real, achievable sustainability through the design of authentic and healthy communities. Our attitude results in the development of environmentally appropriate strategies and solutions.



#### **DESIGN VISUALIZATION**

A story and its ideas are only as compelling as their visual assets. Design visualization is a key component of our design process and expertise. We use multiple techniques to communicate the story behind a great idea.



#### **DRONE SOLUTIONS**

We have certified drone pilots on staff available to provide drone imaging and mapping services. We will work with you to understand your needs while ensuring compliance with FAA/City ordinances and obtain flight request approval from the relevant jurisdictions.

#### **SERVICES**

Sustainable and LEED Certified Design Efficient Use of Land that Protects the Natural Environment and Significant Resources

Pedestrian-friendly and Transit-oriented Design

Water Conservation and Waste Reduction

Building Materials that Utilize Rapidly Renewable Resources

Natural Lighting and Indoor Air Quality

#### **SERVICES**

Building Information Modeling [BIM]
3D SketchUp Modeling
3D Photorealistic Renderings
Animation
Hand-drawn Plan Illustrations

Graphics Presentation and Packaging

Watercolor Renderings

#### **SERVICES**

Aerial Photography and Videography
Time Lapse
Orthomosaics
Site Mapping and 3D Site Modeling
Normalized Difference Vegetation Index
(NDVI) Mapping
Height Measurements and Site Views

#### **OUR EXPERTISE**

We are a collaborative, creative group of architects working with municipalities and the communities they serve. At the end of the day—we are a community.

Our holistic approach to the development of affordable housing communities is complemented by our expertise in planning, programming and design of community serving projects, combined with our knowledge of commercial, retail and civic building design. The cross pollination better equips us to develop more creative design solutions.

For more than 40 years, DAHLIN's civic, commercial, and residential work has been shaping growth throughout California. We know the materials and construction techniques to create memorable buildings while being critically conscious of cost and ongoing maintenance requirements. We are constantly seeking out creative methods and materials to craft our designs.

#### **MUNICIPALITY EXPERIENCE**

DAHLIN has completed a wide variety of municipal projects, from community-serving recreation buildings to administrative offices, for over 45 public agencies. We have provided site plans, concept drawings, building analysis, feasibility studies, and full design services for both renovation and new construction for municipal projects. DAHLIN works closely with city staff as well as other civic and

municipal leaders, owners, operators and managers to ensure that new or renovated buildings meet current and future needs, are sustainable, and contextually appropriate.

### COMMERCIAL WORK + FAÇADE IMPROVEMENTS

Complementing the breadth and depth of DAHLIN's municipal portfolio is our portfolio of commercial and office projects. An appealing facade can enliven a neighborhood, increasing foot traffic and ultimately revenue for the store and the City. When crafting the fabric of a neighborhood, it is important to find that delicate balance between the display of unique business expressions and the aesthetic cohesiveness that ties a neighborhood together. As both planners and Architects, DAHLIN understands the importance of finding that balance in building forms, materials, signage and in the details.

We work with the client to develop plans and concept designs to ensure that the façade not only meets their needs and well represents their brand, but also is within their budget. Starting early in the process, we work with the local Planning and Building



Marion V. Ashley Community Center Menifee, California LEED Certified

Departments to better understand any concerns and to ensure that our plans are in line with their code interpretations. Working hand in hand with the City early on gives all parties a clear understanding of the desires and expectations.

For work such as landscape, streetscape improvements and structural work, we collaborate with consultants who are proven experts in their respective fields with a long history of work for municipalities throughout California - and also a history of successful projects with DAHLIN.

### RENOVATIONS AND REHABILITATIONS

DAHLIN is very active in civic building, commercial space, and affordable housing apartment renovation. We understand the financing and what it takes to successfully complete these projects. We've worked with many clients in the review of project sites and determining rehabilitation needs while minimizing the impact to residents or users. Our experience with many different types of rehabilitation projects includes:

Phased rehabs where some residents remain onsite during construction;

Rehabs where full gut of interior and exterior occurred, or interior only;

Rehabs with additions to buildings.

These different types of rehab require a particular understanding of how existing and new components come together, and how zoning and building codes affect the scope of work.

Limiting disruption during renovation is also a priority. Our experience with phasing rehab projects strategically minimizes resident and neighborhood disruptions with clear communication and construction scheduling.

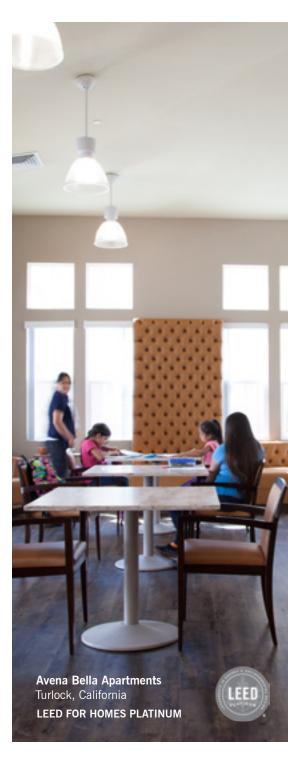
#### AFFORDABLE HOUSING EXPERTISE

DAHLIN is deeply rooted in both new development and redevelopment of existing urban areas and maintains a significant presence in residential architecture of all types since its founding. A leading innovator in creative affordable housing, we craft custom solutions within budget, compliant with funding requirements,

and achieve sustainability goals. We adeptly navigate projects through public meetings and presentations, working with small groups all the way up to major public workshops and open houses. Our project experience includes a wide variety of affordable family, senior, mixed-use, transitional and permanent supportive housing projects, multi-family and single-family, both renovation and new construction.

### HUD AND OTHER FUNDING MECHANISMS

DAHLIN has substantial experience in assisting with the funding required to bring affordable housing projects to fruition, including tax credit programs, local housing authorities, HUD federal funding, state funding, and local redevelopment and government agencies funding. We have included a matrix of our public funding expertise on page 20.









#### **MONTE VISTA II**

MURRIETA, CALIFORNIA/USA AFFIRMED HOUSING GROUP



Site: 2 acres

**Building:** 600-1,000 sqft plans **Density/FAR:** 19.8 du/ac

Units: 40 apartments

Address: 41411 Juniper St, Murrieta,

CA 92562

Located across from Murrieta's town square, Monte Vista II is the second generation of Monte Vista apartments providing affordable family housing to the area. The new apartments blend seamlessly with the existing architecture and share the pool and common facilities of the apartment community. The project introduces a second tot-lot park, community garden and laundry facilities. Solar photovoltaic and hot water panels have been installed above the carport roof structures to serve common facilities.









AFFORDABLE HOUSING APARTMENTS
COMMUNITY POOL AND FACILITY
SOLAR PV AND HOT WATER PANELS
ABOVE CARPORT STRUCTURES
TOT-LOT PARK
COMMUNITY GARDEN



#### **DELLA ROSA**

WESTMINISTER, CALIFORNIA / USA AFFIRMED HOUSING

**Relevance:** Affordable Housing; New Construction

OUISTI GCTION

Site: .66 acres

Building: 4 buildings, 37,339 sq. ft.

**Units:** 50

**Address:** 14800 Beach Blvd, Westminster, CA 92683

This new housing community will serve individuals experiencing chronic homelessness and low-income households, providing much needed affordable housing and helping to address the homeless crisis facing much of Orange County.

The community is comprised of four, two- and three-story buildings with 50 apartments. 25 are studios designated as permanent supportive housing units and 25 are one- and two-bedroom units set aside for small families earning 50 percent or less of the area median income (AMI). Each building's second floor is set back from the street with uniquely-placed design features that catch the eye.



















#### **FIRMIN COURT**

LOS ANGELES, CALIFORNIA/USA DECRO CORPORATION

**Relevance:** HUD-Funded; Affordable Housing; New Construction; Permanent Supportive Housing

Site: 0.4 acres

**Building:** 5 stories of Type III-A Construction over 2 stories of Type I-A parking and amenities

Density: 160 du/ac

Units: 64

**Address:** 424 N. Firmin Street Los Angeles, CA 90026

Located in the Historic Filipinotown neighborhood west of Downtown Los Angeles, Firmin Court will provide affordable and permanent supportive housing units to low-income and formerly homeless individuals with on-site counseling services. Amenities include a community room featuring a fully equipped kitchen, an arts and crafts room and library and a 7th floor "Skydeck" providing residents with views of the downtown skyline.

Existing grades along the Firmin Street frontage drop roughly 18 feet in a northerly direction. The existing 18-foot grade change along Firmin Street poses a number of challenges, but also make it possible for the lower parking level to be directly accessed from the street.

The Project will feature a number of sustainable and energy-efficient features including solar thermal panels and all Energy Star electric appliances. It is targeting LEED Gold certification.

#### **HUD Funded**

#### **ROSEFIELD VILLAGE**

ALAMEDA, CALIFORNIA/USA ALAMEDA HOUSING AUTHORITY

**Relevance:** Public Agency - Housing Authority; Affordable Housing

Renovation

Site: 2.43 acres

Building: 4-story new construction,

1-story existing

Density: 37 du/ac

Units: 91 units, Studio, 1-bd to 4-bd

Address: 727 Buena Vista Ave.

Alameda, CA 94501

Originally assembled in 1975 from modular/pre-fabricated components, Rosefield Village is a 40-unit affordable multifamily complex that will undergo renovation and expansion to include the neighboring parcel. 13 units housed in 6 existing buildings will be renovated, while the remainder will be demolished and a new 4-story building will be constructed.





# RACE STREET APARTMENTS

SAN JOSE, CALIFORNIA
SANTA CLARA COUNTY HOUSING AUTHORITY

**Relevance:** Public Agency - Housing Authority; Affordable Housing

Site: 2.3 acres

Address: 253 Race Street, San Jose, CA

DAHLIN is working closely with the Santa Clara County Housing Authority to develop a mixed-use community for family and senior affordable housing.

**Alvarado Park:** 90-unit senior affordable apartment development with studios, 1-bedroom and 2-bedroom units. Building will be on grade with an above-grade parking garage.

**Bellarmino Place:** 116-unit multifamily, mixed-use affordable apartment building with Studios, 1- 2- and 3-bedroom units, ~2,000 sqft of commercial space and above-grade parking garage.









#### TAMIEN STATION

SAN JOSE, CALIFORNIA, USA SANTA CLARA VALLEY TRANSPORTATION AUTHORITY

**Relevance:** Local/Regional Public Agency; Housing and Community Development

Site: 6.9 acres

**Building:** 5-story wrap **Density/FAR:** +/- 88 du/ac

**Units:** +/- 335 apartments / townhomes

**Address:** 1355 Lick Ave. San Jose, CA 95110

Tamien Station is a unique 6.9-acre redevelopment opportunity of an underutilized Santa Clara Valley Transportation Authority parking lot. The project envisions high density housing on the site to better align with the City of San Jose's Tamien Station Area Specific Plan and VTA's long term vision. The mixture of housing types allows the design to respond and respect the surrounding context while also meeting the project's financial and long-term planning goals.







#### **FOREST PARK**

GILROY, CALIFORNIA/USA SOUTH COUNTY HOUSING

Relevance: Single Family Detached

Affordable Housing Site: 41 acres

**Building:** 1,350 - 1,750 sqft **Density/FAR:** 14 du/ac

Units: 30

Address: Serafina Way, Gilroy, CA

A new infill development combines townhomes and single family homes in a community setting for market rate and affordable housing. Open green space, gardens, common pathways, and private porches facing the walkways successfully blend the two residential components. The eclectic styled townhomes are designed to complement the adjacent 1940's era established neighborhood. The plans include 3 and 4 bedroom units with a loft option.

#### AFFORDABLE HOUSING RENOVATION EXPERIENCE



#### POSADA DE COLORES

OAKLAND, CALIFORNIA THE UNITY COUNCIL

Senior Living Renovation: The complete renovation of this 8-story complex includes a new color scheme, redesign of the deck railings, new flooring, cabinets, appliances, plumbing fixtures and electrical upgrades, new water efficient landscaping, a new patio area, and outdoor furniture.

#### **HUD Funded**



#### WOODLAND APARTMENTS

EAST PALO ALTO, CALIFORNIA MIDPEN HOUSING

**Garden Apartment Renovation:** The scope of work for these affordable garden apartments includes renovation of 1-, 2-, 3-, and 4-bedroom units along with replacement of siding, windows, cabinets, flooring, and mechanical systems for these 2- and 3-story buildings with tuck under parking.



#### **GABILAN PLAZA**

SALINAS, CALIFORNIA / USA
TERREX DEVELOPMENT CORPORATION

Interior/Exterior Upgrade: Gabilan Plaza consists of 26 one-story and two-story residential buildings, as well as four common-use buildings. The scope of work included new siding, windows, paint, trim bands, flooring, appliances, fixtures, and hot water and air heating systems.

#### **HUD Funded**



#### **POSOLMI PLACE**

SUNNYVALE, CALIFORNIA / USA MIDPEN HOUSING CORPORATION

Apartment Modernization: Rehabilitation of an existing apartment complex originally built/occupied in the mid 1960's. The 24-unit community received upgrades to the interior and exterior of the buildings including, seismic/structural upgrades, replacement of roof material, exterior stucco, electrical system, and interior finishes.



#### **CREST AVENUE**

MORGAN HILL, CALIFORNIA/USA SOUTH COUNTY HOUSING

Redesign and Expansion: This collection of nine 4-plexes underwent a redesign involving the conversion of all residential units from 2-bedroom to 1- and 3-bedroom, as well as the addition of more common space. Energy-efficiency was also improved over existing conditions, a requirement for TCAC.



#### CENTURY VILLAGE

FREMONT, CALIFORNIA MIDPEN HOUSING

Energy Efficiency Upgrades: Situated around a central landscaped courtyard with swimming pool, the rehabilitation and modernization plan included significant energy efficiency upgrades, improving the buildings mechanical, electrical, and plumbing systems and remodeling the exteriors and interiors.











■ DEMO

■ MOVE

NEW

■ ■ NEW ADA UNIT







SITE PLAN - PROPOSED

#### SUNSET CREEK

FAIRFIELD, CALIFORNIA, USA MIDPEN HOUSING

Relevance: Affordable Housing

Renovation Site: 4 acres

Density/FAR: 19 du/ac

Units: 76 units, 603 - 1196 sqft Address: 840 E Travis Blvd, Fairfield,

CA 94533

Originally developed by MidPen Housing in 1995, Sunset Creek underwent a renovation to maintain quality and preserve affordability in the long run. DAHLIN worked with MidPen Housing to renovate the exteriors and interiors of the existing two-story townhouses and apartment homes, including construction of an addition to house new offices, and improvements to site features. Renovation work included replacing roofing, siding, trim, paint, windows, doors and balconies, as well as flooring, cabinets, appliances, lighting and new ADA units.

Ideally situated next to a large park and minutes away from downtown and the Solano Town Center, Sunset Creek provides much-needed affordable housing for families in the heart of Fairfield. Onsite amenities include a Head Start Center for early childhood education, two playgrounds, a community room, and a computer lab.

### **EXPERIENCE WITH PUBLIC FUNDING SOURCES**

Local Housing Authorities HUD (Federally Funded)	CA State Funded Local Redev. Gov. Agencies CA Tax Credit Allocation Cor	PROJECT NAME	CLIENT NAME	PROJECT LOCATION
		FIRMIN COURT	DECRO CORPORATION	LOS ANGELES, CA
		MONTE VISTA II	AFFIRMED HOUSING	MURRIETA, CA
		DELLA ROSA	AFFIRMED HOUSING	WESTMINSTER, CA
		EASTGATE	AFFIRMED HOUSING	SAN MARCOS, CA
		AURORA	AFFIRMED HOUSING	OAKLAND, CA
		THE GROVE SENIORS	WAKELAND HOUSING	VISTA, CA
		VILLAS ON THE PARK	AFFIRMED HOUSING	SAN JOSE, CA
		GABILAN PLAZA APARTMENTS	TERREX DEV. CORPORATION	SALINAS, CA
		POSADA DE COLORES	UNITY COUNCIL	OAKLAND, CA
		OAK GROVE	CORPORATION FOR BETTER HOUSING	OAKLEY, CA
		OAK PLACE	CORPORATION FOR BETTER HOUSING	OAKLEY, CA
		OAKLEY	CORPORATION FOR BETTER HOUSING	OAKLEY, CA
		AVENA BELLA*	EAH HOUSING	TURLOCK, CA
		BAYPORTE VILLAGE	EAST BAY ASIAN LOCAL DEV. CORP	TURLOCK, CA
		HAYWARD SENIORS	EDEN HOUSING	HAYWARD, CA
		MONTEVERDE SENIORS	EDEN HOUSING	ORINDA, CA
		BRIDGE TO LIFE CENTER	HOMEAID NORTHERN CALIFORNIA	FAIRFIELD, CA
		EAST COUNTY FAMILY TRANSITIONAL CENTER	HOMEAID NORTHERN CALIFORNIA	ANTIOCH, CA
		THE CANNERY AT LEWIS STREET	META HOUSING	GILROY, CA
		ATKINSON LANE	MIDPEN HOUSING	WATSONVILLE, CA
		CENTURY VILLAGE APARTMENTS	MIDPEN HOUSING	FREMONT, CA
		CREST AVENUE	SOUTH COUNTY HOUSING	MORGAN HILL, CA
		KOTTINGER GARDENS*	MIDPEN HOUSING	PLEASANTON, CA
		MISSION GATEWAY	MIDPEN HOUSING	UNION CITY, CA
		SHARMON PALMS	MIDPEN HOUSING	CAMPBELL, CA
		SHOREBREEZE APARTMENTS	MIDPEN HOUSING	MOUNTAIN VIEW, CA
		SUNNY MEADOWS APARTMENTS	MIDPEN HOUSING	WATSONVILLE, CA
		SWEENEY LANE	MIDPEN HOUSING	DALY CITY, CA
		WOODLAND NEWELL APTS	MIDPEN HOUSING	EAST PALO ALTO, CA
		TOWER PARK	SATELLITE AFFORDABLE HOUSING ASSOC.	MODESTO, CA
		CANTERBURY PARK	SOUTH COUNTY HOUSING	APTOS, CA
		CORRALITOS CREEK	SOUTH COUNTY HOUSING	FREEDOM, CA
		SEACLIFF HIGHLANDS	SOUTH COUNTY HOUSING	SANTA CRUZ, CA
		SOBRATO TRANSITIONAL APARTMENTS*	SOUTH COUNTY HOUSING	GILROY, CA
		UNIVERSITY VILLAGES	SOUTH COUNTY HOUSING	MARINA, CA



#### **COMMUNITY + COMMERCIAL DEVELOPMENT EXPERIENCE**



# CITY OF LAKEWOOD ON-CALL SERVICES

LAKEWOOD, CALIFORNIA/USA CITY OF LAKEWOOD

**Relevance:** Municipal On-Call Renovation/Building Upgrade Services

As an on-call consultant for the City of Lakewood, DAHLIN is working with the City on various ongoing City maintenance and improvement projects. Services include review of ADA accessibility report for restrooms, parking lot(s) and door entries, schematic design to correct ADA compliance, construction documents and construction administration. Our work currently includes construction administration for public restrooms at six City parks that were flagged for major ADA violations and required construction documents for accessibility upgrades. We are also performing construction administration for parking lot and entry door modifications due to ADA issues at the existing City Hall Building and The Centre.



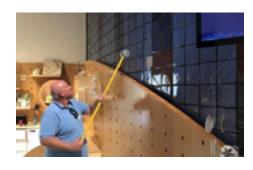
#### CITY OF PASADENA ON-CALL SERVICES

PASADENA, CALIFORNIA/USA CITY OF PASADENA

**Relevance:** Municipal On-Call Renovation/Building Upgrade Services

As an on-call consultant for the City of Pasadena, DAHLIN is currently working on an ADA upgrade of the existing community pool building to support the new pool, deck and pool equipment project. DAHLIN is coordinating the engineering and design of the larger project as well as evaluating the existing building and making the code required updates.

DAHLIN has also completed various ongoing projects in the construction document phase to complete Architectural Peer Reviews for tenant improvement projects. Our most recent peer review for the City was the review of three T.I. fire stations.



### CITY OF SAN JOSE ON-CALL SERVICES

SAN JOSE, CALIFORNIA/USA CITY OF SAN JOSE

**Relevance:** Municipal On-Call Renovation/Building Upgrade Services

DAHLIN is working with the City on various ongoing City maintenance and improvement projects. Work to date has included project assessments, feasibility, reports, planning, design, construction documents, construction administration, cost estimation. Projects to date have included:

- Tech Museum Tile Replacement
- Hammer Theater HVAC Replacement
- Restroom Remodel
- Fire Station Renovation Assessment
- Parking Lot Renovation Assessment
- Chiller Replacement
- Smoke Vent Replacement





#### HANGAR A

LIVERMORE, CALIFORNIA/USA CITY OF LIVERMORE



Building

Site: .09 acres

**Building:** 8,405 sqft commercial

As Livermore Airport continues to grow, Hangar A is a new building providing modern administration facilities and revenue-generating commercial space that features high-end restaurant space, meeting room and concession area. As a local attraction, the new building will capture the excitement of aviation and journey through contemporary and historic architectural forms, educational opportunities, and interior/exterior spaces that hearken back to the era when air travel was truly a grand adventure.







2013 GOLD NUGGET MERIT AWARD, BEST COMMERCIAL PROJECT, UNDER 10,000 SQFT



# MOUNTAIN VIEW COMMUNITY CENTER RENOVATION

MOUNTAIN VIEW, CALIFORNIA, USA CITY OF MOUNTAIN VIEW

Relevance: Municipal Community

**Building Renovation** 

Site: 4 acres

**Building:** (E): 14,000 sqft at grade, 6,000 sqft basement; (N): 21,000 sqft

at grade, 6,000 sqft basement **Address:** 201 S Rengstorff Ave, Mountain View, CA 94040

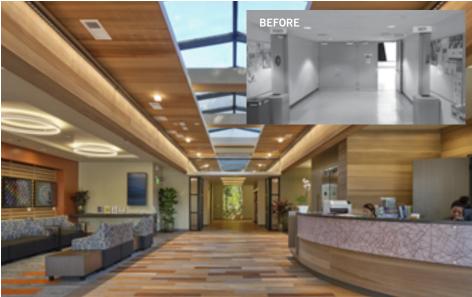
Constructed in 1963, the facility no longer met the City's needs. The dated exterior lacked a well-defined entry and the interior was internally focused, which failed to connect to the surrounding park. Additionally, the building had lead and asbestos contamination and was not energy efficient, the basement, which housed community activities, was not ADA accessible or inviting due to a low entry soffit, and the grade-level administrative offices were dark. At 7,000 sq ft larger, the renovated community center is more energy and water efficient and provides better access to the facilities and use of the site. The event room's North-facing curtain window walls take full advantage of the neighboring park. A new signalized intersection controlled entry/exit access and the addition of a dedicated event drop-off circle improves overall site circulation.



LEED GOLD CERTIFIED
2019 CPRS AWARD OF EXCELLENCE,
FACILITY DESIGN

DAHLIN GROUP ARCHITECTURE | PLANNING















# CITY CENTER RENOVATIONS

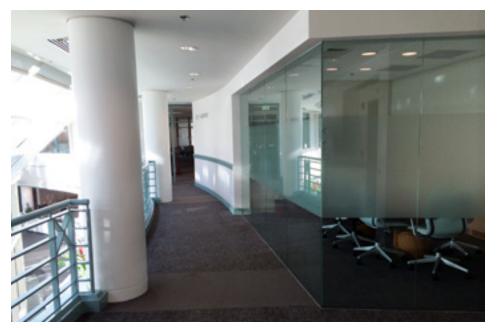
DUBLIN, CALIFORNIA/USA CITY OF DUBLIN

**Relevance:** Municipal Community Building Renovation; Office

Building: 50,000 sqft

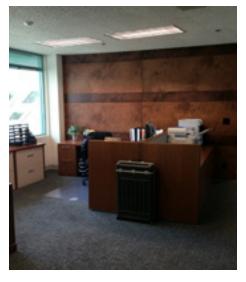
Address: 100 Civic Plaza, Dublin, CA

94568



As a long term client, the City of Dublin turned to DAHLIN when needing to upgrade their own facilities at City Hall. This work included technology upgrades on major conference rooms, reception upgrades, the construction of a new conference space, and ADA upgrades.







#### THE MELT

SAN FRANCISCO, CALIFORNIA/USA FISH SIX RESTAURANT CORPORATION

**Relevance:** Commercial Tenant Improvement/Renovation

Building: 6,500 sqft space

Address: 925 Market Street, 5th St,

San Francisco, CA 94103

Following the closure of its SoMa location, The Melt opens in the heart of downtown San Francisco at 925 Market Street and relocates its corporate headquarters to this location. This fast casual restaurant shares the building with second floor office space above. The building's historic exteriors permitted limited modification, while the interiors were re-designed to accommodate the kitchen and dining needs of the fast-growing chain restaurant. Selfserve kiosks and multiple seating arrangements were integrated into the layout of the space with a selection of furniture to accommodate different casual dining preferences.







DESIGNED TO 2016 CAL GREEN STANDARDS



# DAHLIN

#### **101 TOWNSEND**

SAN FRANCISCO, CALIFORNIA/USA **CIVITAS EQUITY FUND I, LLC** 

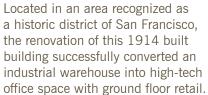


Relevance: Commercial Tenant Improvement/Renovation

Building: 43,000 sqft

Units: 3 stories and basement Address: 101 Townsend St. San

Francisco, CA 94107



One block from AT&T Park, 101 Townsend lies at the edge of two San Francisco neighborhoods, the SOMA (South of Market) and the city's Port district. Emerging from an area largely and historically associated with sailing, port and warehouse activity, the re-assignment of the land use designation from Production/ Distribution/Repair (PDR) to Office use was the first of many steps in navigating this complex renovation project. In addition to the system upgrades, cosmetic renovations, and seismic retrofits, a new 3,300 square foot roof deck was added for tenants.



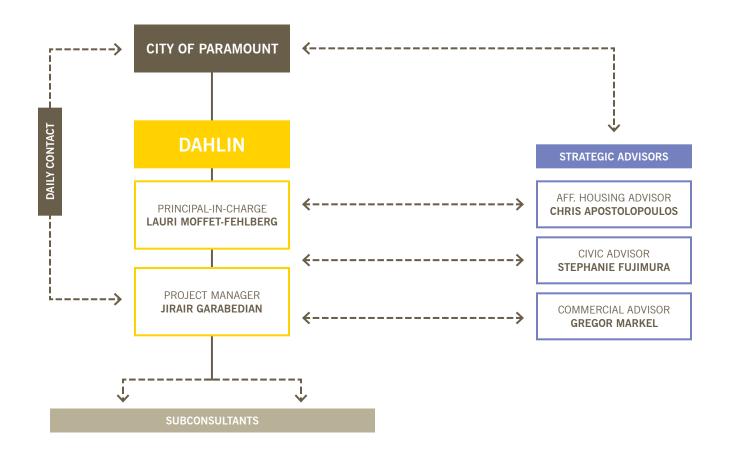








# **ORGANIZATION CHART**



# LAURI MOFFET-FEHLBERG AIA, LEED AP

Senior Principal

Lauri has an innate ability, finely tuned by over 30 years of experience as an architect and planner, to be visionary in crafting memorable buildings, communities and places for people. Through her design and communication skills, she builds the bridge between the design vision, client needs and jurisdictional requirements to prepare an implementable solution. Many times, she is tasked with designing communities or buildings within the requirements of the governing documents she has written, and knows how to balance written standards with the envisioned, built outcome. As a painter, she brings her own artistic touch to each project and is able to translate multiple perspectives into cohesive, creative design solutions. Her focus on listening and understanding, design and Passion for Place® gives her deep insight into her clients' visions, goals, and objectives over the life of planning, urban design and architectural projects.



#### **EDUCATION**

MASTERS + BA, ARCHITECTURE, MONTANA STATE UNIVERSITY

#### **AFFILIATIONS**

AMERICAN INSTITUTE OF ARCHITECTS, (AIA)
AMERICAN PLANNING ASSOCIATION, (APA)
MONTANA STATE UNIVERSITY, ARCHITECTURE
ADVISORY BOARD

NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

URBAN LAND INSTITUTE, (ULI)

#### AFFORDABLE HOUSING

#### Sweeney Lane

Daly City, California MidPen Housing

#### **Kottinger Gardens**

Pleasanton, California MidPen Housing

#### **Arroyo Green Apartments**

Redwood City, California MidPen Housing

#### The Cannery at Lewis Street

Gilroy, California, USA Meta Housing

#### Moongate Plaza

Salinas, California, USA MidPen Housing

## AFFORDABLE HOUSING

#### Irby Ranch

Pleasanton , California Sunflower Hill / SAHA / Mertitage Homes

#### **Sobrato Transitional Apts**

Gilroy, California South County Housing

#### Stoddard West

Napa, California, Glasser Foundation / Burbank Housing

#### Shorebreez

Mountain View, California, MidPen Housing

#### One Lake Family Apts

Fairfield, California, Meta Housing

#### **COMMUNITY & URBAN RESIDENTIAL**

#### AvalonBay Walnut Creek II

Walnut Creek, California, USA AvalonBay

#### **Fountaingrove Apts**

Santa Rosa, California Fountaingrove Inn

#### **Tamien Station Redevelopment**

San Jose, California

Santa Clara Valley Transportation Authority

#### 75 S. Milpitas Blvd

Milpitas, California SRE Company

#### Waterline

Point Richmond, California Shea Homes







# JIRAIR GARABEDIAN AIA. LEED AP

Senior Associate / Senior Architect

Jirair's collaborative approach in shaping our built environment allows him to work closely with all stakeholders, including future residents and the larger community, actively listening to understand their needs. His design approach and problemsolving methodology are rooted in his expertise in leveraging zoning and building code requirements, taking advantage of both opportunities and constraints, and preparing comprehensive feasibility studies to evaluate highest and best use scenarios.

With over two decades of demonstrated experience in planning, designing and securing entitlements for complex and multi-faceted, private and public sector projects, encompassing a wide variety of typologies, building occupancies, and construction types (Type-I, Type-III, and Type-V), clients benefit from all the lessons learned from problems solved.

He has extensive experience in high-density, transit-oriented, mixed-use, multi-family residential, market rate, affordable, for sale and for rent, and retail development.



#### **EDUCATION**

MASTERS, CONSTRUCTION ENGINEERING & MANAGEMENT, UNIVERSITY OF CALIFORNIA, BERKELEY

B. ARCH, MAGNA CUM LAUDE, CAL POLY POMONA COLLEGE OF ENVIRONMENTAL DESIGN

#### **REGISTRATIONS & AFFILIATIONS**

LICENSED ARCHITECT IN CALIFORNIA
NATIONAL COUNCIL OF ARCHITECTURAL
REGISTRATION BOARDS (NCARB) CERTIFIED

#### AFFORDABLE HOUSING + MULTIFAMILY

#### Firmin Court

Los Angeles, California, USA The Decro Group

**1900 Long Beach Blvd. Affordable Housing** Long Beach, California, USA

Innovative Housing Opportunities

#### Woodland Hills Seniors

Woodland Hills, California, USA CA Ventures

#### Crowther Avenue Mixed-Use

Placentia, California, USA USA Properties

#### Otay Ranch Affordable Housing

Chula Vista, California, USA Meta Housing

#### MULTIFAMILY + MIXED USE

#### Allison Avenue Mixed-Use

La Mesa, California, USA USA Properties

#### **Desert Marketplace Apartments**

Las Vegas, NV Warmington Apartment Communities

#### Alvarado Specific Plan

La Mesa, California, USA The Paydar Companies

#### PRIOR TO JOINING DAHLIN

#### 6250 Sunset Mixed Use

Los Angeles, California, USA Essex Properties

#### Paragon at Old Town

Monrovia, California, USA Urban Housing Group



#### The Village at USC

Los Angeles, California, USA USC Real Estate & Capital Construction Group

#### **Central Park West**

Irvine, California, USA Lennar

#### Avalon Wilshire Mixed Use

Los Angeles, California, USA Avalon Bay

#### **Trio Mixed Use Apartments**

Pasadena, California, USA Shea Properties

#### 100 W. Walnut Mixed Use

Pasadena, California, USA AMLI Residential







# CHRIS APOSTOLOPOULOS CGBP

Director - Affordable Housing

Chris has over 20 years experience in market rate and affordable multifamily and mixed use projects He has specialized knowledge of building codes, cost effective design and construction, and energy efficient solutions for new construction and renovations. Chris understands that a successful project addresses the owner's, resident's, property management's, and service provider's needs through imaginative and resourceful design.

Chris leads DAHLIN's affordable housing team, and as such, works with affordable developers on many different types of projects, including family, senior, and SRO housing. He is well versed in the various funding source requirements related to programming, design and construction standards, accessibility, process, etc., and how these impact a project's design, budget, and schedule. He keeps his finger on the pulse of the affordable housing community through active participation in various affordable housing groups, including Non-Profit Housing, East Bay Housing Organization, and Housing California.



#### **EDUCATION**

BA, ARCHITECTURE, CALIFORNIA COLLEGE OF ARTS, CRAFTS AND DESIGN

#### REGISTRATIONS

CERTIFIED GREEN BUILDING PROFESSIONAL (BUILD IT GREEN)

#### AFFORDABLE NEW CONSTRUCTION

#### Arroyo Green

Redwood City, California, USA MidPen Housing

#### Shorebreeze

Mountain View, California, USA MidPen Housing

#### Stoddard West

Napa, California, USA Gasser Foundation / Burbank Housing

#### Rosefield Village

Alameda, California, USA Alameda Housing Authority

#### The Cannery at Lewis Street

Gilroy, California, USA Meta Housing

#### AFFORDABLE RENOVATION

#### Posada de Colores

Oakland, California, USA The Unity Council

#### **Sunset Creek**

Fairfield, California, USA MidPen Housing

#### Polsomi Place

Sunnyvale, California, USA MidPen Housing

#### **Century Village**

Fremont, California, USA MidPen Housing

#### **Sunny Meadows**

Watsonville, California, USA MidPen Housing

#### MARKET RATE NEW CONSTRUCTION

#### AvalonBay Walnut Creek II

Walnut Creek, California, USA AvalonBay

#### Washington and Bryant

Daly City, California, USA Tealdi Development

#### Bella Villagio

San Jose, California, USA Pinn Bros.

#### TraVigne Villas

San Jose, California, USA Pinn Brothers







# STEPHANIE FUJIMURA LEED AP

Principal - Senior Architect

As a leader of DAHLIN's municipal team, Stephanie has an extensive portfolio of municipal work. Her hands on knowledge in all project phases from planning to schematic design, construction documents to construction, and interior design contributes to her proven track record of helping municipalities achieve their project goals.

In addition to her public work, Stephanie Fujimura has experience in the private sector, including commercial, retail and office projects, both domestically and internationally. Stephanie adds value to projects by seeking methods to reduce waste and enhance building performance.

By developing efficient, cost-effective and sustainable solutions through using the latest technological platforms, she ensures the best building tailored to fit the clients' needs. Her experience harnessing BIM and REVIT ensures architectural design is translated into the final product and better outcomes through collaboration with consultants from project inception to opening day.



#### **EDUCATION**

MASTERS, ARCHITECTURE
UNIVERSITY OF OREGON, EUGENE

#### **REGISTRATIONS**

LICENSED ARCHITECT IN CA LEED ACCREDITED PROFESSIONAL

#### INSTITUTIONAL + MUNICIPAL

**On-Call Architectural Services** Lakewood, California, USA City of Lakewood

**On-Call Architectural Services**Pasadena, California, USA
City of Pasadena

**On-Call Architectural Services** San Jose, California, USA City of San Jose

**Culver Plunge Renovation** Culver City, California, USA City of Culver City

#### INSTITUTIONAL + MUNICIPAL

Ladera Linda Community Center Rancho Palos Verdes, California, USA Richard Fisher Associates

Hangar A: Livermore Airport Building Livermore, California, USA City of Livermore

Mountain View Community Center Renovation Mountain View, California, USA City of Mountain View

City Center Renovations Dublin, California, USA City of Dublin

#### RETAIL + COMMERCIAL + OFFICE

Renaissance ClubSport Aliso Viejo, California, USA Leisure Sports, Inc.

Plaza At Dale Modesto, California, USA City of Modesto

Milpitas Childcare Center Milpitas, California, USA City of Milpitas

The Promenade At Dublin Ranch Dublin, California, USA Charter Properties







# GREGOR MARKEL AIA, LEED AP

Senior Principal

Architecture is the integration of technology, structure, art and sculpture. With over 30 years of professional experience, Gregor Markel has perfected his craft working with clients and contractors to help shape places we live, work, shop, recreate, care, protect and worship. His diverse background of architectural experience allows him to lead project teams undertaking a wide variety of types and styles of architectural projects. "Our project approach is to craft a unique solution for each client, one that should be functional, creative, environmentally sound, and will meet the client's timeline and budget expectations."

Gregor has been a leader in the implementation of technology throughout his career, leading multiple firms in the development and implementation of CAD technologies for architectural production, to assisting in the implementation of BIM to better integrate project disciplines within the architectural envelope from concept design all the way through construction. 3D concept and construction modeling and animation not only better informs the client as to the nature of their project from start to finish, but also allows the design and construction teams to visualize and execute on the design intent. "This integrated design approach to the design and construction of architecture allows us to be better at our craft, and to craft better for our clients."



#### **EDUCATION**

BA + BS, ARCHITECTURE, WASHINGTON STATE UNIVERSITY

#### REGISTRATIONS

LICENSED ARCHITECT IN CALIFORNIA, COLORADO, NEVADA, ILLINOIS, TEXAS AND WASHINGTON, LEED ACCREDITED PROFESSIONAL

#### **AFFILIATIONS**

AMERICAN INSTITUTE OF ARCHITECTS (AIA)
NATIONAL COUNCIL OF ARCHITECTURAL
REGISTRATION BOARDS (NCARB)

#### RETAIL + COMMERCIAL + OFFICE

#### The Melt

Various Locations Fish Six Restaurant Corporation

#### 101 Townsend

San Francisco, California, USA Civitas Equity Fund I

#### Whitmore Plaza Retail Center

Ceres, California, USA Save Mart Corporation

#### **ALR Headquarters**

Oakland, California, USA ALR, Inc.

#### Pear Avenue Center

Mountain View, California, USA Pinn Brothers Commercial

#### RESTAURANT + HOSPITALITY + FITNESS

#### Renaissance ClubSport Aliso Viejo

Aliso Viejo, California, USA Leisure Sports Inc.

#### Specialty's Cafe and Bakery

Long Beach, California, USA Specialty's Cafe & Bakery

#### ClubSport

Various Locations Leisure Sports Inc.

#### **Dust Bowl Brewing Company**

Modesto, California, USA

Dust Bowl Brewing Company

#### Skywest Golf Club

Hayward, California, USA Hayward Area Recreation District

#### INSTITUTIONAL + MUNICIPAL

#### Hangar A: Livermore Airport Building

Livermore, California, USA City of Livermore

#### City of San Jose On-Call Services

San Jose, California, USA City of San Jose

#### **Lone Tree Golf and Events Center**

Antioch, California, USA City of Antioch

#### **Shannon Community Center**

Dublin, California, USA City of Dublin

#### **Emerald Glen Aquatics Center**

Dublin, California, USA City of Dublin







## **REFERENCES**

**TONY WENG** 

SENIOR PROJECT MANAGER

Alameda Housing Authority

701 Altlantic Ave. Alameda, CA 94501

Phone

510-747-4339

**Email** 

tweng@alamedahsg.org

MELINDA PLATT

PROJECT MANAGER

**RON GOLEM** 

DEPUTY DIRECTOR

Santa Clara County Housing

Authority

505 W Julian St San Jose, CA 95110

Phone

408-993-2955

**Email** 

melinda.platt@scchousingauthority.org

Santa Clara Valley Transit Authority

3331 North First Street, Building

A San Jose, CA 95134

Phone

408-321-5791

**Email** 

ron.golem@vta.org

Related Project: Rosefield Village Related Project: Race Street

Apartments

Related Project: Tamien Station

SAMANTHA CHAMBERS

PROJECT MANAGER

**DANNY WELCH** 

SENIOR PROJECT MANAGER

**CHRISTY SHAW** 

PROJECT MANAGER, DEPT OF PUBLIC WORKS

City of Lakewood

5050 Clark Ave Lakewood, CA 90712

Phone

(562) 866-9771

**Email** 

schambers@lakewoodcity.org

Related Project: City of Lakewood On-

Call Services

City of Pasadena

100 North Garfield Ave, N306 Pasadena, CA 91101

Phone

626-744-4772

**Email** 

dwelch@cityofpasadena.net

Related Project: City of Pasadena On-

Call Services

City of San Jose

200 E. Santa Clara Street, 5th Floor San Jose, CA 95113

Phone

(408) 535-3576

**Email** 

christy.shaw@sanjoseca.gov

Related Project: City of San Jose On-

Call Services



# RATES

2021
BASIC HOURLY
RATE SCHEDULE

PRESIDENT, VICE PRESIDENT, FOUNDER	\$300
PRINCIPAL, DIRECTOR, SENIOR PRINCIPAL	\$200 - \$250
SENIOR - ARCHITECT, PROJECT MANAGER, PLANNER, DESIGNER, INTERIOR DESIGNER	\$180 - \$190
ARCHITECT, PROJECT MANAGER, PLANNING MANAGER, DESIGNER, SENIOR GRAPHICS MANAGER	\$150 - \$170
JOB CAPTAIN, PLANNER, INTERIOR DESIGNER	\$125 - \$140
DESIGNER/DRAFTER	\$100 - \$115
ADMINISTRATION	\$85 - \$125

RATES EFFECTIVE THROUGH DECEMBER 31, 2021 AND MAY BE ADJUSTED ANNUALLY



# PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF PARAMOUNT AND MDG ASSOCIATES, INC. FOR ARCHITECTURAL SERVICES

THIS AGREEMENT is made and entered into this 1st day of July 2021 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and MDG Associates, Inc., hereinafter referred to as the "CONSULTANT."

#### I. RECITAL

- A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified consulting firm to provide professional services for the administration and implementation of the Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") programs, and to have these consultant services based upon the terms and conditions hereinafter set forth.
- B. FUNDING. The CITY receives an annual entitlement allocation of CDBG funds, Catalog of Federal Domestic Assistance Number 14.218, from the U.S. Department of Housing and Urban Development ("HUD") each year. The CITY receives an annual entitlement allocation of HOME funds, Catalog of Federal Domestic Assistance Number 14.239, from HUD each year. This contract for services to be provided as specified in the CITY'S Request for Statements of Qualifications ("SOQ") issued on April 17, 2021 (hereinafter "EXHIBIT A") and may be funded in whole or in part with CDBG and HOME funds.

#### **II. TERMS AND CONDITIONS**

- A. MISSION. CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.
- B. TERMS. This AGREEMENT shall commence on July 1, 2021 and shall remain in full force and effect for a 12 month period, ending June 30, 2022, with an option to extend the contract thereafter.
- C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his designee, the CONSULTANT'S professional services shall include the professional services as detailed in EXHIBIT A.
- D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described in EXHIBIT A, on an hourly basis at the schedule of rates set forth in CONSULTANT'S response to the CITY SOQ dated April 17, 2021 (hereinafter "EXHIBIT B"). Any services not outlined in EXHIBIT A must be specifically authorized by CITY staff and shall be billed at the hourly rate set forth in EXHIBIT B and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or his designee. All invoices should be accompanied by documentation setting forth

in detail a description of the services rendered. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY'S regular procedures provide.

- E. EXPENSES. CONSULTANT shall only be entitled to reimbursable expense items as described in EXHIBIT B.
- F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY. Any re-use of any documents on any project other than the project for which the documents were originally intended shall be at the sole risk of the CITY.
- G. INDEPENDENT CONTRACTOR. CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT. Neither CONSULTANT nor any of CONSULTANT'S employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the CITY; and neither CONSULTANT nor any of its employees shall be paid by CITY time and one-half for working in excess of forty (40) hours in any one week. Neither CONSULTANT nor any of CONSULTANT'S employees have any property right to any position, or any of the rights an employee may have in the event of termination of this AGREEMENT.
- H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the negligent acts, errors or omissions or willful misconduct of the CONSULTANT in the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.
- I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.
- J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his own expense during the term of this AGREEMENT the following programs of insurance covering his operation hereunder. Except with respect to Professional Liability Insurance, each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be

cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the City Manager. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Errors and Omission. CONSULTANT shall at all times during the term of this AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of professional liability insurance with a minimum limit of One Million Dollars (\$1,000,000.00). Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

- K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remained of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.
- M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.
- N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

- O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.
- P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, becomes its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.
- Q. CHANGES. CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.
- R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.
- S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.
- T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.
- U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

- V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. All of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.
- W. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and 24 Code of Federal Regulations Parts 570 and 92, respectively.
- X. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

#### III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

#### A. EQUAL OPPORTUNITY.

- 1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- 2. CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- 3. CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon

- each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- 4. CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5. CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7. CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
- B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.
- C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

- D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.
- E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.
  - 1. The work to be performed under this AGREEMENT may be on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
  - 2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CAR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.
  - 3. CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
  - 4. CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.
  - 5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant

or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

- F. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
- G. CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387), as amended-Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- H. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

#### IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

- A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.
- B. INTEREST OF CONSULTANT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

#### V. LOBBYIST CERTIFICATION

- A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:
  - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, 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 any 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 or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
  - 4. CONSULTANT understands that 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 civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- B. BYRD ANTI-LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered

by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

#### VI. NOTICES

Notices herein shall be presented in person or by certified or registered U.S. Mail, as follows:

To the CONSULTANT:

Rudy Munoz, President MDG Associates, Inc.

10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730

DUNS #: 137401761 Tax ID #: 01-0573113

To the CITY: City Manager

City of Paramount 16400 Colorado Ave.

Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT	MDG ASSOCIATES, INC.	
John Moreno, City Manager	Rudy Munoz, President	
Date	 Date	

#### **EXHIBIT A**

## **Scope of Services**

Architectural assistance will be offered to program participants to assist in the development of plans and concept designs for facade and property improvements. The basic services will include the preparation of schematic drawings and preliminary designs for commercial and industrial property rehabilitation in accordance with the City's design standards. Services may also include the preparation of formal plans and specifications, working drawings and structural calculations depending on the nature and extent of the rehabilitation projects. Other architectural services may be requested by the City and completed by the Consultant in order to meet program needs. The services to be performed shall be on a time and material basis in accordance with an approved fee schedule.

# **EXHIBIT B**

# Consultant's SOQ Response and Schedule of Billing Rates



# **City of Paramount**

# STATEMENT OF QUALIFICATIONS (SOQ)

# **CDBG-Funded Architectural Services**

**April 2021** 

**Corporate Headquarters** 

10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730

Telephone • (909) 476 - 9696

Fax • (909) 476 - 6086

April 27, 2021



City of Paramount Attn.: Karina Lam Liu, Finance Director Finance Department 16400 Colorado Avenue Paramount, CA 90723-5012

Subject: Statement of Qualifications (SOQ) for Architectural Design Services

Dear Ms. Lam Liu:

MDG Associates, Inc. (MDG) is pleased to submit a proposal to provide CDBG-Funded architectural design services for the City's HUD funded programs. MDG, along with its affiliate LDM Associates, Inc. (LDM), has been providing high-quality community development consulting services to municipal agencies and private clients for over 30 years. MDG specializes in the provision of grant management services with an emphasis on the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funded programs. In addition to grants management services, MDG also provides administration and implementation services of housing and commercial rehabilitation programs, labor compliance monitoring, urban planning, project design/construction management, and project management services.

Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of architectural design, specifically for commercial rehabilitation programs. We hope this SOQ conveys our firm's ability to provide the City with services you are looking for.

Provided herewith, is the information requested in your SOQ. You may contact me at the following address, telephone number or e-mail should you have any questions regarding this proposal:

MDG Associates, Inc. Rudy E. Muñoz, President 10722 Arrow Route, Suite 822 Rancho Cucamonga, CA 91730 (909) 476-9696 rmunoz@mdg-ldm.com

If you have any questions regarding this matter, please do not hesitate to call me at your convenience.

Respectfully Submitted,

Rudy E. Muñoz President

Enclosure: Statement of Qualifications

## **CITY OF PARAMOUNT**

# STATEMENT OF QUALIFICATIONS ARCHITECTURAL DESIGN SERVICES

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**Resumes of Key Personnel** 

#### SECTION I. DESCRIPTION OF FIRM, QUALIFICATIONS, AND EXPERIENCE

MDG Associates, Inc. (MDG) was established in 1991 and has undergone steady growth since its inception. MDG is a corporation registered in the State of California. MDG is a registered Minority Business Enterprise (MBE) and a Small Disadvantaged Business (SDB/DBE). In response to our clients' needs, MDG and its affiliate LDM Associates, Inc. (LDM) provide a wide variety of Community Development consulting services including, but not limited to: Grants Management; Project Management; Construction Management; Architectural Design; Urban Planning; and Labor Compliance Monitoring.

MDG Associates, Inc. is comprised of individuals with a wide variety of expertise including the services specifically requested by the City. Currently, MDG is comprised of 38 staff members. Of these staff members, 23 are knowledgeable and experienced in the administration and implementation of CDBG, HOME, ESG, and CalHome grants as well as one-time HUD grants such as NSP and CARES Act funds. The balance of the staff members are specialist in the areas utilizing grant funds, such as housing/commercial rehabilitation, economic development, labor compliance, and project management.

MDG provides planning and project management services to municipal agencies and private clients.

#### **Design Services:**

Since its inception, MDG has offered architectural design services to cities that are seeking a consultant that can act as an extension of their staff and look after the best interest of the City. The types of services that we currently provide are those specifically requested by your City. MDG has vast experience in the needs of Cities implementing federally, State or locally funded Commercial Rehabilitation programs and the multitude of requirements that affect the implementation of these programs. These requirements include, but are not limited to, Community Development Block Grant (CDBG) requirements that are specific as to the eligible improvements and the Davis-Bacon requirements which add a substantial cost increase to projects thereby requiring the designs to be more cost-effective.

Our serves are typically implemented in conjunction with the City's Commercial Rehabilitation program. As such, most of the 100 projects noted in the following section also included architectural design services.

#### **Commercial Rehabilitation:**

During the past 16 years, our firm has been assisting cities in the day-to-day administration and implementation of their Commercial Rehabilitation programs. During the past five (5) years, we have assisted eight (8) Cities with the rehabilitation of approximately 55 commercial buildings. In addition, we are in the process of setting up two (2) new programs for the Cities of Upland and the City of Hesperia. The level of service requested by each City differs, however in most cases we provide the overall administration and implementation services. These include inspection, design services, project management and Davis-Bacon Compliance monitoring.

#### **Housing Rehabilitation:**

MDG along with its affiliate LDM is currently under contract with 15 cities throughout Southern California for the management and implementation of their housing rehabilitation programs, including mobile homes. During the prior year, the firm processed and completed the rehabilitation of approximately 225 residential single-family dwellings and mobile homes. The funds utilized for the implementation of the rehabilitation programs included U.S. Department of Housing and Urban Development (HUD) funds such as CDBG and HOME funds as well as State of California Housing and Community Development (HCD) funds such as State HOME and CalHome funds. Through the years, MDG has developed systems for different types of programs including, but not limited to, emergency repair programs, rental rehabilitation programs, owner-occupied - single family rehabilitation program, and mobile home repair programs. Responsibilities under these programs typically include the overall administration of the program; reviewing applications for eligibility; preparing the environmental review record and clearances where required (California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA)); loan underwriting and loan document preparation for loan-based programs; initial, progress and final inspections; responding to contractor questions during the bidding process; construction management and oversight; review and process contractor payment request; and preparing regulatory reports for HUD and HCD.

#### **Labor Compliance (Davis-Bacon Act):**

We are currently under contract to provide Labor Compliance services to 14 cities in Southern California. Our typical scope of work includes preparation and review of bid documents for compliance with Federal labor standards and requirements including Davis-Bacon and Related Acts, Section 3, and DOL regulations; attend pre-construction meeting and present information on Davis-Bacon and Section 3 requirements; review submitted bid documents for compliance; establish and maintain contractor and subcontractor labor files; conduct employee field interviews and document posting compliance; reconcile weekly certified payroll reports and supporting documentation; monitor contractors for Section 3 accomplishments; schedule labor compliance file reviews prior to release of retention funds; and address and resolve any underpayment or deficiency issues.

#### Section 3:

Our staff is experienced in the implementation of Section 3 employment, contracting and training requirements. Currently, we monitor labor compliance activities on 15 projects with a combined construction value of over \$12.5 million. Of these projects, ten (10) are Section 3-covered projects with contracts in excess of \$100,000.

#### **Grants Management:**

MDG currently provides administration and implementation services for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Community Development Block Grant-Disaster Recovery (CDBG-DR), and Neighborhood Stabilization Programs (NSP). MDG also administers activities funded under the programs above.

MDG and its affiliate LDM are currently under direct contract with 30 cities and three (3) counties with HUD CPD funds totaling approximately \$80.5 million. Our services include the day-to-day implementation of their CPD grants and programs funded with the aforementioned grant funds. In addition, we provide services to other cities and counties on specific tasks such as IDIS input, subrecipient monitoring, federal labor standards (Davis-Bacon) compliance, monitoring CDBG/HOME and ESG grants, the preparation of HUD Section 108 Loan Guarantee applications, preparation of Consolidated Plan/Annual Action Plans/ and Consolidated Annual Performance and Evaluation Report (CAPER).

MDG staff maintains an excellent relationship with the local HUD field offices as well as at the headquarters level (Washington D.C.). Our staff has been providing training to grantees throughout the country on behalf of HUD Headquarters. The training has been in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff currently assists grantees through the HUD Resource Exchange Ask a Question (AAQ) portal in the areas of CDBG, HOME, and DRGR including CDBG – CARES Act.

Our staff currently provides technical assistance (TA) to grantees throughout the country on behalf of HUD Headquarters in conjunction with the CPD Programs as well as HUD's reporting systems, the IDIS and DRGR systems.

In the past year, MDG has assisted more than 15 local jurisdictions design and implement over \$50m in CDBG-CV and ESG-CV resources. Further, MDG has led HUD-funded national technical assistance efforts in both programs. MDG is also a leader in disaster response and recovery technical assistance and is currently supporting the State of California and Commonwealth of Puerto Rico to implement their CDBG-DR programs.

Our staff is knowledgeable in several computer programs including all of the Microsoft Office software, Microsoft Project, Adobe programs and HUD's online reporting databases. These include the Integrated Disbursement and Information System (IDIS), Disaster Recovery Grant Reporting System (DRGR), Recovery Act Management and Performance System (RAMPS), Performance and Accountability for Grants in Energy System (PAGE), HUD Environmental Review Online System (HEROS), and FederalReporting.gov.

#### SECTION II. PROJECT APPROACH/METHODOLOGY AND SCOPE OF WORK

#### **PROJECT APPROACH**

MDG proposes to provide service on-site and at its home office as required by the City. We anticipate becoming an extension of City staff and would provide flexible scheduling which meets the needs of the City. Also, we would make ourselves available to attend City Council meetings as requested by staff. We will make ourselves available during non-scheduled hours should the need arise by providing staff with our cell phone numbers.

#### **METHODOLOGY**

MDG implements a team approach for the administration of the HUD entitlement grant programs. This approach allows us to control costs to the City by having lower level staff complete tasks that do not require a senior level staff member to complete. This team approach also allows us to assign individuals with expertise in certain areas to complete those tasks. The work program for each City varies depending on the City's needs. MDG performs a majority of the tasks on-site whenever possible with tasks not requiring our presence at the City being performed from our office.

#### **CONSULTANT TEAM**

The members of our consulting group proposed to provide the services include Rudy E. Muñoz, President; and Juan C. Rios, Vice President of Design and Construction. Rudy Muñoz is the authorized signatory for contracts on behalf of MDG Associates and oversees the assigned consulting team for all contracts. In addition, Mr. Rios will be the City's direct contact and would be responsible for the day to day implementation of the services on behalf of MDG. Mr. Rios will be assisted by an associate on an as needed basis. Each of the two staff members selected to provide the services to the City has over 30 years years of experience in the field of architectural design.

**Rudy Muñoz, President** - Mr. Rudy Muñoz is the President and founder of MDG Associates, Inc. With more than 36 years of experience in the community development field, Mr. Muñoz' main focus is on assisting municipalities with all aspects of the administration and implementation of their HUD-funded CPD Programs. These include, but are not limited to the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Neighborhood Stabilization Program (NSP) and Community Development Block Grant – Disaster Recovery (CDBG-DR) programs.

Mr. Muñoz works hand-in-hand with municipalities on the development of implementation strategies and tools that facilitate the management of their CPD programs; providing training for the HUD CPD Programs, and at times implementing the day-to-day functions of the programs. These functions include all phases of the program implementation from the initial development of Consolidated Plans and Action Plans for the various programs up to the programmatic and financial closeout of projects and grants. He assists grantees in developing HUD mandated Policies and Procedures for the overall management and oversight of the various CPD Programs as well as individual activities funded under these programs such as Housing Rehabilitation, Commercial Rehabilitation, and Homebuyer Programs.

Mr. Muñoz is a Certified HOME Specialist and is a subcontractor to national Technical Assistance (TA) providers through HUD's OneCPD and Community Compass initiatives. Through the initiatives, he has provided TA and training to municipalities throughout the U.S. in the following programs: CDBG, HOME, NSP (1, 2, and 3) and CDBG-DR. Through the initiatives, he has also provided national training and TA in two of HUDs reporting systems; the Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). He is a beta tester for HUD on the Disaster Recovery Grant Reporting system.

In addition, he has provided training and TA through the initiatives in cross-cutting elements including Financial Management Systems (Uniform Administrative Systems), Davis-Bacon and Related Acts (DBRA), and Assessment of Fair Housing (AFH). Because of his fluency in Spanish, he has provided many of the aforementioned training in Spanish for the Commonwealth of Puerto Rico and its municipalities.

Prior to his time with LDM and MDG, Mr. Muñoz worked for a number of municipalities in Southern California. Mr. Munoz received a Bachelor of Architecture (BArch) from California Polytechnic University in Pomona.

Juan C. Rios, Vice President of Design and Construction - Juan C. Rios joined LDM in 1992 and has been managing the Design and Construction Management division of the company. Duties include working and coordinating projects with architects; structural, soils, and mechanical engineers as needed; preparation of design development and construction drawings for commercial and residential rehabilitation projects as required for the specific program in compliance with all applicable building and planning codes. In addition, his duties include the management and implementation of housing and commercial rehabilitation programs funded with State and Federal funds such as Community Development Block Grant (CDBG), HOME, NSP, CalHome, and previous Community Redevelopment Agency (CRA) funds. Under the rehabilitation programs, responsibilities include conducting eligibility review, performing rehabilitation inspections (initial and progress); maintaining applicant files current; preparing scope of work/specifications for required work and cost estimate; prepare bid documents; reviewing bids received; prepare contractor agreements; processing progress and final payments, and process the Notice of Completion. Mr. Rios is bilingual/bi-literate in English and Spanish and is a Certified Building Inspector and a Certified California Notary Public.

Mr. Rios received a Bachelor of Science Architecture from the Universidad ITESO, Guadalajara, Jalisco, Mexico; AutoCAD Certification from Mt. San Antonio College, Walnut, CA; Construction Estimating Certification, Mt. San Antonio College, Walnut, CA.; Lead Renovator, Lead Abatement Worker Certification; and California Residential Building Inspector Certification.

#### **SCOPE OF SERVICES**

MDG proposes to provide staffing and other resources required to provide services for the City's CDBG-Funded Commercial Rehabilitation projects and other programs as requrested. Those duties will be provided at the direction of the City.

# SECTION III. REPRESENTATIVE PROJECTS AND REFERENCES

## RECENT REPRESENTATIVE COMMERCIAL REHABILITATION PROJECTS

City	of	Ap	ple	Va	lley
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James Woody Park	Mendel Park
13467 Navajo Road	21860 Tussing Ranch Rd.

# **City of Carson**

True Value Hardware	Carson Professional Bldg.
20840 Leapwood Ave.	2601 Carson Ave.

Carson Commercial Plaza	Carson Commercial Plaza
2641 Carson Ave.	1361 W. Carson Ave.

# **City of Hawthorne**

Academy Insurance	Mi California Restaurant
12735 Hawthorne Blvd.	14047 Hawthorne Blvd.

Hawthorne Family Dental	Evergreen Office Building
11701 Hawthorne Blvd.	11602-16 Hawthorne Blvd.

Hawthorne Inn Hotel	Cell-Tell Building
11644 Hawthorne Blvd.	12849 Hawthorne Blvd.

Small Onion Restaurant	New Vision Furniture
12852-66 Hawthorne Blvd.	12846 Hawthorne Blvd.

Hawthorne Clothing Outlet	Hawthorne Plumbing & Plumbing
11701 Hawthorne Blvd.	11628 Hawthorne Blvd.

Shafaa Turkish Restaurant	Olewewe Medical Clinic

Silalaa Turkisii kestaurant	Olewewe Medical Cillic
12211 Hawthorne Blvd.	11712 Hawthorne Blvd.

Denny's Restaurant	American Auto
12201 II d DI I	11500 LL d DL l

1508 Hawthorne Blvd.

Chips Restaurant	El Fogon Restaurant
11908 Hawthorne Blvd.	11433 Hawthorne Blvd.

I.A.M. Building	TC Flectronics

12109 Hawthorne Blvd. 13110 Hawthorne Blvd.

#### City of El Monte

Superior Produce Calzamunso Plaza 2732 Santa Anita Ave. Peck/Lambert Ave.

Garvey Mobil Park Acorn Trailer Park
Garvey Ave. 2818 Durfee Ave.

Super 8 Hotel 12047 Valley Blvd.

#### **City of Lawndale**

Millennium Hair Studio

Boulevard Pawn Shop

14710 Hawthorne Blvd.

14805 Hawthorne Blvd.

Los Jaliscienses Market El Pollo Inka Plaza

16310 Hawthorne Blvd. 15400 Hawthorne Blvd.

Valu Plus Plaza Lawndale Printing

15202 Hawthorne Blvd. 16206 Hawthorne Blvd.

Cook's Windows and Doors

South View Medical Clinic

14410 Hawthorne Blvd.

14829 Hawthorne Blvd.

Kitchen Concepts Hawthorne Motors
16306 Hawthorne Blvd. 16223 Hawthorne Blvd.

Holiday Inn Prairie Shopping Plaza Manhattan/Hawthorne Blvd. 14617 Prairie Ave.

Mann Building Roma 2000 Furniture 17013 Hawthorne Blvd. 16821-27 Hawthorne Blvd.

#### **City of Montebello**

Jimmie's Family Restaurant Seidner's Collision Center

701 Whittier Blvd. 321 Whittier Blvd.

Super Wash Alondra Wings Restaurant

116 Whittier Blvd. 616 Whittier Blvd.

Montebello Bakery Sam's Liquor 528 Whittier Blvd. 301 Whittier Blvd.

MGA Flooring Center Salvatore Italian Restaurant

104 Whittier Blvd. 125 N. 6<sup>th</sup> Street

#### **City of Monterey Park**

Ted's Liquor Jim's Volkswagen Service

825 Garvey Ave. 829 Garvey Ave.

Comp-Media Building Johnny Thompson Music

127-135 S. Garfield Ave. 222 E. Garvey Ave.

Monterey Appliances Dim Sum Express Restaurant

272 E. Garvey Ave. 326 N. Garfield Ave.

Wing Hop Fung Delicacies Shopping Center

Atlantic Blvd.

#### **City of Paramount**

El Perihuete Restaurant Spray Zone Inc 16600 Paramount Blvd. 14059 Garfield Blvd.

Navarro's Apartment Building Christian Church

13919 Paramount Blvd. 15543 Paramount Blvd.

Knights of Columbus Building Adriana's Bakery
15731 Paramount Blvd. 7015 Somerset Ave.

La Venetta Market Paramount Furniture
6559 Somerset Ave. 16450 Paramount Blvd.

Paramount Postal Office La Michoacana Plaza 7200 Somerset Blvd. 7045 Somerset Ave.

V & R Auto Supply Somerset Apartments 6555 Somerset Blvd. 6554 Somerset Blvd.

Vick's Discount Store

6550 Somerset Blvd.

Bear Equipment
Alondroa/Vermont

Rafael's Tools Progress Park

7718 Rosecrans Ave. 15500 Downey Blvd.

Car Wash

15504-08 Paramount Blvd.

#### **City of Rialto**

Jimmy's Upholstery	Gladdy's Video Games
140 S. Riverside Ave.	134 S. Riverside Ave.

#### City of Upland

Upland	Berkley Harris
Downtown Historical District	258 E. 9 <sup>th</sup> Street

#### **REFERENCES**

#### **HUD Entitlement Cities:**

#### City of Hawthorne - Kimberly Mack, CDBG/HOME and Housing Manager

Services Provided: CDBG/HOME Program Administration and Technical Assistance; CDBG and HOME funded Housing Rehabilitation Program Implementation; RDA funded Commercial Rehabilitation Program Implementation; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation.

Date of Contract: 2002 to 2010 and 2014 to Present

Phone Number: (310) 349-1603; email address: <a href="mailto:kmack@cityofhawthorne.org">kmack@cityofhawthorne.org</a>

#### City of Upland – Liz Chavez, Manager of Development Services

Services Provided: CDBG Program Technical Assistance; CalHome and RDA funded Housing Rehabilitation Program Implementation (4 separate programs); RDA funded Commercial Rehabilitation Program Implementation; CalHome and RDA funded Homebuyer Assistance Program; Project/Construction Management; Davis-Bacon and Section 3 Compliance; Analysis of Impediments; Planning Services; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; affordable housing monitoring.

Date of Contract: 2004 to Present

Phone Number: (909) 931-4146; email address: lchavez@ci.upland.ca.us

#### City of Fontana - Valerie Gonzales, Housing Manager

Services Provided: CDBG/HOME/CDBG-R/NSP Program TA; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; Davis-Bacon/Section 3 Compliance; Policies and Procedures for FTHB and Hosing Rehabilitation Programs.

Date of Contract: 2009 to Present

Contact Person: Phone Number: (909) 350-6625; email address: vgonzales@fontana.org

#### City of Irvine - Amy Mullay, Senior Planner

Services Provided: CDBG/ESG/HOME/CDBG-CV/ESG-CV Program Administration and Technical Assistance; Redevelopment Consultation; CDBG funded Housing Rehabilitation Program Implementation; Analysis of Impediments to Fair Housing (AI); Five-Year Consolidated Plan/Action Plan/CAPER preparation; Davis-Bacon and Section 3 Compliance.

Date of Contract: 2001 to Present

Phone Number: (949) 724-7454; email address: amullay@cityofirvine.org

#### City of Palmdale - Mike Miller, Director of Neighborhood Services

Services Provided: CDBG/HOME/CDBG-R/NSP Program Administration and Technical Assistance; Redevelopment Consultation; Analysis of Impediments to Fair Housing (AI); Consolidated Plan/Action Plan/CAPER preparation; 5 Year Implementation Plan (Redevelopment); Davis-Bacon and Section 3 Compliance; affordable housing monitoring.

Date of Contract: 2000 to Present

Phone Number: (661) 267-5126; email address: MikeM@cityofpalmdale.org

#### City of Corona - Cynthia Lara, Administrative Services Manager

Services Provided: CDBG Program Administration and HOME Technical Assistance including all aspects of the CDBG Program as well as assistance with affordable housing projects and Davis-Bacon Compliance Monitoring.

Date of Contract: 2010 to Present

Phone Number: (951) 739-4963; email address: Cynthia.Lara@CoronaCA.gov

#### SECTION IV. BUDGET AND SCHEDULE OF HOURLY BILLING RATES

#### **BUDGET PROPOSAL**

MDG proposes to perform the Scope of Services on an hourly basis, billed in quarter-hour increments based on the billing rates listed on the attached Rate Schedule (See Exhibit "A") that are effective July 1, 2021. Should the City extend the agreement for additional years beyond the first year, the Rate Schedule provides the effective rates through June 2023.

## **CONFLICT OF INTEREST**

MDG Associates, Inc. is not aware of any possible conflict of interest that might limit the projects on which our firm could work.

## **EXHIBIT "A"**

# MDG ASSOCIATES, INC. SCHEDULE OF HOURLY BILLING RATES

(Rates effective as of July 1, 2021)

STAFF PERSON	HOURLY RATE			
Title	FY 2021-2022	FY 2022-2023	FY 2023-2024	
President/Senior Vice President	\$121.00	\$124.50	\$128.00	
Vice President	\$116.00	\$119.00	\$122.00	
Director	\$111.00	\$114.00	\$11 <i>7</i> .00	
Manager	\$105.50	\$108.50	\$111.50	
Senior Associate	\$100.00	\$102.50	\$105.00	
Associate	\$90.00	\$92.50	\$95.00	
Senior Project Assistant	\$74.00	\$76.00	\$78.00	
Project Assistant	\$69.00	\$71.00	\$73.00	
Secretary	\$48.00	\$49.50	\$51.00	

Note: If MDG staff is requested by the City to attend a meeting not considered a part of this proposal or on a day in which a consultant is not scheduled to be on site, the City shall be billed for the time it takes to drive to and from the City and its corporate office.

### **REIMBURSABLE ITEMS:**

Project Supplies At Cost plus 10% surcharge
Prints/Reproductions At Cost plus 10% surcharge
Postage/Delivery At Cost plus 10% surcharge



**Resumes of Key Personnel** 

#### **PROFESSIONAL EXPERIENCE:**

# MDG Associates, Inc. – Rancho Cucamonga, CA President: 1991 - Present

Founder of MDG Associates, Inc., a community development consulting firm that provides services to municipal agencies. Focus on assisting municipal agencies with all aspects of the administration and implementation of HUD funded CPD Programs. These include, but are not limited to the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Neighborhood Stabilization Program (NSP) and Community Developmet Block Grant – Disaster Recovery (CDBG-DR) programs.

Works hand-in-hand with municipalities on the development of implementation strategies and tools that facilitate the management of their CPD programs; provides training for the HUD CPD Programs; if requested provides day-to-day implementation functions of the programs. This includes the development of Consolidated Plans and Action Plans for various programs through programmatic and financial closeout of projects and grants. Assists grantees in developing HUD mandated Policies and Procedures for the management and oversight of various CPD Programs as well as implementation of individual activities such as Housing Rehabilitation, Commercial Rehabilitation, and Homebuyer Programs.

Works as a subcontractor to several national Technical Assistance (TA) providers through HUD's Community Compass initiatives. Through the initiative, provides TA and staff capacity buildding to municipalities throughout the U.S. in the CDBG, HOME, NSP (1, 2, and 3) and CDBG-DR. Provides in class training and TA in two of HUDs reporting systems; the Integrated Disbursement and Information Systems (IDIS), and the Disaster Recovery Grant Reporting System (DRGR). Assists HUD Headquarters as a beta tester for the updates to the Disaster Recovery Grant Reporting system.

Provides training and TA in federal cross-cutting elements inlouding Financial Management Systems (Uniform Administrative Systems), Davis-Bacon and Related Acts (DBRA), and Assessment of Fair Housing (AFH). Has provided many of the aforementioned training in Spanish for the Commonwealth of Puerto Rico and its municipalities.

## City of Huntington Park – Huntington Park, CA Ass. Director of Comm. Development/Redevelopment: 1987 – 1991

Assisted the Director of Community Development in the administration of the department. Directly responsible for the day-to-day administration and management of municipal staff on the CDBG and HOME programs, current and advanced planning functions and code enforcement activities. Acted as Secretary to the City's Planning Commission.

## City of Bell – Bell, CA City Planner: 1986 – 1987

Under the direction of the Community Development Director, administered the City's current and advanced planning activities, assisted in the development of a new General Plan. Responsible for reviewing and processing Subdivision Review, Zoning Review, Environmental Review, and Design Review functions. Responsible for the administration of the CDBG Program funded through the Los Angeles County Urban County Program.

## City of Montclair – Montclair, CA Associate Planner (started as Assist. Planner): 1985 – 1986

Assisted in the day-to-day planning functions including, but not limited to, California Environmental Quality Act (CEQA) review, Design Review, Subdivisions, Annexations, and Development proposals. Responsible for reviewing and processing Zone Changes, Variances, Conditional Use Permits, and other entitlements.

## Booth-Good Architects: Walnut, CA Project Assistant 1982-1985

Under the direction of the Project Architect, assisted in the design development, and preparation of design development and construction drawings for a variety of building types including single-family residential, multi-family residential and commercial developments.

#### **EDUCATION:**

## **Bachelor of Architecture (5-Year Degree)**

California State Polytechnic University, Pomona

## **AFFILIATIONS/ REGISTRATIONS:**

ICBO - International Conference of Building Officials NAHRO- National Association of Housing and Redevelopment Officials AIA - Prior Associate member of the American Institute of Architects Licensed California General Contractor - California License No.681042 ICBO - Earthquake Retrofit of Wood Frame Homes Certification Certified HOME Program Regulations, HUD (Technical Assistance Provider)

#### **PROFESSIONAL EXPERIENCE:**

## MDG/LDM Associates, Inc. - Vice President of Design and Construction

Responsible for the administration and implementation of residential and commercial rehabilitation programs funded with Community Development block Grant (CDBG) and HOME/ CalHome funds. Responsibilities include reviewing applications for participation in rehabilitation programs to assure compliance with program. The rehabilitation program responsibilities include coordinating rehabilitation inspections, architectural design, maintaining applicant files current, preparing bid packages, reviewing bids, preparing contractor agreements, processing progress and final payments, and processing/recording the Notice of Completion.

#### **UDI Development Co., Inc. - Project Manager**

Developed design and construction drawings for tract home and multi-family developments. Prepared renderings of new homes and graphics for presentation to clients. Responsibilities included verifying field conditions prior to design and ongoing site visits during construction to determine compliance with approved plans.

## Construction Offices of Jesus Rea, Guadalajara, Mexico

Supervised and inspected various types of projects during construction, including residential and commercial, assuring completion of construction was done in accordance with approved plans.

## Arte y Espacio Architectural Office, Guadalajara, México

Prepared architectural designs for residential and commercial developments including the preparation of presentation drawings. Coordinated projects with clients and engineers.

#### **EDUCATION:**

Bachelor of Science - Architecture
Universidad ITESO, Guadalajara, Jalisco, Mexico
AutoCAD Certification
Mt. San Antonio College, Walnut, CA
Construction Estimating Certification
Mt. San Antonio College, Walnut, CA

#### **TECHNICAL SKILLS:**

Computer Skills: Knowledge of Windows Operating system, AutoCAD, Corel Draw, Adobe PhotoShop, Microsoft Office (Word, Excel, Power Point, and Outlook) Fluent in Spanish

### **AFFILIATIONS/REGISTRATIONS:**

ICC International Code Council
NTHP National Trust for Historical Preservation
California Certified Residential Building Inspector
California Certified Lead-Related Construction
HCV Housing Quality Standards Specialist
California Certified Notary Public

# PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF PARAMOUNT AND STUDIO ONE ELEVEN FOR ARCHITECTURAL SERVICES

THIS AGREEMENT is made and entered into this 1st day of July 2021 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and STUDIO ONE ELEVEN, hereinafter referred to as the "CONSULTANT."

#### I. RECITAL

- A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to procure the services of a qualified consulting firm to provide professional services for the administration and implementation of the Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") programs, and to have these consultant services based upon the terms and conditions hereinafter set forth.
- B. FUNDING. The CITY receives an annual entitlement allocation of CDBG funds, Catalog of Federal Domestic Assistance Number 14.218, from the U.S. Department of Housing and Urban Development ("HUD") each year. The CITY receives an annual entitlement allocation of HOME funds, Catalog of Federal Domestic Assistance Number 14.239, from HUD each year. This contract for services to be provided as specified in the CITY'S Request for Statements of Qualifications ("SOQ") issued on April 17, 2021 (hereinafter "EXHIBIT A") and may be funded in whole or in part with CDBG and HOME funds.

### **II. TERMS AND CONDITIONS**

- A. MISSION. CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.
- B. TERMS. This AGREEMENT shall commence on July 1, 2021 and shall remain in full force and effect for a 12 month period, ending June 30, 2022, with an option to extend the contract thereafter.
- C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his designee, the CONSULTANT'S professional services shall include the professional services as detailed in EXHIBIT A.
- D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described in EXHIBIT A, on an hourly basis at the schedule of rates set forth in CONSULTANT'S response to the CITY SOQ dated April 17, 2021 (hereinafter "EXHIBIT B"). Any services not outlined in EXHIBIT A must be specifically authorized by CITY staff and shall be billed at the hourly rate set forth in EXHIBIT B and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or his designee. All invoices should be accompanied by documentation setting forth

in detail a description of the services rendered. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY'S regular procedures provide.

- E. EXPENSES. CONSULTANT shall only be entitled to reimbursable expense items as described in EXHIBIT B.
- F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY. Any re-use of any documents on any project other than the project for which the documents were originally intended shall be at the sole risk of the CITY.
- G. INDEPENDENT CONTRACTOR. CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT. Neither CONSULTANT nor any of CONSULTANT'S employees shall, at any time, or in any way, be entitled to any sick leave, vacation, retirement, or other fringe benefits from the CITY; and neither CONSULTANT nor any of its employees shall be paid by CITY time and one-half for working in excess of forty (40) hours in any one week. Neither CONSULTANT nor any of CONSULTANT'S employees have any property right to any position, or any of the rights an employee may have in the event of termination of this AGREEMENT.
- H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the negligent acts, errors or omissions or willful misconduct of the CONSULTANT in the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.
- I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.
- J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his own expense during the term of this AGREEMENT the following programs of insurance covering his operation hereunder. Except with respect to Professional Liability Insurance, each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be

cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the City Manager. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Errors and Omission. CONSULTANT shall at all times during the term of this AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of professional liability insurance with a minimum limit of One Million Dollars (\$1,000,000.00). Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

- K. SEVERABILITY. In the event that any covenant, condition or other provisions herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remained of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.
- L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if both parties drafted it hereto.
- M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.
- N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

- O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.
- P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated at the sole discretion of either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, becomes its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT for the purpose of set-off until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.
- Q. CHANGES. CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.
- R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.
- S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.
- T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.
- U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

- V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the state and local law to perform such services. All of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.
- W. COMPLIANCE WITH LAWS. The parties agree to be bound by applicable federal, state and local laws, regulations and directives as they pertain to the performance of this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, and 24 Code of Federal Regulations Parts 570 and 92, respectively.
- X. PROPOSAL. EXHIBIT A and EXHIBIT B, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

#### III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

### A. EQUAL OPPORTUNITY.

- 1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.
- 2. CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.
- 3. CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon

- each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.
- 4. CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5. CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7. CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.
- B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of or, be subjected to discrimination under any program or activity receiving Federal financial assistance.
- C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

- D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.
- E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.
  - 1. The work to be performed under this AGREEMENT may be on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
  - 2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CAR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.
  - 3. CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
  - 4. CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.
  - 5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant

or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

- F. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
- G. CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387), as amended-Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
- H. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

## IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

- A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.
- B. INTEREST OF CONSULTANT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

### V. LOBBYIST CERTIFICATION

- A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:
  - 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, 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 any 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 or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
  - 4. CONSULTANT understands that 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 civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- B. BYRD ANTI-LOBBYING AMENDMENT (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered

by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

## VI. NOTICES

Notices herein shall be	presented in person or b	v certified or registered	U.S. Mail	as follows:
Notices riciciii siiali be	presented in person or b	y certified of registered	U.U. Iviali	, as ioliows.

To the CONSULTANT:

Michael Bohn, Senior Principal

Studio One Eleven 245 East Third St. Long Beach, CA 90802

DUNS #: Tax ID #:

To the CITY: City Manager

City of Paramount 16400 Colorado Ave.

Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT	STUDIO ONE ELEVEN		
John Moreno, City Manager	Michael Bohn, Senior Principal		
Date	Date		

#### **EXHIBIT A**

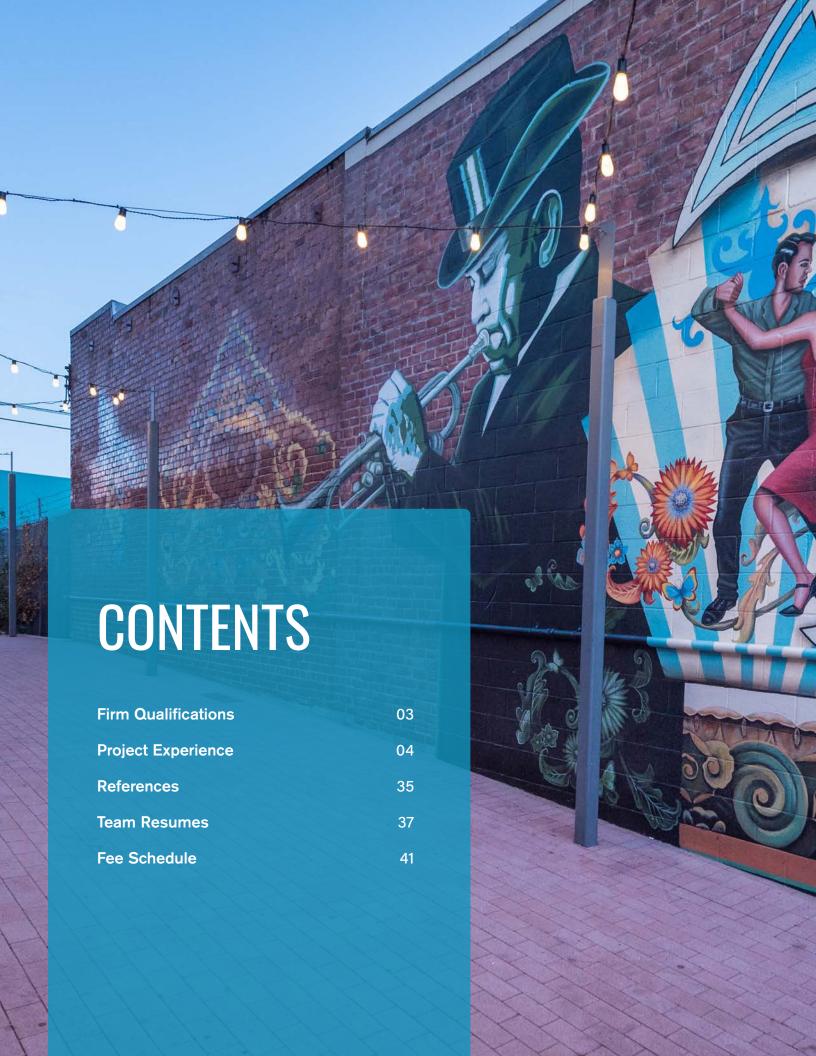
# **Scope of Services**

Architectural assistance will be offered to program participants to assist in the development of plans and concept designs for facade and property improvements. The basic services will include the preparation of schematic drawings and preliminary designs for commercial and industrial property rehabilitation in accordance with the City's design standards. Services may also include the preparation of formal plans and specifications, working drawings and structural calculations depending on the nature and extent of the rehabilitation projects. Other architectural services may be requested by the City and completed by the Consultant in order to meet program needs. The services to be performed shall be on a time and material basis in accordance with an approved fee schedule.

# **EXHIBIT B**

# Consultant's SOQ Response and Schedule of Billing Rates





# FIRM QUALIFICATIONS



# Firm Profile studioneleven

We are an integrated practice of architecture, urban design and landscape architecture. We can review sites from a building, landscape and urban perspective quickly and assess what can be best accomplished with limited funding. Studio One Eleven has worked with most cities within Los Angeles and Orange Counties. Studio One Eleven is familiar working with various departments and staff for the City of Paramount including Public Works, Engineering, Economic Development, the City Manager and City Council.

Our office has participated in dozens of façade improvement programs over the last twenty years, revitalizing over 250 individual storefronts within Southern California. Most of these projects were funded through CDBG block grants where municipalities served as our clients. We know how to collaborate with building owners and tenants in order to produce award winning results and work with limited budgets.

In addition, our office as completed over 2,500 residential units as either ground up construction or rehabilitations. These developments range from market rate, affordable and even shelters for the unhoused. Affordable developments include senior, student, family, veteran, homeless and artist preference. We are passionate about reducing construction costs, especially in the affordable housing realm, and have our first of five modular projects currently under construction. We understand the challenges of working with developers and concerns regarding funding sources such as HUD, their restrictions and time schedules.

Our landscape studio has on the boards or completed over fifteen miles of streetscape work. They have completed pocket parks, public greens, tot lots, playgrounds parklets, bus shelters and community gardens for cities, non-profits and private developers. We offer full-service design, construction documentation, contract administration, planting and irrigation design, consultant coordination and peer review services.



### **Our Methods:**

- Use our tested tools for planning and effective community engagement.
- The community is the expert, and we partner with stakeholders on architecture and planning projects.
- Embrace diversity, customizing community engagement tools for each context.
- Build on existing assets and design context appropriate architecture projects in sensitive areas.
- Implementation focused and we team with innovative collaborators that can create feasible plans.
- Measure and monitor the impact of our projects to better understand outcomes and how they meet the needs and goals of communities.



# Canoga Park Façades

7219 Owensmouth Avenue Canoga Park, CA 91303

Studio One Eleven provided design, construction documents and construction administration for 17 commercial façade renovations along Owensmouth Avenue in Canoga Park, CA.

The design team worked extensively with the CRA/LA, business owners and individual tenants to create a consistent design that included façade renovation, signage design, lighting design, and ADA upgrades.

Client: CRA/LA



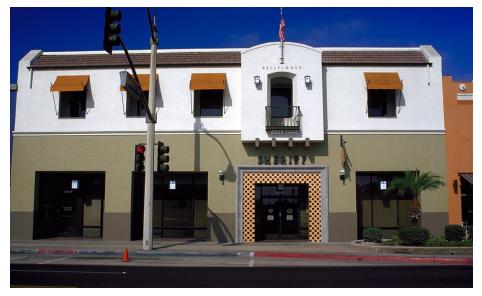




# **Bellflower Boulevard Storefront Improvements**

16623 Bellflower Blvd Bellflower, CA 90706





The Block Improvement Grant program was initiated to revitalize storefronts within a limited budget through selective interventions in signage, lighting and paint.

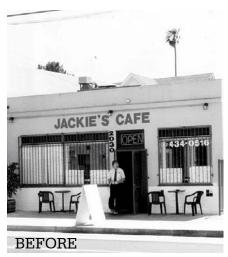
Meetings with the building owners and tenants, community and coordination with City officials to gain consensus on a design approach were crucial elements for the effective rejuvenation of this block. During the selective demolition phase, metal siding installed in the 1960's was removed to find a beautiful art deco façade, which was originally part of a larger theater complex completed in the 1920's. A block of four contiguous buildings, with a budget of \$325,000, adjacent to the previously rehabilitated block was selected to build upon the earlier improvement within the City's Town Center District. This project site received the AIA Award of Merit and the California Downtown Association Crystal Eagle Award.

Client: City of Bellflower

# Fourth Street Façades Improvements

420 E 4th St Santa Ana, CA 92701





The goal of the Fourth Street façade program was to enhance building façades along selected blocks of the city's commercial corridors, benefiting the small business along those streets.

A strategy was devised to break the street down into three distinct districts based on adjacent uses and activities. It included an Art District adjacent to a thriving gallery and coffee house; a Shopping District featuring existing vintage clothing stores; and a Theater District across from the historic Art Cinema. The final design

and construction consisted of creative new signage for the existing shops, facade lighting, building elevation repainting with a vibrant new color palette; and major building modifications on selected key structures.

Client: Long Beach Community Development

# District La Brea

181 S La Brea Avenue Los Angeles, CA 90036

Located in L.A.'s evolving mid-city neighborhood, this adaptive-reuse project establishes a creative mix of retail, food, and office spaces by preserving an eclectic group of buildings while allowing tenants' identity to be a focal point.

Sited on La Brea between 1st and 2nd Streets, District La Brea now fits in seamlessly among a diverse and dense collection of residential, studio, and retail facilities. Originally an automobile dealership and then the headquarters of Continental Graphics Corporation, the eleven-building property had existing features that were preserved and highlighted in the new concept. Wood truss ceilings, steel beams, and exposed brick

were all historic elements that maintained the traditional fabric of the project, but translated to the unique aesthetic that defines La Brea. District La Brea encompasses one city block (110,000 sf) and consists of façade renovations, interior core and shell build-out, and streetscape work aimed at introducing pedestrian vitality.

Client: Madison Marquette







# **Children Today Eco House**

2951 Long Beach Blvd Long Beach, CA 90806





# Children Today Eco House is a state of the art, environmentally friendly daycare facility.

Children Today provides education and fosters early children development services for homeless and abused children ages 6 weeks to 5 years in Long Beach. The staff and children from the two existing leased facilities were transferred to the new, permanent, LEED Gold facility in Long Beach. Studio One Eleven programmed thoughtful and sustainable design elements throughout the facility, encouraging play and active lifestyles both indoor and out.

Client: Children Today, Inc in collaboration with Howard CDM

# Studio One Eleven Headquarters

245 E 3rd St Long Beach, CA 90802





# Our office in downtown Long Beach occupies a creative, open space with custom murals done by local artists displayed on the walls.

Intended to encourage collaboration, innovation and community, everyone is seated in custom designed works stations in an open environment with only one dedicated office for human resources. The Call For Artists encouraged participants to be dynamic, imaginative and to test the limits of their creativity while incorporating the theme of "Celebrat-

ing Urban Life." The artists were encouraged to curate a mix of art types to encompass the street-mural scene ranging from figurative to abstract styles with a variety of applications and techniques. The project became WELL Gold and LEED Platinum rated in 2017, only the second architectural office in the world to achieve both of these ratings.



# **Paramount Boulevard**

1/2 Mile Streetscape between Jackson St. & Madison St. Paramount, CA 90723





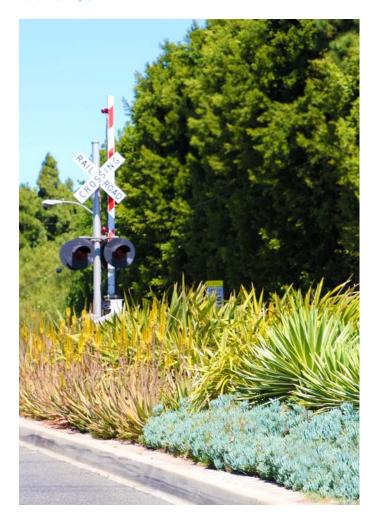
This streetscape renovation was aimed at helping the City of Paramount re-envision the character of their downtown and to improve the safety of pedestrians by reinvigorating the 1/2 mile street-scape of Paramount Boulevard, between Jackson Street and Madison Street.

The project required a full analysis of the uses, arrangements, engineering, and mobility of cars and pedestrians throughout the area, as well as an understanding of what improvements should be encouraged on neighboring properties to support the plan.

Client: City of Paramount

# **Downey Avenue Medians**

15300 Downey Avenue Paramount, CA 90723





Studio One Eleven's collaboration with the City of Paramount is providing the community with 17,000 SF of urban gardens.

With a total of 10 urban garden renovations, the landscape design incorporates existing mature trees with 2,300 native and drought-friendly plants. The drought tolerant and low maintenance species provide yearround interest through bold colors, textures and scale. Plants include Agave attenuate, Agave angustifolia 'marginata,' Agave parryi 'truncata,' Aloe vera, Aloe striata, Leymus condensatus, Muhlenbergia capillaris, Phormium species and Stipa tenuissima. Additionally, 4,000 SF of groundcover and 27 new trees were installed. By focusing on sustainability during a seven-year drought, Studio One Eleven has provided a solution to reduce water usage and energy use. The new landscape design requires 1/4 the amount of water that was originally needed to maintain the turf grass. The Downey Avenue Median Pilot Program was thoroughly envisioned to allow for replicability of its model throughout the city and other Southern California locations.

Client: City of Paramount

# Fierman Walkway

454 W 6th St. San Pedro, CA 90731





The goal of the walkway transformation was to create a flexible, pedestrian-friendly space to host community events, promote walkable neighborhoods, and connect people to the downtown area.

The Lilyan Fierman walkway was a dark, underused alley adjacent to the historic Warner Grand Theater connecting Fifth Street Parking Lot with the Sixth Street shopping district in downtown San Pedro, After a three year design process, the project was approved, permitted, and constructed. Fierman Walkway is the first project in the City of Los Angeles to

receive approval of a non-standard paving surface for a designated street. Studio One Eleven worked with the Los Angeles Neighborhood Initiative, Los Angeles Council District 15 and local residents to re-vitalize the space.

Client: Los Angeles Neighborhood Initiative (LANI)

# **Broadway Medians**

5200 E Broadway Long Beach, CA 90803

# Over 200 volunteers helped Studio One Eleven complete a six-year grassroots effort to calm traffic and promote pedestrian activity across Broadway in Long Beach.

This involved transferring one-third of an acre of asphalt into permeable landscape over (almost) one-quarter mile, narrowing disproportionately wide traffic lanes and eliminating several left turn pockets. New landscaped medians were installed to slow traffic, provide a place of refuge for pedestrians, and ease

the division between the neighborhood and the popular retail on 2nd Street. Landscaping included 6,600 plants such as agave, kangaroo paw, limonium and blue senecio.

Client: City of Long Beach







# The Streets

E 3rd St & N Waite Ct Long Beach, CA 90802



The Streets is a 350,000-square-foot urban, pedestrianoriented shopping and restaurant destination located off of 3rd **Street and North Waite** Court in Long Beach.

Currently the shopping center features an art deco style with colors, materials and textures that are transparent with surrounding areas. Studio One Eleven is creating a design which will craft the center toward establishing a creative, innovative and vibrant mixed-use development in the core of downtown.







# Glendale Arts & Entertainment District

128 Artsakh Avenue Glendale, CA 91206

# Studio One Eleven is providing placemaking, landscape and urban design services for Glendale's downtown Arts and Entertainment District.

The project includes reclaiming valuable yet underutilized space in the downtown to create a dynamic, vibrant, people-place that supports the City's desire for a world-class district. Our design approach utilizes people-first streetscape improvements and a whimsical, artistic overlay to create a destination on Artsakh Avenue that links to other activities in the area, encouraging visitors to stroll, explore and discover the unique offerings of the downtown Arts and Entertainment District. The

design and programming also celebrate local art and existing museums, and the revitalization of the ground floor of the street through strategies for activating the street edge and facades of two existing public garages. We are also working with City Council to identify and preserve characteristic elements of the street that currently contribute to a sense of place on Artsakh Avenue. The project is currently in construction documents.







# Western Gage Park

6300 S Western Avenue Los Angeles, CA 90047





# The Western Gage Park is a transformative project that converts a blighted vacant lot into a vibrant community playground.

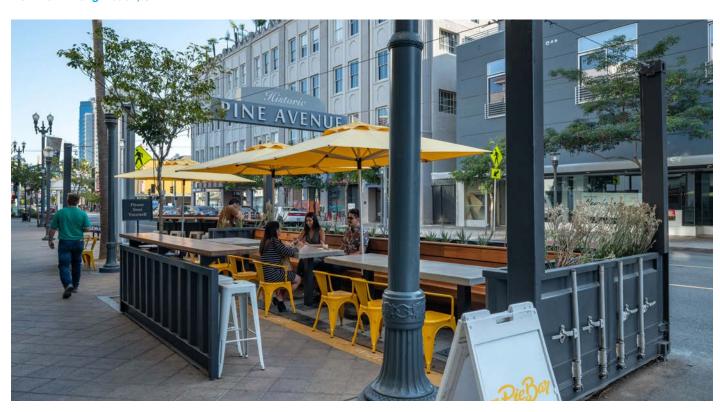
Inspired by the neighborhood's early 20th century agricultural history, the design celebrates the imagery of local flower and vegetable farming. The abstract surface pattern elicits lines of crop rows, and the bold colors of the play structure evoke bright shades

of fruits and vegetables. The park's recreational elements encourage balance, stability, and climbing opportunities for multiple ages.

Client: LANI (Los Angeles Neighborhood Initiative)

# **Parklets**

**Various Locations in** Downtown Long Beach, CA





# Parklets are simple, cost effective design interventions that activate public space.

Several years ago, Studio One Eleven assisted in a conceptual vision plan for the Retro Row Business District with the intent of improving pedestrian and bicycle connectivity and design. The Long Beach Parklet Program began as a City directed pilot initiative in order to create greater incentives for local business owners. From an urban design per-

spective, the parklet concept is a an additional planning tool that can be leveraged to revitalize traditional retail corridors and contribute to "complete streets" by calming traffic that allows bicycles, pedestrians and cars to more safely share existing public infrastructure.

Client: City of Long Beach

## **Redstone Plaza**

4041 MacArthur & 1300 Dove Newport Beach, CA 92660

# Redstone Plaza is the renovation of an existing office park into a multitenant, flexible work environment.

The Redstone Plaza's design consists of a varied and dynamic set of communal spaces situated throughout the site, including an entry plaza, enclosed courtyard, outdoor dining area, and private roof terraces. The project addresses current trends in office design, featuring trellised outdoor working and meeting spaces complete with power and video capabilities, new site furnishings and wi-fi throughout the site for casual meetings and informal work.

These terraces directly connect to interior office spaces, and shade structures and planters define casual gathering and work areas. As a remodel, a thoughtful, strategic approach was taken to combining new and existing materials in order to maintain design continuity throughout the campus and minimize construction costs.

Client: LPC West, Inc.







## The Oaks School

**6817 Franklin Avenue** Los Angeles, CA 90028

# **Promoting Recreation and Discovery** for Students on an Urban Campus.

Studio One Eleven designed a large scale improvement project that created a distinct entrance for students and parents, a new central green space with jogging paths, and a series of gardens that link the campus together while providing opportunities for outdoor classroom activity, recreation and discovery.

The main entry was transformed into a welcoming space that features a vine covered trellis, new stair and ramp, drought tolerant plantings, sign graphics and native Oak trees. Multiple outbuildings and an old playground were removed to create the large lawn and gathering space, shaded seating areas, an amphitheater, climbing wall and new play features situated within flourishing native gardens.

Client: The Oaks School



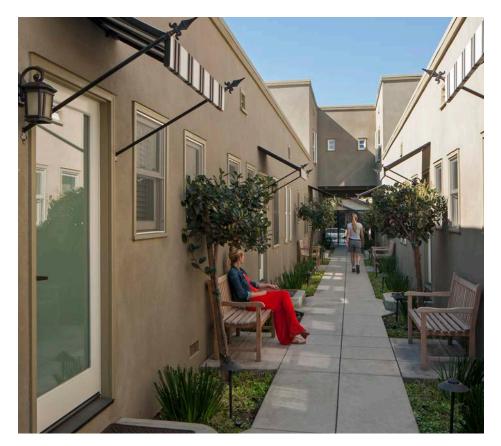






## 1044 Maine

1044 Maine Avenue Long Beach, CA 90813





These 1920 apartment buildings were reconfigured from an outdated and unsafe complex into an affordable, safe, and updated development for seniors.

1044 Maine was once an abandoned, crime-ridden courtyard apartment that has been carefully renovated to create a vibrant community. Most buildings were stripped down to the studs to update all systems, while all of the original cabinets, moldings, doors, wall bases, and trims were restored or re-created as needed. The courtyard has been regraded to mitigate drainage problems, to establish safer walking paths, and to allow for the provision of one handicapped accessible unit. Overall, the renovated project has been embraced by the community for replacing a blighted building with a sensitively restored historic asset accompanied with modern conveniences.

Client: Long Beach Housing Development Company

# **Alvista Long Beach**

1718 Ximeno Avenue Long Beach, CA 90815





Alvista is an existing 237-unit residential apartment complex consisting of two and three-story multi-family buildings with at-grade parking and exterior circulation.

The goal was to improve elevations and landscaping and repurpose outdoor spaces. The enhancements will include new paint, improved railing design and light fixture selection, and major improvements to the main entry pool area. An existing

breezeway was enclosed and extended to create an entry lobby; while a redundant staircase was removed to improve solar access for ground floor units.

Client: Phoenix Realty Group

# Collage

1905 Pine Ave Long Beach, CA 90806





# Collage is a consolidation of three multi-family properties into a single development.

Studio One Eleven rehabilitated six existing structures into 14 large residential units and the illegal units were converted back to garages. The former residual space between properties now creates usable open spaces that include a large central green, tot lot, communal patio and gardens and entry courtyard. Due to the site being in a parking impacted area with fast moving traffic, urban conditions were

improved with the inclusion of diagonal parking increasing neighborhood parking by 32% and traffic calming roundabouts which reduced traffic speeds by 35%. The development and off-site additions dramatically enhanced the physical environment resulting in an improved quality of life for the community.

Client: Jamboree Housing Corporation

# **RHF Vistas**

15211 Sherman Way Van Nuys, CA 91405





**Originally constructed** in 1982, this six story mid-rise tower contains 84 affordable senior units.

The renovation project updated all residential units, public spaces, exterior façades and patio to enhance the modern character of the tower while, providing a warm and inviting environment. The scope also includes a putting green, outdoor fireplace, barbecues, landscape, full HVAC upgrade, new technology infrastructure, new elevators, updated ADA compliance, window replacement, entry canopies, and "super" graphics.

Client: Retirement Housing Foundation

# **RHF West Valley Tower**

14650 Sherman Way Van Nuys, CA 91405





## This project is a renovation of an eight-story mid-rise tower.

The tower was originally constructed in 1982 and contains 97 affordable senior residential units. The intent was to update all units, public spaces, and exterior façades to enhance the modern character of the tower while, at the same time, providing a warm and inviting environment. The scope also includes a

full HVAC upgrade, new technology infrastructure, new elevators, updated ADA compliance, landscape, and façade improvements, including window replacement, entry canopies, and "super" graphics.

Client: Retirement Housing Foundation



## **Zinnia**

1496 E Hill St. Signal Hill, CA 90755





Zinnia is a new 72 unit affordable housing familyoriented community located within walking distance to numerous amenities including the Signal Hill Civic Center, schools, parks, and retail.

This affordable community was designed at a neighborhood village scale with three varying scaled buildings framing the quarter acre of open space. Amenities include a tot lot, open play field, community room, dog park, and communal gardens. The units vary from two-story townhomes to 1, 2 and 3-bedroom flats. The design exemplifies a high quality market rate development in order to contribute a positive value to the existing neighbors and is LEED Gold certified. The City of Signal Hill Planning Commission recently awarded Zinnia Court its Beautification Award for excellence in architecture and landscape design.

Client: Meta Housing Corporation

# **ACE 121**

121 N Kenwood St. Glendale, CA 91206

## ACE 121 is located in the Maryland Arts and Entertainment District within downtown Glendale.

The project provides seventy-two units of affordable housing with a preference for artists. Sited on the historic YMCA campus, ACE 121 supports the arts and families with amenities that include two "messy labs" to produce art, a lobby that serves as an informal gallery, community gardens, tot lot, computer media lab and a formal exhibition space. The design of the residential project supports the arts with units fronting the podium courtyard having large patios

and roll-up doors to allow artists to work outside. The garden itself is designed to accommodate art that will be for sale during scheduled public openings. Ground floor lofts with private outdoor working terraces and units above provide "eyes on the street" that will result in a safer more inviting pedestrian environment.

Client: Meta Housing Corporation

Certification: LEED Gold







## Santa Ana Arts Collective

1620 N Main St. Santa Ana, CA 92701





Built in 1965, the existing five-story office building is an outstanding example of the international style of architecture, which has roots in the modernist design movement of the twentieth century.

The Santa Ana Arts Collective converted a former office building into housing. while preserving its clean, contemporary lines. In addition, new town homes engage North Sycamore and 17th Streets and an existing surface parking lot was transformed into a lushly landscaped residential courtyard. All project parking is concealed beneath the

existing office building with direct access to the ground floor lobby and community room. Art galleries, maker spaces, live/work lofts and a sculpture plaza would inhabit the ground floor and promote the project's vibrant presence -- further enhancing the significance of Santa Ana's Main Street cultural corridor.

Client: Meta Housing

# Long Beach Senior Arts Colony

200 E Anaheim St. Long Beach, CA 90813





This award-winning **TOD** senior housing community pairs 161 affordable units with an intensive amenities program focused on continued learning and fitness.

Amenities include: art studios, playhouse/community room, spa, computer lab/library, billiard room, fitness center, yoga facility, art gallery, game room, dog park, and raised gardens. Housing is organized around a large south facing courtyard to maximize solar exposure, capture ocean breezes, and frame views of downtown, with massing scaling downward as it engages with the existing neighborhood. This development is part of a future mixed use, mixed-income, multi-generational housing community that will share common open spaces to encourage social interaction. The project is LEED® certified.

Client: Meta Housing Corporation

## Willowbrook

12627 S Willowbrook Avenue Compton, CA 90222





# Located in South Los Angeles this new 61 unit affordable housing community includes units for low income families, as well as the homeless.

Willowbrook is a 61 unit affordable community, in which 31 units are set aside specifically for formerly homeless individuals and families and an additional 30 units for low-income families. The development offers life-enhancing services and provides residents with a new avenue of affordable housing in the community of Willowbrook. We are proud to say that today 61 homeless

and low-income families now have a place to call home at Willowbrook. The architecture and landscape incorporate many features for healthy living. The buildings are interconnected by open space, preserving several large and old trees with one central mail area to encourage walking and socialization.

Client: LINC Housing Corportion

# **New Hope**

8833 Cedar St. Bellflower, CA 90706





# Studio One Eleven outfitted an existing empty warehouse with new steel stud infill to become a 50-bed service center for homeless individuals.

New Hope is a 18,370 SF conventional warehouse at 8833 Cedar Street and accommodates free-standing rooms and offices. The buildings ceiling are exposed at the intake/lobby and dining area to create vaulted ceilings. New windows and skylights flood the center with natural light. The steel stud infill allows for very swift construction. The shelter has a sense of openness, including

a lobby and great room with vaulted ceilings. This purposeful design instills a sense of comfort for the residents. The team used "self-certification" to speed approvals by making the architect of record (Studio One Eleven) and the contractor (Howard CDM) responsible for all code approvals while working closely with inspectors.

Client: City of Bellflower



CONTACT	FIRM POSITION	ADDRESS	PHONE/ EMAIL
Scott Charney	<b>DEPUTY CITY MANAGER</b> Signal Hill	2175 Cherry Avenue Signal Hill, CA 90755	(562) 989-7343 scharney@ cityofsignalhill.org
Patrick Ure	HOUSING & NEIGHBORHOOD SERVICES BUREAU MANAGER City of Long Beach	411 W. Ocean Blvd., 3rd Floor Long Beach, CA 90802	(562) 570-6026 patrick.ure@ longbeach.gov
Judson Brown	HOUSING DIVISION MANAGER City of Santa Ana	16400 Colorado Blvd. Paramount, CA 90723	(714) 667-2241 jbrown@ santa-ana.org
Anna Apostolos	SENIOR PROGRAM MANAGER Los Angeles Neighborhood Initiative (LANI)	800 Figueroa St. Suite 970 Los Angeles, CA 90017	(213) 627-1822 X14 anna@lani.org



# MICHAEL BOHN, AIA

#### **Senior Principal**



#### Education

- Bachelor of Architecture, Cum Laude, Cal Poly State University, San Luis Obispo, CA
- · Ecole d'Art Americain, Fountainebleau, France
- State Archaeological Camp with the Smithsonian and British Institutes, India

#### **Affiliations**

ULI Affordable+Workforce Housing Council CNU, AIA, Long Beach Heritage, Southern California Association of Non-Profit Housing

#### **Awards**

- Santa Ana Arts Collective: 2020 SCANPH Best Rehabilitation/Reuse Development of the Year The Roost: 2019 AIA Long Beach/South Bay Merit Award
- ACE 121: 2018 NAHB Multifamily Pillars Award Affordable Housing, 2018 SCDF Citation Award,
  2018 Multi Housing News Excellence Awards in
  "Development & Design: Affordable," 2018 SCDF
  Design & Philanthropy Awards Winner
- Zinnia: 2018 Beautification Award, 2018 Honorable Mention SCANPH Design Awards
- Ace 121: 2017 Honorable Mention SCANPH Design Awards
- Willowbrook: 2017 Honorable Mention SCANPH
- EcoHouse Children Today: 2016 LEED Gold, 2016
   U.S. Green Building Council Sustainable Innovation
- The Crossings: 2015 Los Angeles Business Journal Architectural Design Award
- 1044 Maine: 2012 SAGE 55+ Housing Award
- 4th+Linden: 2012, Compass Blueprint Excellence Award, Visionary Planning for Sustainability; 2011, Westside Urban Forum Design Award, Mixed Use; 2011, CNU Charter Award; 2010, Long Beach Heritage Award; 2009, AIA Long Beach/South Bay Chapter Merit Award; 2009, SCDF Design Award
- Berlin Parklet: 2013, Gold Nugget Award of Merit, Best Commercial Project Under 10,000 sf
- Collage Apartments: 2013, Compass Blueprint Achievement Award, Sustainability
- Long Beach Senior Arts Colony: 2014, LABJ
  Commercial Real Estate Award, Multi-Family; 2014,
  NAHB Best of 50+ Housing Gold Award, Best 50+
  Affordable Rental Community; 2013, SAGE Project
  of the Year; 2013, NAHB Pillars of Industry, Finalist,
  Best Affordable Multi-Family Community; 2013,
  AIA LB|SB Honor Award for Excellence in Design;
  2013, MHN Gold Award, Best New Development:
  Seniors; 2013, MFE Project of the Year, Grand
  Award, Affordable; 2013, Gold Nugget Grand Award,
  Best Senior Housing Community; 2012, Best of 50+
  Housing Awards, Gold Winner
- Qingdao Long Beach Garden: 2014, International Horticultural Exposition; 2014, Qingdao, Gold Award of Outdoor Garden Competition

As principal and design director, Michael Bohn, AIA, is involved in architectural, landscape and urban design within the Studio. In addition, Michael leads our housing practice with an emphasis on transit-oriented developments, affordable housing, and mixed-use projects. He is a licensed architect and urban designer with over 30 years' experience.

Michael has designed several award-winning market rate and affordable housing developments. His expertise includes both ground-up and adaptive reuse projects for veterans, permanent supportive housing as well as artist focused, student and senior communities. He has been responsible for the completion of almost 2,000 units with another 2,000 under construction or in the planning stages. His experience includes Type V, III and I construction, including high-rise. Recently completed, Santa Ana Arts Collective is an affordable adaptive reuse project with an addition of 10 townhomes and live-work lofts for artists. 15 units were set aside as permanent supportive housing.

His landscape experience includes park design for playgrounds, urban farms; various tree planting efforts for the Long Beach Unified School District; and the design of complete streets that incorporate bike facilities, medians, parklets and pedestrian bulb-outs.

#### Community

St Francis Center, Long Beach, CA
Bellflower Service Shelter, Bellflower, CA
Children Today Day Care Center, Long Beach, CA
Los Altos YMCA, Long Beach, CA
New City School, Long Beach, CA

#### Affordable Housing

Santa Ana Arts Collective, Santa Ana, CA Senior Arts Colony, Long Beach, CA The Annex, Long Beach, CA Ace 121, Glendale, CA Willowbrook, Los Angeles County, CA Zinnia Court, Signal Hill, CA Collage, Long Beach, CA Mosaic Gardens, Monterey Park, CA

#### Mixed-use

St Francis Center, Long Beach, CA
Bellflower Service Shelter, Bellflower, CA
Children Today Day Care Center, Long Beach, CA
Los Altos YMCA, Long Beach, CA
New City School, Long Beach, CA

#### Re-use

Leisuretown, Anaheim, CA
The Roost, Santa Ana, CA
200 Ocean, Long Beach, CA
Santa Ana Arts Collective, Santa Ana, CA
4th Street Market, Santa Ana, CA

#### **Parklets**

Berlin, Long Beach, CA Garcia's, Carlsbad, CA

# KIRK KELLER, ASLA, CLARB, LEED® AP

Associate Principal/Senior Studio Director, Landscape Architecture



#### Education

- Bachelor of Science, Landscape Architecture with Honors, Cornell University, Ithaca, NY
- Heriot-Watt University, Landscape Architecture III, Edinburgh, Scotland

#### **Affiliations**

American Society of Landscape Architects United States Green Building Council, Council of Landscape Architects Registration Board

#### **Awards**

- The Roost, Santa Ana, CA: 2019 AIA Long Beach/ South Bay Merit Award, 2017 SCDF Architecture
- · ACE 121: 2018 National Association of Homebuilders Multifamily Pillars Award, 2018 SCDF Citation Award
- ASLA LA Design Award 2018, The Roost, EcoHouse, Long Beach Parklet Program
- RDC-S111, Inc. Office: 2018 Architecture MasterPrize Honorable Mention, 2017 AIA Long. Beach/South Bay Award; 2017 USGBC 1st Place in Health + Wellness; 2017 Architects Newspaper Design Award, Honorable Mention; 2017 SCDF Architecture Award; 2017 LEED Platinum; 2017 WELL Certified
- · Long Beach Airport Concession: 2013 Gold Nugget Award of Merit, Best Commercial Project Under 10,000 sf; 2016 USA Today Voted Best Airport Dining; 2013 California Transportation Foundation Aviation Project of the Year
- · EcoHouse Children Today: 2016 LEED Gold; 2016 U.S. Green Building Council Sustainable Innovation
- Long Beach Parklet Program: 2015 International Downtown Association, Downtown Achievement Award for Open Space; 2015 Westside Urban Forum Design Award for Public/Open Space; 2015 AIA Long Beach/South Bay Design Award; 2014 SCDF Urban Design Award
- Lakewood YMCA: 2015, AIA Long Beach/South Bay Design Award
- Long Beach Display Garden: Qingdao International Horticultural Exposition 2014; Gold Award Outdoor Garden Competition
- Collage Long Beach, CA: 2013 Compass Blueprint Award, Achievement in Sustainability

#### Visiting Critic and Teaching

- · Cal Poly Pomona, Guest Speaker and Awards Juror
- Cornell University, Third Year Landscape Architecture Design Studio, Teaching Assistant
- Cornell University, Advanced Site Engineering, Teaching Assistant
- Cornell University, Public Speaking Teaching Assistant
- University of New York at Buffalo, First Year Architecture Design Studio, Teaching Assistant

Kirk Keller is the Senior Director of the Landscape Design Studio with focus on sustainable landscape and urban development projects. He brings over 22 years of experience in the design, production and construction of small and large-scale public and private landscapes. Kirk provides a wealth of knowledge on best practices, innovative design and management of projects, from Urban Parklets in Long Beach to Adaptive Re-use developments in Los Angeles. He is well-versed in organizing and leading project teams in the completion of a given project.

His recent work includes the repositioning of Santee Court in Los Angeles, Paramount Boulevard Streetscape and Urban Renovation, Sherman Way Streetscape Improvements, Glendale Arts and Entertainment District, Santa Ana Arts Collective Housing, Greenspace and building enhancements for the historic Oaks School in Los Angeles, Park Lane Urban Green in Reno, NV, the renovation of the Streets in Long Beach and the Long Beach and Costa Mesa Parklet Pilot Program. All projects are infused with pedestrian oriented and sustainable design strategies to the greatest extent possible.

Kirk received a Bachelor of Science in Landscape Architecture with Honors from Cornell University. He has been a LEED® Accredited Professional since 2007 and is a licensed landscape architect in California, Nevada and Texas.

#### Streetscape / Urban Design

Paramount Boulevard Streetscape and Urban Renovation, Paramount, CA Broadway Median Traffic Calming, Long Beach, CA Downey Civic Center Master Plan, Downey, CA Sherman Way Streetscape, Reseda, CA Venice Blvd Beautification, Mar Vista, CA

Long Beach Parklet Pilot Program, Long Beach, CA

Lilyan Fierman Walkway, San Pedro, CA

The Streets, Long Beach, CA

Artsakh Avenue Arts + Entertainment District, Glendale, CA

#### Community

Long Beach Airport Expansion and Garden, Long Beach, CA

Weingart-Lakewood Family YMCA, Lakewood, CA

Ronald McDonald House, Long Beach, CA

St. Francis Homeless Center, Long Beach, CA

Ecohouse Children's Play Yard, Long Beach, CA

#### Parks, Plazas and Gardens

Western Gage Tot Lot, Los Angeles, CA

Harvey Milk Park + Equality Plaza, Long Beach, CA

The Urban Green, Reno, NV

MOLAA Botanical Garden, Long Beach, CA

Downey Avenue Urban Gardens, Paramount, CA

### **ERIKA STUBSTAD**

#### **Design Director. Associate**



#### Education

 Bachelor of Architecture, University of Southern California, Los Angeles, CA

#### **Awards**

- · SteelCraft, Garden Grove: APA OC 2020 Award of Merit for Urban Design
- · Zinnia: 2018 Beautification Award, 2018 Honorable Mention SCANPH Design Awards
- Ace 121: 2018 NAHB Multifamily Pillars Award. 2018 SCDF Citation Award, 2017 Honorable Mention SCANPH Design Awards
- Willowbrook: 2017 Honorable Mention SCANPH Design Awards

With 15 years of experience in architectural design, Erika Stubstad is highly adept at steering projects throughout the Los Angeles region from entitlement through construction and project completion. In addition, Erika has comprehensive knowledge of local and state codes requirements. Erika's open communication, task management, problem-solving skills makes her an outstanding team leader.

Erika has expertise in various architectural typologies, including market-rate residential, affordable housing, mixed-use, transit-oriented development (TOD), adaptive reuse, retail, as well as, interior design. With a distinctive focus on detail, innovative approaches, and collaboration, Erika is efficient in meeting deadlines and delivering projects on time and within budget.

#### Housing

Watts Works, Compton Oatsies Place, Ven Nuys McDaniels House, Koreatown Vanowen Apartments, North Hollywood Santa Ana Arts Colony, Santa Ana The ARTery, Long Beach Zinnia, Signal Hill, CA ACE 121, Glendale, CA Bell Arts Colony, Bell, CA Willowbrook Housing, South Los Angeles, CA 200 Ocean, Long Beach, CA

#### Mixed-Use

Notel, Los Angeles, CA Live Work Play Aiea, Waikiki, HI Adams & Mansfield Apartments, Los Angeles Mansfield Hotel, Los Angeles Lincoln Apartments, Venice Beach 3rd & Pacific, Long Beach 1st & Alamitos, Long Beach 320 Alamitos, Long Beach 4th Street Market, Santa Ana 555 9th Street, San Francisco

#### Community

Steelcraft, Garden Grove Steelcraft, Bellflower Cabana, Bonita Springs

# FEE SCHEDULE

#### Schedule of Fees

Staff 1Designer/Drafter I:

Professional Staff Category Hourly Fee Staff 12/Senior Principal: \$240.00 \$230.00 Staff 11/Principal: Staff 10/Director: \$220.00 Staff 9/Associate Principal: \$210.00 Staff 8/Senior Associate: \$200.00 Staff 7/Senior Manager: \$190.00 Staff 6/Manager: \$180.00 Staff 5/Advanced Staff II: \$165.00 \$150.00 Staff 4/ Advanced Staff I: Staff 3/Designer/Drafter III: \$135.00 Staff 2/Designer/Drafter II: \$120.00 \$95.00

#### Milage & Subsistence

Auto Mileage: \$0.63 per mile Air Travel and Auto Rental: Actual cost plus 15% Subsistence: Actual cost plus 15%

(where the work requires that employee stay over night away from home, or travels beyond 100 miles one-way from our office)

#### **Materials & Supplies**

- a. Office and drafting supplies are included in the hourly rate in Paragraph 1.
- b. Cost of printing, color copies, CAD plotting and reproductions are charged at cost plus 15% from commercial reprographics companies.
- c. Outside services i.e., messenger, Federal Express, express mail, etc., are charged at actual cost plus 15%.
- d. Any reimbursable expenses requested by the client subsequent to the completion of our contract scope of work shall be billed on a time and material basis. This includes the cost of professional fees required to process this request.

#### **Consultants**

Actual cost plus 15%

In accordance with normal architectural rate review practices, we may periodically revise this Schedule of Fees with industry rate changes. We reserve the right to incorporate these changes into existing contracts and/or change in services.

# I:II Thank You

If you have any questions or require additional information, please contact:

Michael Bohn, AIA 562.901.1500 mbohn@studio-111.com

245 East Third Street Long Beach, CA 90802 www.studio-111.com

# ORAL REPORT COMPREHENSIVE USER FEE STUDY



To: Honorable City Council

From: John Moreno, City Manager

By: Karina Lam, Finance Director

**Date:** May 18, 2021

Subject: COMPREHENSIVE USER FEE STUDY

This oral report will provide you details of a Comprehensive User Fee Study and proposed fee changes effective January, 2022.

# **ORAL REPORT**

LONG-TERM FINANCING OPTION - BASICS OF MUNICIPAL BONDS



To: Honorable City Council

From: John Moreno, City Manager

By: Karina Lam, Finance Director

**Date:** May 18, 2021

Subject: LONG-TERM FINANCING OPTION – BASICS OF MUNICIPAL BONDS

This oral report will provide information on a long-term financing option - municipal bonds as a financial tool for debt management. The City's Unfunded Actuarial Liability (UAL) will be discussed as a possible example for refinancing long term debt.

MAY 18, 2021

## DRAFT 2021 PARAMOUNT CLIMATE ACTION PLAN



To: Honorable City Council

From: John Moreno, City Manager

By: Adriana Figueroa, Public Works Director

Wendy Macias, Public Works Manager

**Date:** May 18, 2021

Subject: DRAFT 2021 PARAMOUNT CLIMATE ACTION PLAN

Accompanying this report is a draft of the City of Paramount's first Climate Action Plan (CAP), which was finalized in April. The adoption of the strategies outlined in the City's first climate action plan will put the Paramount community on the path of meeting the State of California's goal of Green House Gas (GHG) emissions at 40 percent below 1990 levels by 2030, which was established by Senate Bill 32. Additionally, it creates a framework and roadmap for City Council and City staff to follow as it continues to drive the City's sustainability efforts.

Completion of the first draft of the City's CAP is due in part because of the City's participation in the new pilot program BOOST, created by the Institute for Local Government with funding and support from the Strategic Growth Council (SGC). In 2018, the California Legislature appropriated \$1 million to the SGC for this pilot program from the Greenhouse Gas Reduction Fund, administered through California Climate Investments, a statewide initiative that puts billions of cap-and-trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health outcomes, particularly in disadvantaged communities.

The City understands the risk that climate change poses to its residents and business owners, and is committed to taking action to reduce the GHG emissions from both its government operations, and the community at-large. A City's GHG inventory is made up of emissions data in the following sectors; energy consumption and generation, transportation, land use, solid waste disposal, and water use. It is within these areas in a community, where measured and consistent changes need to occur to limit their increase in the future.

The goal of the CAP was to identify strategies within the five sectors where emission reduction impacts must occur. All of these strategies were selected with the community in mind and consideration of cost-benefit characteristics, funding availability and feasibility of implementation. Additional feedback from residents and community stakeholders was crucial to this part of the process. A CAP community survey was posted on the City's website and social media accounts, with more extensive follow-up interviews conducted with several stakeholders. The community outreach component of the draft process was limited due to the ongoing COVID-19 restrictions. It eliminated typical in-person outreach events or workshops; thereby, modifying the standard outreach component.

Ultimately, the strategies identified in the CAP document not only target the City's GHG inventory, but these measures will also have an impact on the health and quality of life of the community. Measures focusing on the reduction of vehicle emissions target the GHG gases that exacerbate climate change and reduces emissions that directly impact the quality of air in the community. Similarly, priority was given to strategies and actions that support local economic development by creating new jobs, boosting existing and creating new local green businesses, reducing energy costs, increasing energy security, and reducing traffic congestion.

The consulting firm of Environmental Science Associates (ESA) is overseeing the CAP process and has compiled the draft version of the Climate Action Plan for the City Council's review. Concurrently, ESA will be moderating two virtual community outreach events that will be part of the CAP draft process allowing for modifications if necessary. The goal of this final process is to receive and consider all comments before it is brought to the City Council for adoption in July.

#### **RECOMMENDED ACTION**

It is recommended that the City Council receive and file the Draft 2021 Paramount Climate Action Plan.







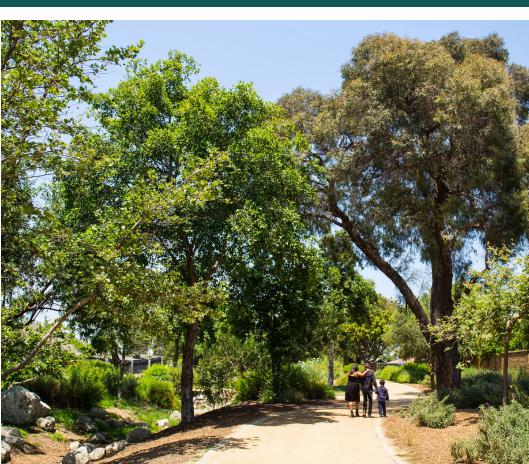
CITY OF PARAMOUNT

# Climate Action Plan

May 2021 DRAFT









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# Acknowledgements

# **Major Contributors**

In addition to the Paramount residents who took the time to participate in the Climate Action Plan (CAP) community survey and share their experiences and priorities with us, we would like to thank Individuals from the following city departments, community organizations, and other agencies who provided additional guidance, feedback, and content.

We are especially grateful for the City's partnership with the Institute for Local Government and their guidance under the BOOST Program. It was through their continued support to City staff and a grant allocation that the City was able to embark on its first CAP. The creation of the CAP has been high on the City's sustainability priority list for several years and to able to present this to the community is an accomplishment we can all be proud of.

We are also grateful for the Gateway Cities Council of Governments for their development of the Gateway Cities Climate Action Plan Framework, which provided a strong foundation for the development of this CAP.

#### CITY COUNCIL

Peggy Lemons, Mayor Brenda Olmos, Vice Mayor Isabel Aguayo, Councilmember Laurie Guillen, Councilmember Vilma Cuellar Stallings, Councilmember

### CITY MANAGER'S OFFICE

John Moreno, City Manager Andrew Vialpando, Assistant City Manager

# INSTITUTE FOR LOCAL GOVERNMENT

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# GATEWAY CITIES COUNCIL OF GOVERNMENTS

Nancy Pfeffer, Executive Director Stephanie Cadena, Assistant Planner

#### **PUBLIC WORKS COMMISSION**

Alvin Parks, Commissioner Gina Garcia, Commissioner Tony Warfield, Commissioner

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Bailey Setzler, Associate

# COMMUNITY OUTREACH PARTICIPANTS

Dr. Ruth Perez, School Superintendent
Stephanie Cadena, Gateway Cities Council of Governments
Briana Villaverde, Student University of California Irvine

# Glossary of Terms and Acronyms

TERM/ACRONYM	DEFINITION	
AB 32	Assembly Bill 32, the California Global Warming Solutions Act of 2006, establishes a comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gases for the state of California. Makes the California Air Resources Board responsible for monitoring and reducing statewide greenhouse gas emissions, with a target to reduce emissions to 1990 levels by 2020.	
AB 1550	Assembly Bill 1550, requires 25 percent of proceeds from the Greenhouse Gas Reduction Fund to go to projects that are located within and benefit disadvantaged communities, and requires an additional 10 percent to go to low-income households or communities.	
Adjusted BAU	An adjusted emissions forecast that includes the effects of state-wide emissions reductions measures such as updates to building energy standards and implementation of programs to decrease emissions from on-road vehicles	
AHSC	Affordable Housing and Sustainable Communities Program, a state program that funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions.	
ARRA	American Recovery and Reinvestment Act	
АТР	Active Transportation Program, a suite of legislative actions signed by Governor Brown on September 26, 2013, that is intended to encourage the increased use of active modes of transportation (i.e., walking and biking)	
Baseline Inventory	The base year for assessment of GHG trends against which future progress can be measured for a single calendar year (e.g., 2010)	
BAU	Business as Usual, a scenario that assumes that no new local actions will be taken to reduce energy usage or associated greenhouse gas emissions from current and future residents and businesses within the City	
BIPOC	Black, Indigenous, People of Color, the term to acknowledge that not all people of color face equal levels of injustice. BIPOC is significant in recognizing that Black and Indigenous people are severely impacted by systemic racial injustices.	
C&D	Construction and demolition debris is waste that is generated during construction activities	
CAFE	Corporate Average Fuel Economy, federal fuel-efficiency standards enacted in 1975 to improve the average fuel economy of cars and light trucks produced for sale in the United States	
CalEnviroScreen	CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects.	
CalEPA	California Environmental Protection Agency	
CALGreen	Refers to CALGreen component of the California Building Code. See California Building Code	
California Building Code	California Code of Regulations Title 24, also known as the California Building Standards Code (composed of 12 parts). Title 24, Part 6, sets forth California's energy-efficiency standards for residential and nonresidential buildings and was established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficiency technologies and methods.	
CalRecycle	California Department of Resources Recycling and Recovery	
Caltrans	California Department of Transportation	
CanESM2	Canadian Earth System Model (CanESM2), global climate model developed by the Canadian Centre for Climate Modelling and Analysis (CCCma), which integrates an atmosphere-ocean general circulation model, a land-vegetation model and 5 terrestrial and oceanic interactive carbon cycle.	
CAP	Climate Action Plan	
CAPCOA	California Air Pollution Control Officers Association, an association of air pollution control officers that represents all thirty-five local air quality control agencies in California	
CAPG	California Adaptation Planning Guide, which includes a step-by-step process for local and regional climate vulnerability assessment and adaptation strategy development	

TERM/ACRONYM	DEFINITION				
CARB	California Air Resources Board				
CBMWD	Central Basin Municipal Water District				
CCA	Community Choice Aggregation, sometimes referred to as Community Choice Energy (CCE), a type of energy supply program that allows cities and counties to aggregate the buying power of individual customers within a jurisdiction to secure alternative energy supplies				
CCE	Community Choice Energy, sometimes referred to as Community Choice Aggregation (CCA)				
CCI	California Climate Investments is a statewide initiative that puts the state's Cap-and-Trade revenue to work reducing greenhouse gas emissions.				
CDFW	California Department of Fish and Wildlife				
CEC	California Energy Commission				
CEESP	California Long-Term Energy-Efficiency Strategic Plan, a plan adopted by the California Public Utilities Commission in 2008 that presents a single roadmap to achieve maximum energy savings across all major groups and sectors in California. This comprehensive plan for 2009 to 2020 is the state's first integrated framework of goals and strategies for saving energy, covering government, utility, and private-sector actions, and holds energy efficiency to its role as the highest priority resource in meeting California's energy needs.				
CEQA	California Environmental Quality Act				
CFCs	Chlorofluorocarbons				
CFL	Compact fluorescent light				
CH <sub>4</sub>	Methane				
City	City of Paramount				
ClearPath	An online application that calculates, tracks, and manages GHG emissions at the government operations (i.e., municipal and community scales.				
CO <sub>2</sub>	Carbon dioxide				
CO₂e	Carbon dioxide equivalent, a metric measure used to compare the emissions of various greenhouse gases based upon their global warming potential (GWP). The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated GWP factor. For example, the GWP factor for methane is 25. This means that emissions of 1 million metric tons (MT) of methane are equivalent to emissions of 25 million MTCO <sub>2</sub> e.				
Community-wide	Refers to all activities within a community or city's geographic boundary.				
СРА	LA County Clean Power Alliance				
CPUC	California Public Utilities Commission				
DAC	Disadvantaged Community				
Demand Response	Mechanism for managing end-user electricity consumption in response to energy supply conditions, especially during summer periods when electricity demand on the California power grid is high.				
Direct Access Electricity	Direct access service is when customers elect to purchase electricity and other services from an electric service provider (ESP), instead of from a public or private utility company				
DOE	United States Department of Energy				
DOF	California Department of Finance				
DOT	California Department of Transportation				
EIR	Environmental impact report				
EJ	Environmental justice refers to the equitable distribution of environmental benefits and burdens				
ELP	Gateway Cities Energy Leader Partnership, a local government partnership program between cities and energy providers, Southern California Edison and Southern California Gas Company, to develop and execute projects that increase energy efficiency in municipal facilities and operations.				

TERM/ACRONYM	DEFINITION				
ENERGY STAR	A joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy to provide consumers with energy efficiency information and incentives to purchase the most energy-efficient products available.				
ESA	Environmental Science Associates				
ESCO	Energy service company				
EV	Electric vehicle, a vehicle that uses an electric battery to operate				
FCEV	Fuel cell electric vehicle, a vehicle that is powered by hydrogen fuel cell technology				
FEMA	Federal Emergency Management Agency, a part of the U.S. Department of Homeland Security (DHS)				
FHA	Federal Housing Administration				
First Cost	Immediate purchase and installation cost, first costs do not include lifecycle or long-term operating costs, which may result in long-term cost savings from increased efficiency, reduced maintenance, and other factors.				
FY	Fiscal year				
GCCOG	Gateway Cities Council of Governments				
GGRF	Greenhouse Gas Reduction Fund, an account established by the State of California to receive Cap-and-Trade auction proceeds to support programs that reduce greenhouse gas emissions. Funds are administered by the California Climate Investments (CCI) program.				
GHG	Greenhouse gases, gases that cause heat to be trapped in the atmosphere, resulting in warming effects for the earth				
GIS	Geographic information system, designed to capture, store, analyze, manage, and present spatial or geographic data				
gpcd	gallons per capita-day				
Green Building	Sustainable or "green" building is a holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community.				
Green Team	A formal or informal group of people within an organization or community that promotes more environmentally sustainable practices and sustainability plans and management approaches				
Greenhouse Gas Inventory	A greenhouse gas inventory provides estimates of the amount of greenhouse gases emitted to and removed from the atmosphere by human activities. A city or county that conducts an inventory looks at both community emissions source as well as emissions from government operations.				
GWh	Gigawatt-hour, a unit of electricity				
GWMA	Gateway Water Management Authority				
GWP	Global warming potential is a relative measure of how much heat a greenhouse gas traps in the atmosphere.				
HCD	California Department of Housing and Community Development				
HFCs	Hydrofluorocarbons				
HOV	A high-occupancy vehicle (HOV) lane is a restricted traffic lane reserved for the exclusive use of vehicles with a driver and one or more passengers, including carpools, vanpools, and transit buses.				
HPS	High-pressure sodium, a type of lamp commonly used for street lighting				
HUD	U.S. Department of Housing and Urban Development				
HVAC	Heating, ventilation, and cooling				
ICLEI	International Council for Local Environmental Initiatives is an international association of local governments and national and regional local government organizations that have made a commitment to sustainable development.				
ILG	Institute for Local Government				
IPCC	Intergovernmental Panel on Climate Change is a scientific intergovernmental body under the auspices of the United Nations.				
JPA	Joint Powers Agency/Authority				

TERM/ACRONYM	DEFINITION			
kWh	Kilowatt-hour, a unit of energy equivalent to 1 kilowatt (kW) of energy used for an hour. For example, if an appliance requires a kW of energy to function, leaving the appliance on for one hour would consume 1 kWh of energy.			
LA Metro	Los Angeles County Metropolitan Transportation Authority (MTA or Metro)			
LADWP	Los Angeles Department of Water and Power			
LCFS	Low-carbon fuel standard, requires fuel providers in the state to decrease lifecycle fuel carbon intensity by 2030.			
LED	Light-emitting diode			
LEED	Leadership in Energy and Environmental Design, an internationally recognized green building certification system that provides third-party verification that a building or community was designed and built using sustainable approaches, with particular regard to energy savings, water efficiency, CO <sub>2</sub> -emissions reductions, and improved indoor environmental quality, among others.			
LHMP	Local Hazard Mitigation Plan			
LID	Low-impact development			
LIHEAP	Low-Income Home Energy Assistance Program, a state program that provides assistance with energy costs to families in California			
Metro	Los Angeles County Metropolitan Transportation Authority (MTA or Metro)			
MGD	Million gallons per day			
mpg	Miles per gallon			
MPO	Metropolitan Planning Organization			
MTA	Los Angeles County Metropolitan Transportation Authority (MTA or Metro)			
MTCO <sub>2</sub> e	Metric tons of carbon dioxide equivalent			
Municipal	Refers to energy use and greenhouse gas emissions from City-owned and operated facilities and equipment.			
MWD	Metropolitan Water District			
N <sub>2</sub> O	Nitrous oxide			
NAS	National Academy of Sciences			
NOAA	National Oceanic and Atmospheric Administration			
NREL	National Renewable Energy Laboratory			
NSHP	California Energy Commission's New Solar Homes Partnership, part of the comprehensive statewide solar program, known as the California Solar Initiative			
OED	Office of Economic Development, which serves as California's single point of contact for economic development and job creation efforts			
OPR	California Governor's Office of Planning and Research			
PACE	Property-Assessed Clean Energy, a form of long-term financing that creates municipal finance districts to provide loans to homeowners and businesses for energy-efficient retrofits and renewable energy system installations. Loans are repair through an annual surcharge on property tax assessments.			
PEV	Plug-in-battery electric vehicle			
PFCs	Perfluorocarbons			
POU	Publically owned utility			
PPA	Power purchase agreement			
ppm	Parts per million, a measurement unit of concentration			
PV	Photovoltaic, refers to method of converting solar energy into direct current electricity using semiconducting materials.			

TERM/ACRONYM	DEFINITION
Rebate	Offered by the state, utility, or local government to promote the installation of renewables and energy efficiency projects.
Renewable Energy	Energy from sources that regenerate and are less damaging to the environment, such as solar, wind, biomass, and small scale hydroelectric power
RMC	The San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy
RPS	California's Renewable Portfolio Standard requires utility providers to increase the portion of generated energy that comes from renewable sources.
RTP/SCS	Regional Transportation Plan/Sustainable Community Strategy, a plan that identifies transportation projects across an entire region, with the aim of reducing vehicle trips and associated GHG emissions.
RTPA	Regional Transportation Planning Agency
SB 32	California Senate Bill 32 (2016) expands upon AB 32 to mandate statewide GHG emissions reduction of 40 percent below 1990 levels by 2030
SB 97	Senate Bill 97 (2007) requires the Governor's Office of Planning and Research to develop and adopt CEQA guidelines for the mitigation of GHG emissions.
SB 100	Senate Bill 100 (2018) increases the California RPS requirement to 60 percent eligible renewables by 2030 and 100 percent by 2045.
SB 350	Senate Bill 350 (2015) requires California to (1) generate half of its electricity from renewable energy sources; (2) double energy efficiency for both electricity and natural gas end uses in all buildings by 2030; and (3) substantially improve the infrastructure for electric vehicle transportation.
SB 375	Senate Bill 375 (2008) enhances California's ability to reach its climate stabilization goals by planning more sustainable communities.
SB 379	Senate Bill 379 (2015) requires that climate adaptation be addressed in the safety element of a city's general plan and/or in the Local Hazard Mitigation Plan (LHMP)
SB 535	Senate Bill 535 (2012) requires 25 percent of the Greenhouse Gas Reduction Funds to go to projects that provide benefits to disadvantaged communities, and requires CalEPA to identify such communities.
SBEA	Small Business Energy Alliance
SBx707	The Water Conservation Bill of 2009
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	Sustainable Community Strategy
SEEC	California State-wide Energy Efficiency Collaborative
SF <sub>6</sub>	Sulfur hexafluoride, a powerful greenhouse gas
SGC	Strategic Growth Council
SLCP	Short-Lived Climate Pollutant, a greenhouse gas that persists for a relatively short time in the atmosphere but has a significant atmospheric warming impact.
SoCalGas	Southern California Gas Company
SoCalREN	Southern California Regional Energy Network
SOI	Sphere of influence
SOVs	Single-occupancy vehicles
TCC	The Strategic Growth Council's Transformative Climate Communities (TCC) Program funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in California's most-disadvantaged communities.

TERM/ACRONYM	DEFINITION			
TDM	Transportation demand management, the application of strategies and policies to reduce travel demand			
TEA-21	Transportation Equity Act for the 21st Century) program, a federal program administered through the state and regional governments			
TIRCP	Transit and Intercity Rail Capital Program was created by Senate Bill 862 to provide grants from the Greenhouse Gas Reduction Fund to fund transformative capital improvements that will modernize California's intercity, commuter, and urban rail systems, and bus and ferry transit systems to reduce GHG emissions by reducing congestion and vehicle miles traveled throughout California.			
Title 24	California Code of Regulations Title 24, also known as the California Building Standards Code (composed of 12 parts). Title 24, Part 6, established California's energy efficiency standards for residential and nonresidential buildings. See California Building Standards.			
U.S. EPA	United States Environmental Protection Agency			
USDA	U.S. Department of Agriculture			
UWMP	Urban Water Management Plan			
VMT	Vehicle miles traveled			
WWTP	Waste water treatment plant			
ZEV	Zero-emissions vehicle			
ZNE	Zero net energy, for buildings, use of no more energy over the course of a year than can be generated on site through renewable resources such as solar, wind, or geothermal power.			

## **List of Measures**



#### **ENERGY EFFICIENCY AND CONSERVATION (EE)**

**E1: Improve Energy Efficiency of Existing Buildings** 

**E2: Promote Green Building** 

E3: Improve Efficiency of Municipal Operations and Public Infrastructure



### RENEWABLE ENERGY (RE)

R1: Increase Local Renewable Energy Generation

R2: Promote Community Choice Energy (CCE) and Utility Renewable Energy

R3: Promote Conversion from Natural Gas to Clean Energy



### SUSTAINABLE TRANSPORTATION (TR)

TR1: Support the Transition to Electric and Zero-Emissions Vehicles

TR2: Improve Pedestrian and Bicycle Infrastructure

TR3: Expand Public Transit Options and "Last-Mile" Connectivity

TR4: Expand Car Sharing, Bike Sharing, and Ride Sharing

TR5: Improve Traffic Safety and Flow

**TR6: Support Transportation Demand Management** 



### LAND USE & COMMUNITY DESIGN (LU)

LU: Promote Smart Growth, TOD, and Complete Neighborhoods



### WATER AND WASTEWATER SYSTEMS (WA)

**WA1: Promote Water Conservation** 

**WA2: Promote Water Recycling and Greywater Use** 



### WASTE REDUCTION AND RECYCLING (WR)

**WR1: Promote Solid Waste Diversion** 



## GREEN INFRASTRUCTURE, PARKS, URBAN FORESTRY, AND AGRICULTURE (GA)

GA1: Support Urban Tree-Planting, Park Access, and Green Infrastructure

**GA2: Support Local Agriculture and Food Production** 



## **GREEN BUSINESS AND INDUSTRY (GB)**

GB1: Engage with Partner and Local Industries and Businesses to Reduce Emissions

**GB2: Grow the Local Green Economy** 

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## Introduction and Background

Given the scientific consensus that anthropogenic or "man-made" greenhouse gas (GHG) emissions are contributing to global climate change, and the GHG reduction policies established by the State of California, the City of Paramount (City) is joining an increasing number of California local governments committed to addressing climate change at the local level. The City recognizes the risk that climate change poses to its residents, business owners, and visitors, and is acting now to reduce the GHG emissions from both its government operations and the community at-large through the strategies set forth in this Climate Action Plan (CAP). Although state and regional policies and programs are being implemented to reduce GHG emissions, ultimately local action is needed to ensure that the City of Paramount is doing its part to mitigate climate change and adapt to its current and future effects. This CAP takes a common sense approach to reducing GHG emissions in the City of Paramount, with policies and cost-effective programs that the City itself, as well as its residents and businesses, can implement to reduce GHG emissions associated with energy consumption, transportation, water use, and solid waste sent to local landfills.

## Purpose

This CAP outlines strategies, goals, and actions for reducing City of Paramount's municipal and community-wide GHG emissions and for preparing the community for the anticipated impacts of climate change. It is designed to ensure that Paramount does its part to contribute to the goals of California's Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), and its successor bill Senate Bill (SB) 32, while remaining consistent with the City's General Plan vision for future growth. The

reduction of GHG emissions can ultimately establish the City as a leader in addressing the root causes of climate change within its own community.

AB 32 directs the state to reduce statewide GHG emissions to 1990 levels by 2020, while SB 32 deepens that commitment to 40 percent below 1990 levels by 2030. To achieve these reductions, the California Air Resources Board (CARB) and the state Office of Planning and Research (OPR) recommend that local governments develop community-wide targets that are consistent with these statewide targets. This CAP sets a 2030 community-wide GHG target for the City, outlines the strategies and actions the City will take to reduce GHG emissions and track progress towards reaching that target.

In developing this CAP, the City of Paramount considered many potential GHG-reduction strategies and actions. Best-suited measures were chosen primarily based on community support, their ability to reduce GHG emissions, and cost-benefit characteristics, with additional considerations for funding availability and feasibility of implementation. As the City is in the early stages of shifting towards a low-carbon economy, high priority was also given to strategies and actions that support local economic development by creating new jobs, boosting existing and creating new local green businesses, reducing energy costs, increasing energy security, and reducing traffic congestion. Additional considerations included public health impacts, energy security, air quality impacts, and quality of life impacts.

The measures in this CAP address energy consumption and generation, transportation, land use, solid waste disposal, and water use. For each GHG reduction measure, the CAP presents performance goals, strategies, and specific actions for reducing emissions. The Plan also identifies local co-benefits such as improved air quality, cost savings, social equity, and community health, as well as promotion of sustainable economics and increased resilience to the impacts of climate change. Guidance for implementation, monitoring, and future updates is also provided.

## Plan Organization

The CAP is organized into the following chapters, as described below:

- Chapter 1: Introduction and Background. This chapter provides an overview of the document, the purpose and
  scope of the CAP, the basic science behind climate change, and importance of considering equity when taking action.
  In addition, Chapter 1 provides a brief explanation of potential impacts of climate change in the City of Paramount,
  as well a discussion of the state and local actions to reduce GHG emissions.
- Chapter 2: Greenhouse Gas Emissions Inventory and Forecasts. This chapter presents the community-wide
  inventory of GHG emissions for the 2010 base year. Using projections of population, employment, and new
  residential and commercial development, future emissions for the years 2030 and 2050 are estimated for businessas-usual (BAU) conditions.
- Chapter 3: Greenhouse Gas Targets and Reduction Plan Overview. This chapter establishes the community's GHG emissions targets for future years, quantifies the emissions reductions expected from statewide and regional measures, and summarizes the reductions from local measures the City will take, as detailed in Chapter 4.
- Chapter 4: Local GHG Reduction Measures. Achieving the community GHG reduction targets will require taking
  action at the local level regarding energy use, transportation and land use, solid waste diversion, and water
  consumption. Chapter 4 addresses each of these sectors, summarizing their contribution to total city-wide emissions
  and describing the strategies and actions that will be implemented to reduce emissions from each category over
  time. Emissions reduction estimates are provided for individual strategies and actions through the year 2030.

- Chapter 5: Community Resilience and Adaptation. This chapter presents an overview of the impacts the City of
  Paramount is expected to experience due to projected changes in the climate, and what the City can do to begin
  preparing for them. It describes expected local impacts and vulnerabilities, and adaptation planning strategies.
- Chapter 6: Implementation and Monitoring. This chapter outlines recommended steps for implementing the GHG reduction strategies described in Chapter 4, and for monitoring the progress of implementation. It assigns implementation and monitoring responsibility to specific City departments and presents a schedule for implementation. Appendix C also discusses potential funding sources, and partnerships the City may enter into to leverage existing work and local resources for each GHG reduction measure discussed in Chapter 4.

## **Community Engagement**

Meaningful climate planning and action is grounded in the needs and priorities of community members. The City of Paramount partnered with the Institute for Local Government (ILG) to complete a virtual public engagement process that included a combination of online surveying and phone interviews designed to facilitate participation from diverse community members during the COVID-19 pandemic on climate planning priorities related to clean water, air quality, clean transportation, energy, and more.

Both the online survey and phone interviews served as tools to shape the direction and policies of this CAP. The City of Paramount faces environmental challenges by virtue of its location in relation to freeways and industry; however, the City can overcome these challenges and positive environmental change is possible through the community. Community values, efforts, and choices helped guide the City in deciding how to fund and prioritize projects and programs that would reduce GHG emissions in Paramount. Community engagement also illuminated opportunities for increased and ongoing engagement, education, and action within the City related to climate and sustainability. It is clear that air quality, affordable housing, land use planning, and clean energy are important topics that should be addressed to increase health, safety, and resiliency for the City and its residents. The youth are emerging leaders in the community and are motivated and eager to take action pertaining to climate topics. There are also opportunities to form a community sustainability committee that would partner with the City to make progress towards achieving climate action goals. The City and ILG look forward to further engagement with community members to bring this CAP to fruition and build a more vibrant, sustainable Paramount together.

## Climate Science

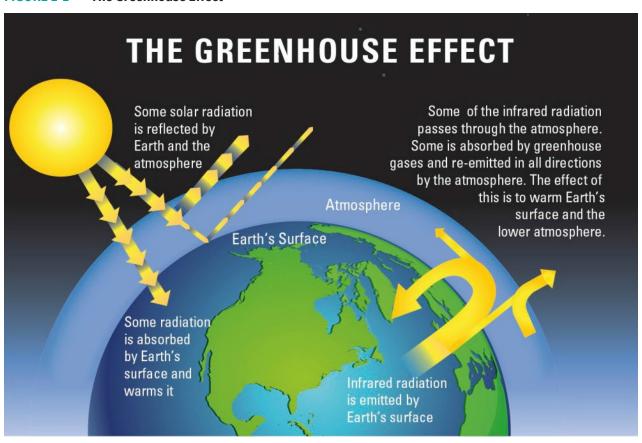
Climate change is described as a significant and lasting change in the planet's weather patterns over a long time period. The science of global climate change is well-established. Over the past two centuries, enough GHGs have been released into the atmosphere to increase the global average temperature. Increasing temperatures have been changing the climate worldwide and, if left unchecked, threaten to dramatically disrupt our current way of life, locally and globally. According to the Intergovernmental Panel on Climate Change (IPCC), "Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, and sea level has risen." Regional changes in climate, particularly temperature increases and changing precipitation patterns, are already affecting natural systems worldwide, and will have widespread impacts on

<sup>&</sup>lt;sup>1</sup> Intergovernmental Panel on Climate Change (IPCC), Climate Change 2014: Synthesis Report, Contribution of Working Groups I, II, and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, 2014. <a href="https://www.ipcc.ch/report/ar5/syr/">https://www.ipcc.ch/report/ar5/syr/</a>.

water availability, food production, ecosystem biodiversity, and human health. These changes are having significant impacts to the health, economy, and environment of the City of Paramount and beyond.

The Greenhouse Effect is a natural phenomenon whereby GHGs trap heat in the atmosphere and regulate the earth's temperature (**Figure 1-1**). This natural effect is responsible for maintaining a habitable climate, but over the last century human activities have greatly increased atmospheric concentrations of GHGs. This increase of human-generated GHG emissions, which has accelerated since the mid-20th century, is a primary cause of climate change. Atmospheric concentrations of GHG emissions now far exceed the average of the past several thousand years. Land use changes, burning of fossil fuels, and agricultural practices have all contributed to this observed increase. Global climate models clearly show that human activity is having an effect on global temperatures.

FIGURE 1-1 The Greenhouse Effect<sup>2</sup>



The most prevalent GHGs are carbon dioxide ( $CO_2$ ) and water vapor. Other important GHGs are methane ( $CH_4$ ), nitrous oxide ( $N_2O$ ), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride ( $SF_6$ ). These gases are emitted through a variety of natural processes and human activities, as follows:

- CO<sub>2</sub> and N<sub>2</sub>O are byproducts of fossil fuel combustion;
- N<sub>2</sub>O is associated with agricultural operations, such as fertilization of crops;

Figure from The Royal Society. https://royalsociety.org/topics-policy/projects/climate-change-evidence-causes/basics-of-climate-change/.

- CH<sub>4</sub> is commonly created by off-gassing from agricultural practices (e.g., manure from cows), anaerobic composting, and landfills;
- CFCs were widely used as refrigerants, propellants, and cleaning solvents; their production has been mostly eliminated by international treaty, but past emissions remain in the atmosphere due to their long lifespan;
- HFCs are now used as a substitute for CFCs in refrigeration and cooling; and
- PFCs and SF<sub>6</sub> emissions are common byproducts of industries such as aluminum production and semi-conductor manufacturing.

By the end of the 21st century, GHGs in the atmosphere are expected to exceed known levels going back more than 1 million years. Climate models cited by the IPCC predict that without major reductions in emissions, the increase in annual average global temperature relative to preindustrial times could reach 7°F (4°C) or more by 2100.<sup>3</sup> With significant reductions in emissions, the increase can be mitigated. To limit warming to 2°C, atmospheric GHG concentrations must be stabilized at less than 450 parts per million (ppm). This requires reducing GHG emissions globally by about 80 percent below 1990 levels by the year 2050. A target this aggressive is made especially challenging due to the current rapid rise of emissions in the developing world. Climate dynamics are complex, and predictions about our future climate include a level of uncertainty. Even so, current observations are consistent with modeling predictions and in many cases prove that the models are conservative.

An expanding body of scientific research supports the theory that human activity is a major contributor to observed increases in atmospheric CO<sub>2</sub> and other GHGs. In 2018, a consortium of U.S.-based science organizations led by the National Oceanic and Atmospheric Administration (NOAA) released its fourth comprehensive National Climate Assessment, indicating that global annually averaged surface air temperature has increased by about 1.8°F (1.0°C) over the last 115 years (1901–2016), representing the warmest period in the history of modern civilization. The report concludes, based on extensive evidence, that it is extremely likely that human activities, especially emissions of GHGs, are the dominant cause of the observed warming since the mid-20th century, stating "For the warming over the last century, there is no convincing alternative explanation supported by the extent of the observational evidence."

## Climate Impacts in Paramount

The City of Paramount, like other communities in California, is likely to face serious economic, social, and environmental challenges in the 21st century due to climate change. **Figure 1-2** summarizes how climate change is expected to impact the temperatures, air quality, storms, and droughts that are experienced by the City of Paramount.

<sup>&</sup>lt;sup>3</sup> IPCC, Climate Change 2014: Synthesis Report, Contribution of Working Groups I, II, and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, 2014. <a href="https://www.ipcc.ch/report/ar5/syr/">https://www.ipcc.ch/report/ar5/syr/</a>.

<sup>&</sup>lt;sup>4</sup> U.S. Global Change Research Program, Fourth National Climate Assessment (NCA4), Volume 1, 2018. https://science2017.globalchange.gov/.

#### FIGURE 1-2 Climate Impacts Expected in the City of Paramount

#### How will climate change impact Paramount?

1. Temperatures and extreme heat days will continue to rise.



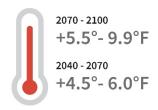




2070

2100

2040



Higher temperatures may increase energy use for air conditioning, water use for irrigation, and the need for cooling centers.

Lower income areas and communities of color are more likely to live in areas prone to suffer from urban heat island effect, which increases the magnitude of extreme heat events.









Increased regional wildfires, higher ozone concentrations, and worsening allergens may exacerbate:

Respiratory Illness Missed school & work

**Allergies** 

3. Stormwater runoff volume in the Los Angeles Basin is projected to increase significantly.





More precipitation will fall as rain instead of snow leading to an increase in stormwater runoff by as much as 50%. This will increase the likelihood of urban flooding and risk of property and infrastructure damage.





4. The State and region is expected to have more frequent, longer and more intense droughts.





Droughts may increase water restrictions and energy use to transport imported water from other areas. Additionally, droughts may increase the risk of wildfires in Southern California which may worsen air quality in the City of Paramount.

Source: CalAdapt, 2020, Gateway Cities COG, 2018

## **Equity Considerations**

The CAP serves as a roadmap for the City of Paramount to reduce GHG emissions, create jobs, and prepare for the impacts of climate change on public health, infrastructure, the economy, ecosystems, and public spaces in our community. Through climate action planning, Paramount can take a comprehensive approach to addressing longstanding health, environmental and social disparities, including acknowledging and responding to the circumstances of the Paramount community's close proximity to industrial sites and major freeways. Paramount looks to broaden the scope of climate action planning beyond reducing GHG emissions in order to enable all people to thrive in a community without toxic pollution, poor air quality, environmental degradation, or lack of access to opportunity.

This CAP incorporates climate equity strategies to address socio-economic aspects of sustainability and reduce the disparities and unequal burdens faced by the City's most vulnerable populations. Climate equity ensures the fair distribution of the benefits of climate action and resilience efforts as the community transitions to a low carbon future. This also means not making existing disparities worse and striving to reduce disparities.

## Climate Impacts on Vulnerable Populations

Climate change presents significant threats to community health and wellbeing, from more extreme heat events, worsening air quality, changes in precipitation levels, to increased transmission of infectious diseases. These threats will not affect everyone equally. Vulnerable groups such as the elderly, low- income families, undocumented immigrants, Black, Indigenous, (and)

People of Color (BIPOC) communities, and individuals already suffering from chronic diseases will be disproportionately impacted by these changes. The City of Paramount is home to large populations of vulnerable communities, as illustrated in

Figure 1-3. Vulnerable communities experience heightened risk and increased sensitivity to climate change and have less capacity and fewer resources to cope with, adapt to, or recover from climate impacts. This sensitivity may be influenced by a number of factors such as income, racism, living conditions, age, health, language barriers, or location. Additionally, the City of Paramount experiences higher than average levels of pollution for fine particulate matter and diesel particulate matter. This existing pollution burden makes the City more vulnerable to additional climate related air quality impacts and the resultant health impacts.

Our most vulnerable community often have less access to healthy and energy-efficient housing, transit, or safe bicycling and walking routes. Vulnerable communities live, work, and play in locations that are exposed to multiple environmental hazards, high levels of air pollution, and other stressors. These impacts can be exacerbated by reduced access to key information and available programs and services that transcend language, cultural, or geographic barriers. Strategies to reduce GHG emissions and to improve environmental conditions must reduce these disparities while ensuring the most vulnerable communities experience the benefits of climate planning.



Vulnerable communities experience heightened risk and increased sensitivity to climate change and have less capacity and fewer resources to cope with, adapt to, or recover from climate impacts.

## Low-income





#### **Homeless**



Identify as a Person of Color



## Renters



**Undocumented Immigrants** 





Single-female **Head of Household** 

Compared to 15% for

## Children



#### High Level of

## **Pollution Burden**



High exposure to Diesel PM:

High level of toxic releases, solid waste sites, groundwater threats, hazardous waste

## **Non-English Speakers**



Households have no one over the age of 14 that speaks English well than English at home

## Educational Attainment

92%

8%

a 4-year college degree

## Health





#### Lacking health insurance: Working adults do not have health insurance

10% of population have asthma

17% of adults reported mental health not being good recently

6% of infants born have low

## Opportunities and Co-benefits

Climate equity strategies can help to overcome deeply interrelated challenges community members face. For example, if affordable housing is located far from job centers, workers must commute long distances, increasing vehicle miles traveled and worsening air quality for all. Locating housing near services or key destinations can enable community members to take advantage of healthy and environmentally friendly mobility options such as biking or walking.

Vulnerable communities face higher health costs from exposure to worsening air quality, and at the same time pay a greater percentage of their income and time using unreliable public transit services. More frequent and clean transportation options can improve health outcomes and access to regional employment. Industrial manufacturing and waste disposal also contribute to health and climate inequities. Creating pathways for new jobs in composting, recycling and reuse, and edible food recovery that are well paying and do not require higher education can address food insecurity, reduce community exposure to toxins, and increase economic opportunity.

Strategies that invest in building energy efficiency improvements can improve public health and reduce utility bills and maintenance costs. By investing in skilled workers and new low carbon technologies like clean energy and renewable materials, Paramount can develop new engines for green job growth and sustainable economic prosperity.

Many of the actions that address climate change can improve the health and wellbeing of vulnerable communities. By instituting measures to deal with climate impacts such as extreme heat and air quality impacts, Paramount can plan for climate change in a way that protects vulnerable populations and provides an equitable distribution of costs, benefits, and opportunities for all members of the community. The City of Paramount has an important role, in partnership with public agencies and community-based organizations, to alleviate historic disparities, educate and engage the public on climate change issues, and to promote community involvement in actions to reduce climate change risks, using linguistically and culturally responsive approaches that are effective to improving resiliency for diverse populations.

Climate-related policies and regulations are generating economic change. The state recognizes that reaching its ambitious GHG reduction targets requires innovation, public and private investments, and market adoption of new technologies in energy, transportation, materials, agriculture, water, waste management, and land management. New economic opportunities are emerging as state and regional agencies direct investment, policy, and planning resources toward reducing GHG emissions. Electrification of the transportation and building sectors, decarbonization of electricity supply, and designing new buildings to be net energy producers are just three examples of the transformative developments required for the state to meet its long-term GHG targets. The CAP recognizes local economic development and GHG reduction as synergistic planning goals. The CAP's measures represent local business opportunities related to renewable energy generation, energy efficiency improvements, waste reduction, and mobility, to name a few. By investing in skilled workers and new low carbon technologies like clean energy, renewable materials, and bio-based fuels, the City can develop new engines for job growth and sustainable economic prosperity.

The CAP is not just a plan to reduce emissions; it is a plan for a sustainable and equitable Paramount community. From housing to transportation to waste and urban greening, it is important to incorporate principles of equity throughout the plan to ensure all community members benefit from climate planning.

## Relationship to Local Plans

This CAP, in presenting measures for reducing community GHG emissions and increasing resilience to climate change, is closely aligned with the goals and policies outlined in the City of Paramount General Plan (adopted in 2007), the Paramount Municipal Code, and other City plans and policies related to sustainability. The CAP is a standalone policy document and will help the City meet its long-term planning goals.

## City of Paramount General Plan

The City of Paramount General Plan, most recently updated comprehensively in 2007, is intended to guide the growth of the City in a manner that best serves its citizens. Five of the City's General Plan elements—Land Use, Transportation, Resource Management, Economic Development, and Public Facilities—include policies that are directly related to the reduction of GHG emissions. As outlined below:

- **Policy LU.10:** The City of Paramount will continue to promote the development of larger, more efficient, commercial retail shopping centers as opposed to small "strip commercial" centers.
- Policy LU.13: The City of Paramount will continue to provide safe, convenient pedestrian linkages across and along streets containing commercial centers and uses.
- Policy RM.4: The City of Paramount will require new larger residential developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need.
- Policy RM.15: The City of Paramount will seek to establish a comprehensive bikeway and pedestrian trail system for the City.
- **Policy TR.1:** The City of Paramount will increase the efficiency of the local street system by reducing the conflicts associated with through traffic.
- Policy TR.6: The City of Paramount will continue to support the development and expansion of the region's public
  and mass transit system.
- Policy TR.9: The City of Paramount will continue to support the maintenance and expansion of the existing public transit system.
- **Policy TR.10:** The City of Paramount will encourage new and existing businesses to include those improvements that will promote the use of alternative forms of transit.
- Policy TR.11: The City of Paramount will continue to support the local public transit system and ongoing efforts to
  improve conditions with other regional transit facilities and services (MTA bus service, Long Beach Transit, Green
  Line, etc.)
- Policy ED.4: The City of Paramount will encourage mixed-use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels. This development concept will also be effective in eliminating strip commercial land use and development patterns.
- Policy PF.4: The City of Paramount will protect, conserve, and enhance water resources through implementation of the Water Master Plan.

#### CITY OF PARAMOUNT HOUSING ELEMENT UPDATE

The City of Paramount most recently updated its Housing Element in 2014. Housing elements are regularly updated to assess and respond to local demand for residential development. An update ("6th Cycle") is now in progress and will be completed by October 2021. The City of Paramount must provide additional units, including affordable housing that aligns with the Regional Housing Needs Assessment (RHNA) allocation established by the Southern California Association of Governments (SCAG). The Housing Element identifies housing programs that will aid Paramount in meeting the housing allocation in a manner that best serves their citizens.

#### CITY OF PARAMOUNT HEALTH AND SAFETY ELEMENT

The City of Paramount is in the process of updating their Health and Safety Element, which is anticipated to be complete by November 2021. The update will incorporate the findings from this CAP and will identify the health-related co-benefits of GHG reduction and climate resiliency measures.

#### CITY OF PARAMOUNT ENVIRONMENTAL JUSTICE FLEMENT

The City of Paramount is in the process of adding an Environmental Justice Element to their General Plan in accordance with SB 1000. The Environmental Justice Element would identify objectives and policies to reduce pollution exposure, improve air quality, promote public facilities, improve food access, advance access to housing, and increase physical activity in identified disadvantaged communities. The Environmental Justice Element is anticipated to be complete by November 2021.

#### BELLFLOWER-PARAMOUNT BIKE AND TRAIL MASTER PLAN

The Cities of Bellflower and Paramount worked with SCAG to develop a joint Bike and Trail Master Plan (Master Plan), which was adopted by the City of Paramount in 2016. The Master Plan provides a guide for the future development of bicycle infrastructure projects, policies, and programs throughout and between the two cities, creating a regionally connected bicycle network. The Master Plan makes recommendations to the cities regarding infrastructure, policies, and programs, all of which support the expansion of the local bike network and promote bicycling, a carbon-free transportation mode, amongst citizens.

#### BELLFLOWER-PARAMOUNT ACTIVE TRANSPORTATION PLAN

The 2019 Bellflower-Paramount Active Transportation Plan (ATP) was jointly developed to identify ways to make active transportation safer, more enjoyable, and more prevalent in the neighboring cities. The ATP identifies the following goals: identify barriers to bicycling and walking and provide opportunities through outreach and improvement projects to remove barriers to active transportation, improve community health through increased exercise and collision reduction as access to active means of transportation is further developed, provide disadvantaged communities with social equity, and increase community pride as a result of community engagement, social interaction, and achievement of a common goal.

#### CITY OF PARAMOUNT URBAN WATER MANAGEMENT PLAN

The City of Paramount is an urban retail water supplier that serves 98 percent of Paramount. The City's 2015 Urban Water Management Plan (UWMP) discusses existing and forecasted water demand, supply, and reliability. The UWMP also discusses the City's connection with the Central Basin Municipal Water District (CBMWD), their wholesaler, as relevant to the scope of the UWMP. An update to the UWMP is now in progress.

#### CITY OF PARAMOUNT WATER MASTER PLAN

The City of Paramount most recently updated their Water Master Plan (WMP) in 2015. It serves as a mid-planning period update for the years 2007 through 2022, with a focus on identification of recommended improvements for increased water supply efficiency, economy, and reliability. The WMP includes strategies to increase the percentage of demand that is supplied by local groundwater, as opposed to imported water, which likely has a lower carbon footprint when considering the embodied carbon associated with imported water. Additionally, the WMP identifies a recommended project to increase the municipal use of recycled water, which has a lower carbon footprint than both local groundwater and imported water.

## Climate Action in California

Strategies for monitoring and addressing climate change have emerged at the international, national, and state levels, but California has been a leader in developing mitigation and adaptation strategies. Since 2005, California has been developing policy and passing legislation that seeks to control emissions of gases that contribute to global warming. These have included regulatory approaches, such as mandatory reporting for significant sources of GHG emissions and caps on emission levels, as well as market-based mechanisms, such as market-based cap-and-trade. Some regulations apply at the state level, but others are state-imposed mandates that are applicable at the municipal level and are required of local agencies and jurisdictions.

The major components of California's climate change initiative are identified below, and described in detail in Appendix A:

- Executive Order (EO) S-3-05;
- Global Warming Solutions Act of 2006 (AB 32);
- California's Cap-and-Trade Program;
- Low-Carbon Fuel Standard (LCFS);
- SB 32 and the 2017 Scoping Plan Update;
- Pavley Regulation (AB 1493), Advanced Clean Cars (ACC), and the California Mobile Source Strategy;
- Renewables Portfolio Standard;
- SB 350;
- California Building Code;
- SB 375; and
- SB 535 Greenhouse Gas Reduction Fund and Disadvantaged Communities.

Through these state regulations, in addition to local government action, CARB anticipates that the state will be able to achieve its GHG reduction goals set by AB 32 and SB 32. AB 32 required that emissions statewide GHG emissions be reduced to 1990 levels by 2020, a goal that was achieved in 2017, three years prior to the 2020 goal; while SB 32 codified the 2030 target set by EO B-30-15 (40 percent below 1990 levels by 2030) and is intended to ensure that California remains on track to achieve the 2050 goal of 80 percent below 1990 levels. SB 32 states the intent of the legislature to continue to reduce GHGs for the protection of all areas of the state and especially the state's most disadvantaged communities, which are disproportionately impacted by the deleterious effects of climate change on public health.



## Paramount's GHG Emissions

The City of Paramount GHG inventory quantifies the annual GHG emissions resulting from activities within the City by residents, businesses, and local governments. The community inventory provides an understanding of where GHG emissions are originating and informs development of the effective strategies and actions to reduce emissions.

The City's baseline community GHG Inventory for 2010 forms the basis for setting emissions reduction targets and measuring future progress. Forecasts of the City's future emissions are based on current best estimates for population, households, and job growth within the City under BAU conditions, and under an 'adjusted' forecast scenario that includes the effect of statemandated GHG reduction programs.

The 2010 community GHG inventory was developed as part of the Gateway Cities Climate Action Planning Framework project. The boundaries of analysis, along with the methodology and assumptions used to develop Paramount's GHG inventory and future projections, can be accessed through the Gateway Cities CAP Framework online dashboard.<sup>5</sup>

<sup>&</sup>lt;sup>5</sup> http://www.gatewaycog.org/initiatives-and-projects/air-quality/climate-action-planning-framework

# Baseline Community Emissions Inventory

The emission sources and activities chosen for inclusion in the City of Paramount community (city-wide) inventory are based on the reporting framework for local governments developed by the international Council for Local Environmental Initiatives (ICLEI) in their U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions. As such, emissions in the community inventory include those that derive from sources located within the jurisdiction and from activities by community members for which the local government has significant influence to mitigate. This generally includes activities taking place within the City's geopolitical boundary where the local government has jurisdictional authority, as well as community-related activities taking place outside the City limits that are attributable to community activities (e.g., landfill waste from City residents).

Paramount's community GHG emissions breakdown for the year 2010 is the City's baseline emissions inventory. The inventory reflects the manufacturing and industrial complex that is so characteristic of the Gateway Cities region. Many of the region's large stationary sources are regulated by the CARB under the state's Cap and Trade program, which requires that power generators, refineries, and other large stationary emitters that emit more than 25,000 metric tons of carbon dioxide equivalents per year (MTCO<sub>2</sub>e) reduce their emissions over time in line with the California Global Warming Solutions Act of 2006 (AB 32).<sup>6</sup> With CARB as the enforcing agency, cities generally do not have jurisdictional authority over these sources. For this reason, cities with large stationary sources typically remove those sources from their baseline GHG inventory and BAU forecast when developing a CAP, in order to focus on sources over which they have jurisdictional control or influence.

## Community Inventory Including Large Stationary Sources

**Table 2-1** lists the large stationary sources that are regulated by the Cap and Trade program, as reported under CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (MRR). As shown in **Table 2-2** and **Figure 2-1**, these sources contributed approximately 36.2 percent of the City's total GHG emissions in 2010.

**TABLE 2-1** City of Paramount Large Stationary Sources

SOURCE	2010 GHG EMISSIONS (MTCO₂e) <sup>a</sup>
Carlton Forge Works	26,075
Paramount Petroleum Corporation <sup>b</sup>	186,803
Total Emissions	212,878

NOTE

 $\textit{a-MTCO}_2 e \textit{ represents metric tons of carbon dioxide equivalent.}$ 

 $b-This \ is \ now \ the \ AltAir/World \ Energy \ refinery, \ a \ facility \ that \ has \ eliminated \ petroleum-based \ products \ and \ focuses \ on \ renewable \ fuels \ production.$ 

COURCE: CARB, Mandatory GHG Reporting Data, Emissions Reported for Calendar Year 2010, 2015. https://www.arb.ca.gov/cc/reporting/ghg-rep/reported-data/2010-ghg-emissions-2015-06-15.xlsx? ga=2.244283980.833670168.1607626629-522716994.1589488173, accessed December 2020.

<sup>&</sup>lt;sup>6</sup> Collectively, these sources represent approximately 85 percent of the state's total emissions.

California Air Resources Board (CARB), Mandatory GHG Reporting Data, 2010. https://ghgreport.arb.ca.gov/eats/carb/.

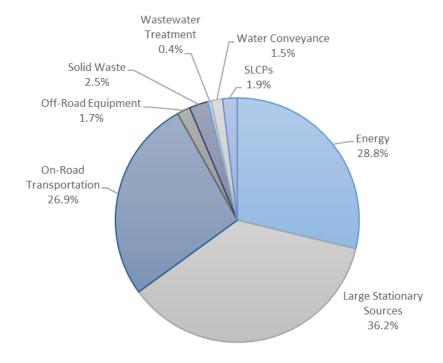
TABLE 2-2 City of Paramount 2010 GHG Emissions – Including Large Stationary Sources

SECTOR	EMISSIONS (MTCO₂e) <sup>a</sup>	PERCENT OF TOTAL	
Residential Electricity	15,432	2.6%	
Residential Natural Gas	17,318	2.9%	
Commercial/Industrial Electricity	55,336	9.4%	
Commercial/Industrial Natural Gas	81,024	13.8%	
Large Stationary Sources (Regulated by Cap-and-Trade)	212,878	36.2%	
On-Road Transportation	157,856	26.9%	
Off-Road Equipment	10,252	1.7%	
Agriculture	_	0.0%	
Solid Waste	14,896	2.5%	
Wastewater Treatment	2,459	0.4%	
Water Conveyance	8,842	1.5%	
Short-Lived Climate Pollutants (SLCPs)	11,382	1.9%	
Total Emissions	587,675	100%	

NOTE

SOURCES: Los Angeles Regional Collaborative for Climate Action and Sustainability (LARC); UCLA Energy Atlas; CARB, Mandatory GHG Reporting Data (2010); and CARB, OFFROAD Emissions Model (2007)

FIGURE 2-1 2010 Community Emissions by Sector – Including Large Stationary Sources



a – MTCO₂e represents metric tons of carbon dioxide equivalent.

## Community Inventory Excluding Large Stationary Sources

For climate action planning, local jurisdictions typically focus on GHG emissions sources that they control or influence. **Figure 2-2** provides a comparison of the City's 2010 emissions inventory with and without large stationary sources that are regulated under Cap and Trade.

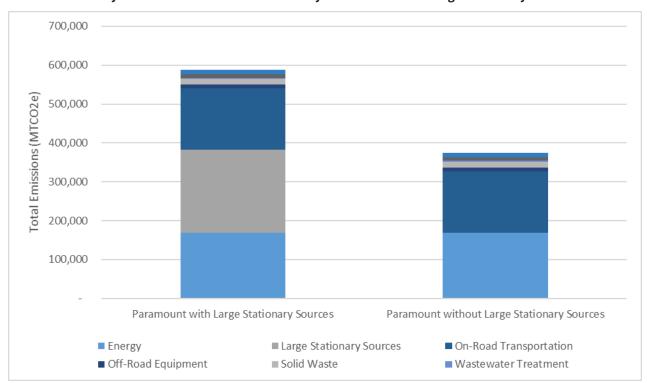


FIGURE 2-2 City of Paramount 2010 GHG Inventory with and without Large Stationary Sources

The City of Paramount's 2010 GHG Inventory without large stationary sources is considered the City's baseline GHG inventory for planning purposes. **Table 2-3** summarizes the 2010 baseline inventory, by sector. With large stationary sources removed, on-road transportation is the greatest contributor to total emissions, making up 42.1 percent of the City's emissions. Total energy (electricity and natural gas) used by commercial/industrial buildings is the second biggest contributor to the adjusted inventory (36.4 percent), followed by total energy used by residential buildings (8.7 percent). Figure 2-3 provides a graphical depiction of each sector's contribution to the adjusted inventory.

Note that industrial energy emissions refer to the energy purchased and consumed by industrial uses and is differentiated from large stationary source emissions, which refer to emissions as a result of industrial processes.

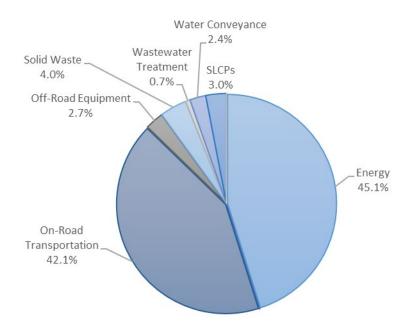
TABLE 2-3 City of Paramount 2010 GHG Emissions – Excluding Large Stationary Sources

SECTOR	EMISSIONS (MTCO₂e) <sup>a</sup>	PERCENT OF TOTAL
Residential Electricity	15,432	4.1%
Residential Natural Gas	17,318	4.6%
Commercial/Industrial Electricity	55,336	14.8%
Commercial/Industrial Natural Gas	81,024	21.6%
On-Road Transportation	157,856	42.1%
Off-Road Equipment	10,252	2.7%
Agriculture	_	0.0%
Solid Waste	14,896	4.0%
Wastewater Treatment	2,459	0.7%
Water Conveyance	8,842	2.4%
Short-Lived Climate Pollutants (SLCPs)	11,382	3.0%
Total Emissions	374,797	100%

NOTE:

SOURCES: Los Angeles Regional Collaborative for Climate Action and Sustainability (LARC); UCLA Energy Atlas; CARB, Mandatory GHG Reporting Data, 2010; and CARB, OFFROAD Emissions Model, 2007.

FIGURE 2-3 2010 Emissions by Sector – Excluding Large Stationary Sources



**Figure 2-4** provides additional detail for the energy emissions in the City's adjusted inventory, while **Figure 2-5** provides additional detail by vehicle class for on-road emissions. On-road emissions were estimated using CARB's EMFAC2017.

a – MTCO₂e represents metric tons of carbon dioxide equivalent.

FIGURE 2-4 Energy Breakdown, Excluding Large Stationary Sources

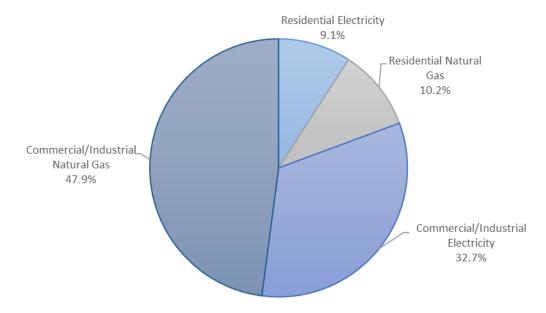
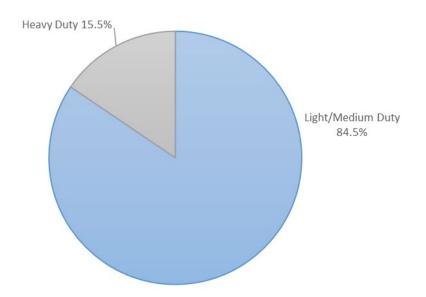


FIGURE 2-5 On-Road Emissions Breakdown by Vehicle Class



## **Emissions Forecasts**

The BAU community emission forecasts for the City of Paramount are based purely on the effect that local growth (population, jobs, and housing) would have on the City's baseline emissions in the absence of GHG reduction programs. BAU forecasts are useful in climate action planning because they provide the basis against which GHG reduction programs can be quantified in terms of their ability to reduce emissions at key planning horizons. The City of Paramount is part of the Greater Los Angeles Area, spanning 4.8 square miles, and is bordered by South Gate and Downey to the north; Bellflower to the east; Long Beach to the south; and Compton, Lynwood, and unincorporated areas of Los Angeles County to the west. Table 2-4 details the 2010 population, housing, and employment demographics and the projected demographics for 2020 through 2050 years. 9 As of 2018, approximately 80.8 percent of the population of Paramount identified as Hispanic/Latino, 9.8 percent of the population identified as Black or African American, 2.6 % of the population as Asian American, and 4.8 % of the population identified as white alone. (U.S. Census Bureau, 2018b). 10

**City of Paramount Socioeconomic Data TABLE 2-4** 

	SOCIOECONOMIC DATA				GROWTH RATES				
DEMOGRAPHIC	2010	2020	2030	2040	2050	2010-2020	2010-2030	2010- 2040	2010- 2050
Population	54,467	55,077	56,301	58,109	59,026	1.1%	3.4%	6.7%	8.4%
Housing	13,871	14,116	14,425	14,867	15,144	1.8%	4.0%	7.2%	9.2%
Employment	19,272	20,941	21,572	22,355	23,505	8.7%	11.9%	16.0%	22.0%

NOTE: 2050 socioeconomic data was linearly forecasted by extending the same growth rates expected from 2030 through 2040.

Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy and travel demand model. Date SOURCE: processed and organized by Fehr & Peers.

In Paramount, total emissions generated by community activities in 2010 were 374,797 MTCO₂e. Using the socioeconomic growth forecasts provided in Table 2-4, BAU forecasts were developed at ten-year intervals out to 2050, as shown in Table 2-5.11 As shown in Figure 2-6, BAU forecasts of community emissions are 394,684 MTCO₂e for 2020, 406,971 MTCO₂e for 2030, 420,381 MTCO<sub>2</sub>e for 2040, and 436,468 MTCO<sub>2</sub>e for 2050, representing increases of 8.6 percent, 12.2 percent, and 16.5 percent, respectively, from 2010 levels. Note that the BAU forecasts do not include the large stationary sources listed in Table 1 since the City does not have jurisdiction over those sources.

U.S. Census Bureau, Paramount, CA - ACS Demographic and Housing Estimates, 2010.

https://data.census.gov/cedsci/table?q=Parmount,%20CA&tid=ACSDP5Y2019.DP05&hidePreview=false, accessed December 2020.

U.S. Census Bureau, Table DP03 American Community Selected Economic Characteristics, 2013–2018 5-Year Estimates, 2018. https://data.census.gov/cedsci/table?q=dp03&g=1600000US0655618&tid=ACSDP5Y2018.DP03&hidePreview=true.

11 2040 represents the planning horizon of SCAG's 2017 Regional Transportation Plan.

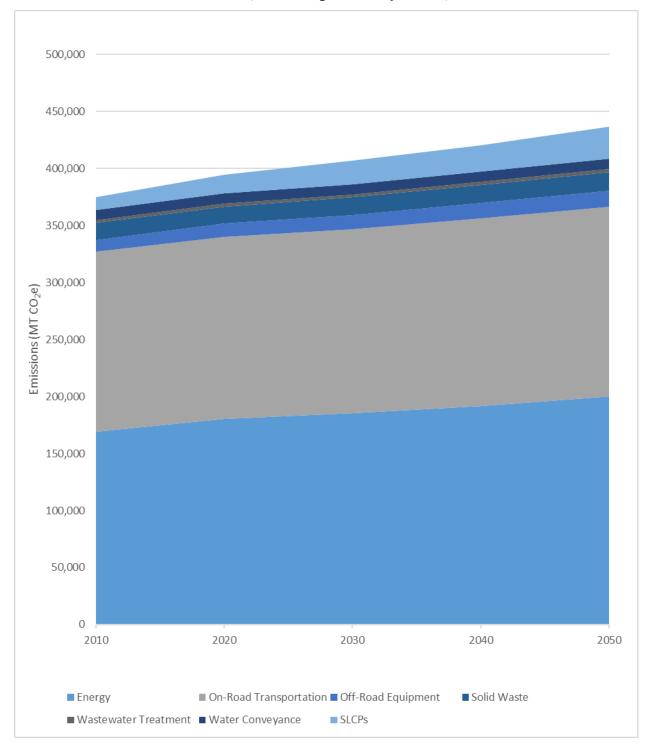
**TABLE 2-5** BAU Forecasts for GHG Emissions (MTCO<sub>2</sub>e, without large stationary sources)

SECTOR	2010	2020	2030	2040	2050
Residential Electricity	15,432	15,404	15,742	16,224	16,379
Residential Natural Gas	17,318	17,623	18,010	18,561	18,907
Commercial/Industrial Electricity	55,336	58,978	60,756	62,960	65,670
Commercial/Industrial Natural Gas	81,024	88,164	90,822	94,117	99,016
On-Road Transportation	157,856	160,056	161,553	164,427	166,276
Off-Road Equipment	10,252	11,384	12,364	13,305	14,361
Agriculture	0	0	0	0	0
Solid Waste	14,896	15,062	15,397	15,892	16,142
Wastewater Treatment	2,459	2,487	2,542	2,624	2,665
Water Conveyance	8,842	8,813	9,009	9,298	9,382
Short-Lived Climate Pollutants (SLCPs)	11,382	16,713	20,776	22,973	27,670
Total Emissions	374,797	394,684	406,971	420,381	649,346

NOTE: 2050 BAU emissions are forecasted by extending the same growth rates expected from 2030 through 2040.

It is important to reiterate that BAU forecasts assume no change to the vehicle efficiency standards, building energy standards (i.e., Title 24, Part 6), and grid electricity emission factors that were in place in 2010. Since 2010, vehicles have become more fuel efficient, Title 24 building standards have become more stringent, and grid electricity has become less carbon intensive. Thus, the BAU forecasts presented here represent a conservative estimate of future emissions.

FIGURE 2-6 BAU Emissions Forecasts (without large stationary sources)



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#### CHAPTER 3

# Emissions Target and Reduction Plan

This chapter describes the City's GHG emissions reduction target and provides an overview of the City's plan to reduce emissions over time, including reductions anticipated from state and regional measures, and from implementation of the local measures that are described in detail in Chapter 4.

# Community 2030 Emissions Reduction Target

In local planning for GHG emissions reduction, it is common to describe an efficiency metric that divides total emissions in the planning area by its "service population," which is the sum of the number of jobs and the number of residents. The use of efficiency metrics to evaluate emissions trends and consistency with California's statewide GHG targets is supported by the CARB in its 2017 Climate Change Scoping Plan Update, which outlines the state's plan to achieve a statewide target of 40 percent below 1990 levels as required by SB 32. The Scoping Plan states that "it is appropriate for local jurisdictions to derive evidence-based local per capita goals based on local emissions sectors and population projections that are consistent with the framework used to develop the statewide per capita targets." <sup>12</sup> An efficiency target accounts for a jurisdiction's size in

<sup>&</sup>lt;sup>12</sup> CARB, California's 2017 Climate Change Scoping Plan, published November 2017, p. 100.

terms of population and employment and does not penalize it for economic growth, particularly if that growth is energy efficient. This approach supports the intent of SB 32 to accommodate population and economic growth in California, while also achieving a lower rate of GHG emissions and meeting the statewide target for 2030. It is also consistent with case law regarding the evaluation of GHG emission impacts under the California Environmental Quality Act (CEQA).<sup>13</sup>

The City of Paramount CAP establishes a community-wide reduction target for 2030 of 40 percent below baseline emissions (2010), consistent with California's statewide goal to achieve a 40 percent reduction by 2030, as mandated by SB 32, and with guidance from OPR. <sup>14</sup> **Table 3-1** shows the derivation of Paramount's 2030 GHG target.

**TABLE 3-1** Derivation of 2030 GHG Emissions Target for Paramount CAP

	MTCO₂e <sup>a</sup>
2010 Baseline Community Emissions (MTCO₂e)	374,797
40 Percent Reduction	-149,919
2030 Target	224,878

NOTES:

a – MTCO₂e represents metric tons of carbon dioxide equivalent.

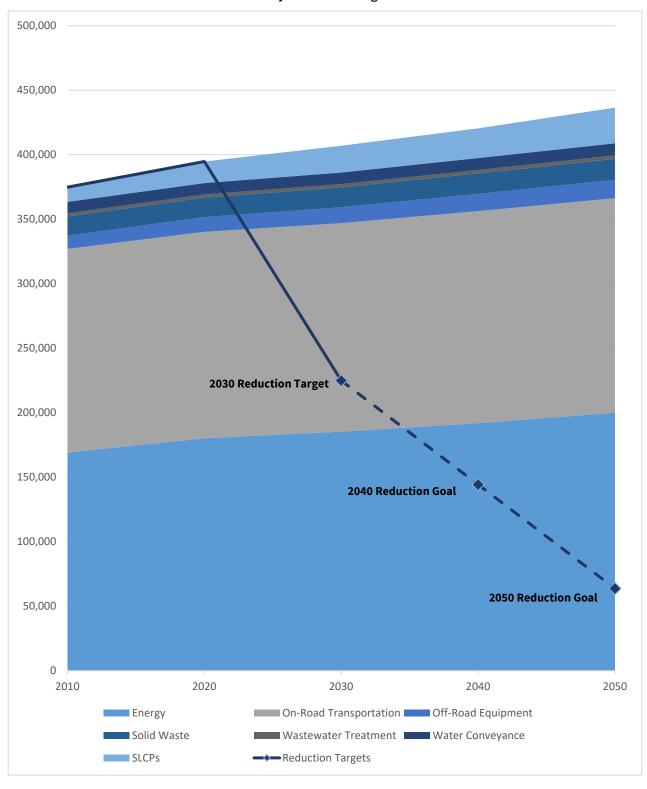
The City's target for community GHG emissions in 2030 is depicted graphically in **Figure 3-1**. The CAP does not currently establish a reduction target for 2050; however, as can be seen in Figure 3-1, the 2030 target puts the City on a trajectory that is in line with the state's long-term target established by EO S-3-05, recognizing that the manner in which technologies, regulations, and markets develop between now and then will greatly affect the emissions trajectory and the role that local governments must play in meeting that target.

Longer term, the City is committed to reducing emissions in line with state climate stabilization goals, including EO S-3-05 to reduce emissions statewide 80 percent below 1990 levels by 2050. The City will track the implementation of the CAP and update it over time as state policies, programs and targets evolve, as described in Chapter 6.

In Center for Biological Diversity v. California Department of Fish and Wildlife and Newhall Land and Farming (2015), also known as the "Newhall Ranch" case, the California Supreme Court acknowledged GHG efficiency metrics as a superior approach for CEQA evaluation of and use projects, based on the recognition that California population will continue to grow, while at the same time GHG emissions must be reduced.

Governor's Office of Planning and Research, *General Plan Guidelines*, 2017. Chapter 8: Climate Change, pp. 222–233.





## **Reductions from State Measures**

Significant emissions reductions in community GHG emissions are anticipated as a result of state programs and regulations, including the efficiency standards for passenger vehicles (e.g., Pavley II/ACC standards), reduction in carbon content of transportation fuels (e.g., the LCFS), and minimum renewable energy requirements for utilities (e.g., the Renewables Portfolio Standard). Measures regulated and implemented by the state and federal government achieve reductions without additional action by the city. For example, even if the vehicle miles traveled (VMT) within the city remain constant over time, resulting GHG emissions would decrease because as new vehicles are purchased, as they would in general be more GHG-efficient than those they replace.

Some state programs also require local action within communities. The California Green Building Standards Code (CALGreen) requires, at a minimum, that new buildings and renovations throughout California meet certain design standards. New residential and commercial buildings must meet certain baseline efficiency and sustainability standards. Additional voluntary building code provisions, known as Tier 1 and Tier 2 requirements, can be adopted locally, providing even greater energy savings and emissions reductions.

The collective impact of state-wide measures on the City of Paramount emissions forecast is shown in **Figure 2-7.** By 2030, these measures are expected to reduce community emissions by approximately 112,471 MTCO<sub>2</sub>e, or an estimated 21.4 percent from the BAU forecast. By 2040, state-wide measures are expected to reduce community emissions by approximately 158,868 MTCO<sub>2</sub>e, or an estimated 30.2 percent from the BAU forecast. By 2050, state-wide measures are expected to reduce community emissions by approximately 215,967 MTCO<sub>2</sub>e, or an estimated 41.2 percent from the BAU forecast.

The Adjusted BAU emissions forecast for the City accounts for the local impact of the following state measures designed to reduce GHG emissions. These measures, included in the Gateway Cities CAP Framework, are listed in **Table 3-2** and described in more detail below. The collective impact of state-wide measures on the City's BAU emissions forecast is shown in **Figure 3-2**. By 2030, these measures are expected to reduce community emissions by approximately 112,471 MTCO<sub>2</sub>e, or an estimated 21.4 percent from the BAU forecast. The resulting projection is referred to as the City's Adjusted BAU forecast.

**TABLE 3-2** Annual GHG Reductions from State Measures by 2030

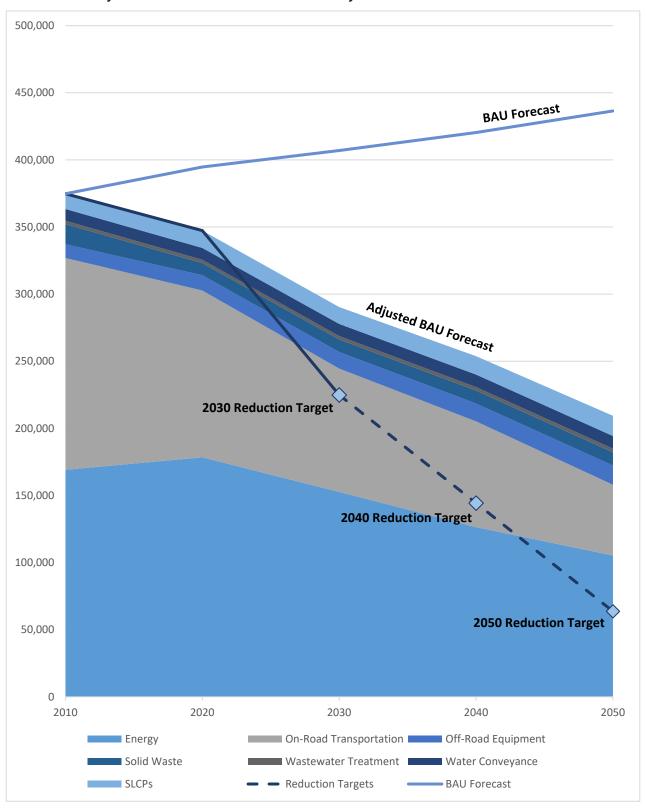
STATE MEASURE	2030 ANNUAL REDUCTIONS (MTCO₂e/YEAR) <sup>a</sup>
S1: Renewables Portfolio Standard and SB 350	31,449
S2: Pavley Vehicle Standards and the Mobile Source Strategy	65,563
S3: CALGreen (Title 24 Building Standards)	1,199
S4: California SLCP Plan Measures	8,188
S5: Waste Diversion Mandates	6,022
Total Reductions	112,471

NOTES:

Totals may not add up due to rounding.

a - MTCO₂e represents metric tons of carbon dioxide equivalent.

FIGURE 3-2 Adjusted BAU Emissions Forecast for the City of Paramount



## S1: Renewables Portfolio Standard and SB 350

California's Renewables Portfolio Standard (RPS) was established in 2002 under SB 1078, requiring the renewable energy portion of a utility's portfolio to be at least 20 percent by 2020. In 2011, SB 2 increased the RPS to 33 percent by 2020. SB 350, passed in 2015, increased the RPS to 50 percent by 2030 and requires a doubling of energy efficiency of existing buildings statewide by 2030. SB 100, passed in 2018, increases the RPS requirement to 60 percent eligible renewables by 2030 and 100 percent by 2045. The emissions reductions associated with these energy performance goals are reflected in the City's Adjusted BAU forecast.

## S2: Pavley Vehicle Standards and the Mobile Source Strategy

Transportation measures in particular are designed to achieve consistent GHG emissions reductions across the state by increasing vehicle efficiency and reducing the carbon intensity of fuels used by the statewide vehicle fleet. These measures include the Pavley II/CAFÉ (Corporate Average Fuel Economy) Vehicle standards (known as the ACC initiative in California), the LCFS, the Tire Pressure Program, the Tire Tread Standard, and the Heavy Duty Vehicle Emission Reduction Program.

Collectively, these measures are expected to reduce statewide transportation emissions in the City by 65,563 MTCO<sub>2</sub>e from the 2030 BAU forecast.

## S3: CALGreen (Title 24 Building Energy Efficiency Standards)

Under California's green building standards (CALGreen), Title 24, Part 6 (Building Energy Efficiency Standards for Residential and Non-residential Buildings), establishes statewide building energy efficiency standards to reduce California's energy consumption. The provisions include mandatory requirements for efficiency and design of energy systems, including space conditioning (cooling and heating), water heating, and indoor and outdoor lighting systems and equipment, and appliances. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle as technology and methods have evolved. The most recent Title 24 update (2019) focuses on integrating solar photovoltaic (PV) and other renewables with energy storage, taking Title 24 another step closer toward the state's zero net energy (ZNE) goals as spelled out in the California Energy Efficiency Strategic Plan. The emissions reductions associated with Title 24 compliance are reflected in the City's Adjusted BAU forecast.

## S4: California SLCP Plan Measures

SB 1383, passed in 2016, requires statewide reductions in short-lived climate pollutants (SLCPs) across various industry sectors. The SLCPs covered under AB 1383 include CH<sub>4</sub>, fluorinated gases, and black carbon – all GHGs with a much higher warming impact than CO<sub>2</sub> and with the potential to have detrimental effects on human health. SB 1383 requires the CARB to adopt a strategy to reduce CH<sub>4</sub> by 40 percent, HFC gases by 40 percent, and anthropogenic black carbon by 50 percent below 2013 levels by 2030. The CH<sub>4</sub> emission reduction goals include a 75 percent reduction in the level of statewide disposal of organic waste from 2014 levels by 2025. The emissions reductions associated with SB 1383 compliance are reflected in the City's Adjusted BAU forecast.

### S5: Waste Diversion Mandates

Recycling or reusing materials rather than disposing of them in landfills reduces GHG emissions by reducing the need to harvest and transport new raw construction materials. Recycled materials can be locally repurposed and reused. Products that are repaired, reused, or designed to last longer avoid the emissions associated with the harvesting of virgin materials and manufacturing of new products. Composting organic waste keeps it from decomposing anaerobically in landfills to create CH<sub>4</sub>, and composting helps build healthy soils and plants which serve as reservoirs for carbon that would otherwise be released into the atmosphere. State regulations to reduce GHG emissions associated with solid waste include SB 1383 which sets a statewide goal of diverting at least 75% of organic waste from landfills by 2025, including the recovery of 20% of edible food waste for human consumption. AB 341 established a statewide goal of 75% recycling through source reduction, recycling, and composting by 2020, and requires commercial businesses, multi-family dwellings with 5 or more units, and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, AB 1826 requires businesses and multi-family complexes that generate two or more cubic yards of solid waste, recycling, and organic waste combined per week to arrange for organics collection services.

# Reductions from Regional Measures

Two important regional initiatives, summarized in **Table 3-3**, have implications for reducing GHG emissions from local sources. One is SCAG's *Connect SoCal Plan*, also known as the agency's *2020 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS) which is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The RTP/SCS seeks to develop compact communities in existing urban areas, expand public transit, establish more efficient goods movement, provide more opportunities for walking, biking and other forms of active transportation, and preserve more of the region's remaining natural lands for recreation and other community benefits. A major objective of the RTP/SCS is to reduce vehicle miles traveled (VMT) from passenger vehicles. GHG emissions reductions associated with implementation of SCAG's 2016 RTP/SCS<sup>15</sup> are quantified as Regional Measure R1, described in more detail in Chapter 4.

The second major regional measure affecting the region's GHG emissions is the state's Cap and Trade program. Authorized by the California Global Warming Solutions Act of 2006 (AB 32), California's Cap and Trade program is the cornerstone of the state's strategy to meet its statewide GHG reduction targets for 2020 and 2030, and ultimately achieve an 80 percent reduction from 1990 levels by 2050. Due to the nature of the Cap and Trade program it can't be known with certainty where the actual emissions reductions will occur, because the large industrial facilities that are regulated can purchase or sell allowances in the carbon market as needed to meet their emissions obligation. Thus, Regional Measure R2 (Engage and Partner with Large Industrial Facilities to Reduce Emissions) is considered a supporting measure with no associated emissions reductions, which aims to encourage regulated facilities to implement local GHG reduction measures that provide air quality co-benefits, rather than meet their GHG obligations using market-based mechanisms that result in those benefits occurring elsewhere. Regional Measure R2 is described in more detail in Chapter 4.

For the purposes on climate action planning in the Gateway Cities region, the GHG reduction impact of implementing SCAG's 2020 RTP/SCS (Connect SoCal) has not yet been modeled. The modeling results are thus based on implementation of the 2016 RTP/SCS.

TABLE 3-3 Annual GHG Reductions from Regional Measures by 2030

REGIONAL MEASURE	2030 ANNUAL REDUCTIONS (MTCO₂e/YEAR) <sup>a</sup>
R1: Implement the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)	4,116
R2: Engage and Partner with Large (Cap and Trade) Industrial Facilities to Reduce Emissions	NA (supporting)
Total Reductions	4,116

NOTE:

## Reductions from Local Measures

While state and regional measures are critical to meet the City's emission reduction goals, local programs and policies, as well as choices made by the City's residents and businesses, will determine the City's ability to achieve its emissions reduction target for 2030. Through outreach campaigns, incentives, zoning changes, ordinances, infrastructure investments, and changes in local government operations, the City will achieve the additional local reductions identified in the CAP.

Local reduction measures in the CAP are organized into eight major categories:



ENERGY EFFICIENCY AND CONSERVATION (EE)



WATER AND
WASTEWATER SYSTEMS
(WA)



RENEWABLE ENERGY (RE)



WASTE REDUCTION AND RECYCLING (WR)



SUSTAINABLE TRANSPORTATION (TR)



GREEN INFRASTRUCTURE, PARKS, URBAN FORESTRY AND AGRICULTURE (GA)



LAND USE & COMMUNITY DESIGN (LU)



GREEN BUSINESS AND INDUSTRY (GB)

Through locally-implemented measures, the City of Paramount anticipates reductions of 45,128 MTCO<sub>2</sub>e from the City's 2030 Adjusted BAU emissions forecast. **Table 3-4** summarizes the anticipated GHG reductions from local measures by 2030.

a - MTCO₂e represents metric tons of carbon dioxide equivalent.

Chapter 4 provides a more in-depth discussion of each of these local measures, describing specific implementing actions, performance goal(s), anticipated GHG reductions, community co-benefits, and implementation responsibilities.

**TABLE 3-4** Annual GHG Reductions from Local Measures by 2030

MEAS	SURE	2030 ANNUAL REDUCTIONS (MTCO₂e) <sup>a</sup>				
Ener	gy Efficiency					
EE1	Improve Energy Efficiency of Existing Buildings	4,029				
EE2	Promote Green Buildings	n/q				
EE3	Improve Efficiency of Municipal Operations and Public Infrastructure	27				
Rene	Renewable Energy					
RE1	Increase Local Renewable Energy Generation	2,912				
RE2	Promote and Maximize Community Choice Energy (CCE) and Utility Renewable Energy Offerings	17,857				
RE3	Promote Conversion from Natural Gas to Clean Electricity	n/q				
Susta	ainable Transportation					
TR1	Support Fuel Efficient and Alternative Fuel Vehicles	9,388				
TR2	Improve Pedestrian and Bicycle Infrastructure	n/q				
TR3	Expand Public Transit Options and "last mile" Connectivity	n/q				
TR4	Expand Car Sharing, Bike Sharing, and Ride Sharing	n/q				
TR5	Infrastructure to Improve Traffic Flow and Efficiency	n/q				
TR6	Support Transportation Demand Management	n/q				
Land	Use & Community Design					
LU1	Promote Smart Growth, TOD, and Complete Neighborhoods	n/q				
Wate	r and Wastewater Systems					
WA1	Promote Water Conservation	10,915				
WA2	Promote Water Recycling and Greywater Use	n/q				
Gree	n Infrastructure, Parks, Urban Forestry, & Agriculture					
GA1	Support Urban Tree-Planting, Park Access, and Green Infrastructure	Supporting				
GA2	Support Sustainable Food and Urban Farming	Supporting				
Gree	n Business & Industry					
GB1	Engage and Partner with Local Industries and Businesses to Reduce Emissions	Supporting				
GB2	Grow Green Economy/Increase Green Jobs	Supporting				
Total	Reductions	45,128				

NOTES:

n/q -not quantified

a – MTCO₂e represents metric tons of carbon dioxide equivalent.

## **GHG Reduction Plan Summary**

With the implementation of state, regional, and local measures, the City of Paramount anticipates its total community GHG emissions will be reduced to approximately 158,071 MTCO<sub>2</sub>e per year by the year 2030, as summarized in **Table 3-5**. This reduction of approximately 34 percent from current (2010) levels would fall approximately 20,377 MTCO<sub>2</sub>e short of the City's 2030 target. Future updates of the CAP will determine how the City will close this gap.

TABLE 3-5 City of Paramount 2030 Greenhouse Gas Reduction Summary

DATA/METRIC	2030 (MTCO₂e) <sup>a</sup>
BAU Forecast	406,970
Total Reductions from State Measures	- 112,471
Total Reductions from Regional Measures	- 4,116
Total Reductions from Local Measures <sup>a</sup>	- 45,128
Resulting Community Emissions with CAP Implementation <sup>b</sup>	245,255
2030 Emissions Target	224,878
Additional Reductions Needed to Reach 2030 Target	20,377

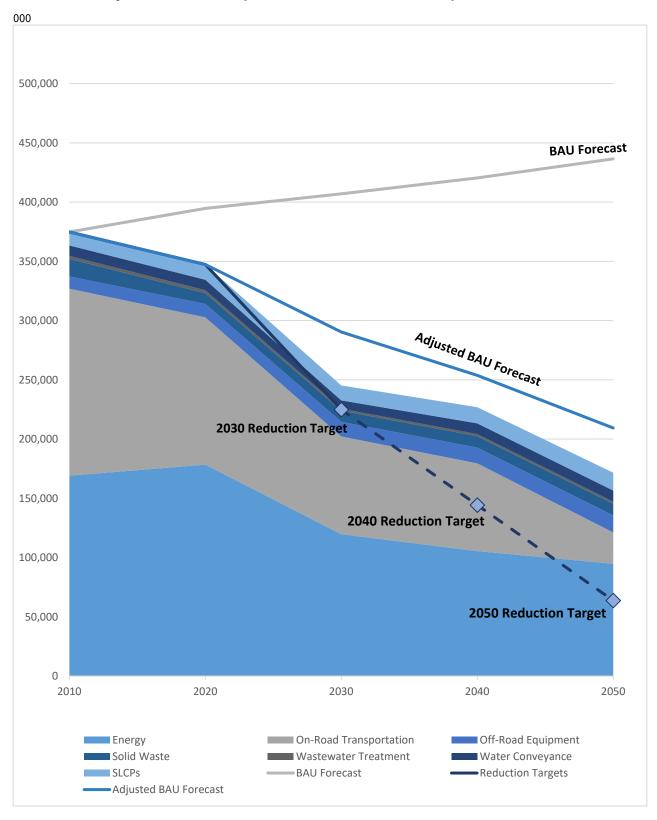
NOTES:

Totals may not add up due to rounding.

**Figure 3-3** depicts the City's GHG reduction pathway toward the 2030 target and the expected emissions trends after 2030 in the absence of additional reduction measures. To achieve reductions in line with the State of California's longer term goals (e.g., EO S-3-05 that calls for an 80 percent reduction from 1990 levels by 2050), additional state and local measures will be needed. The City anticipates that updates to the CAP will address these goals once they are formally established by law as targets.

a – MTCO₂e represents metric tons of carbon dioxide equivalent.





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## Greenhouse Gas Reduction Measures

State measures are critical to meet the City's emission reduction goals; however, local and regional programs and policies, as well as choices made by the City's residents and businesses, will determine the City's ability to achieve its 2030 emissions reduction target. This chapter describes the local and regional measures that will be implemented by the City, outlining for each the performance goals, expected emissions reductions, community benefits, current relevant programs, reduction strategies and implementing actions. **Figure 4-1** presents a summary of the GHG emissions reductions that would be achieved from the regional measures, as well as the local measure sectors including energy efficiency, renewable energy, sustainable transportation, and water and wastewater systems.

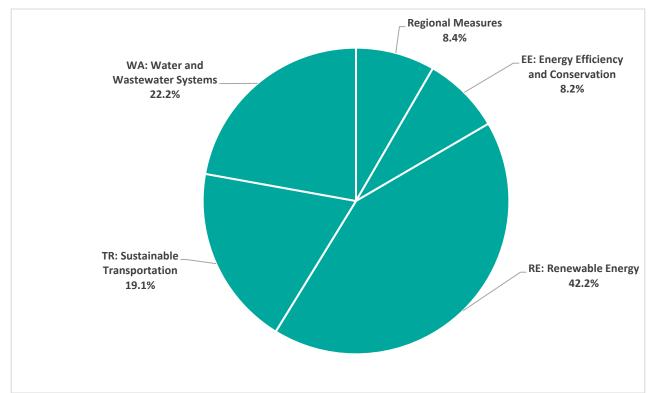


FIGURE 4-1 Regional and Local GHG Reduction Contribution in 2030

## **Community Co-benefits**

Selecting and prioritizing GHG reduction measures involves consideration of the financial impact to the City, the local economic and public health co-benefits, and the measure's synergy with existing City and regional plans and policies. The following objectives were considered in selecting the measure and prioritizing them for implementation and are discussed in more detail below.



#### Improve Air Quality

Increasing concentrations of GHG emissions result in elevated temperatures, more extreme weather events, degraded air quality, and increased drought conditions. With higher temperatures and a changing climate, Southern California is anticipated to have more wildfires, more allergens, and an increase in conditions conductive to formation of ground-level ozone – a major component of smog.

Degraded air quality can aggravate a wide range of health problems, including asthma and other debilitating and costly respiratory and cardiovascular diseases. Often these health impacts fall disproportionately on populations that include the poor, the elderly, communities of color, immigrant groups, persons with preexisting medical conditions, and people living in highly industrialized areas that are already burdened by environmental pollution.<sup>16</sup>

<sup>&</sup>lt;sup>16</sup> California Natural Resources Agency, Safeguarding California: Reducing Climate Risk, an Update to the 2009 California Climate Adaptation Strategy, 2014.



#### Improve Public Health

Climate change presents a significant risk to the health of Paramount residents. Fortunately, many GHG reduction measures and climate adaptation efforts can bring multiple health and equity co-benefits to City residents, while addressing the region's persistent inequities. For example, reducing VMT by increasing safe and accessible walking and bicycling infrastructure can increase physical activity, reduce

air pollution, and lower injury collisions. These health co-benefits can produce an array of cascading benefits, including reducing chronic disease, lowering obesity levels, reducing respiratory diseases, and improving mental health.



#### **Promote Sustainable Economics**

California's climate-related policies and regulations are generating significant economic change. The state recognizes that reaching its aggressive GHG reduction targets requires innovation, public and private investments, and market adoption of new technologies in energy, transportation, agriculture, water, waste management, and land management.

New economic opportunities are emerging as state and regional agencies direct investment, policy, and planning towards reducing GHG emissions. Electrification of the transportation and building sectors, decarbonization of electricity supply, and designing new buildings to be ZNE consumers are just three examples of the transformative developments required for the State of California to reach its long term GHG targets. Economic development and GHG reduction are synergistic planning goals, and GHG reduction strategies can align with opportunities in "cleantech", green products and services, energy efficiency, low-carbon transportation, and renewable materials. Support for green and cleantech businesses offer an opportunity to boost local employment growth, enhance regional economic competitiveness, and advance sustainability goals while reducing community-wide GHG emissions. Through the right mix of local ordinances, funding sources, and small business incubators, the City can promote local cleantech businesses that are selling into rapidly growing global markets for low-carbon products, services, and business solutions. Furthermore, a net reduction in fixed expenses by residents and businesses associated with energy and resource conservation programs allows for higher discretionary spending and injects more dollars into local retail and service economies.



#### **Provide Cost Savings**

Many of the GHG reduction strategies discussed below would result in cost savings to residents, businesses, and the City. These savings are achieved through participation in the multitude of programs that are aimed at increasing energy efficiency, water efficiency, use of public transportation, and utilization of renewable energy sources. Increased energy and water efficiency provides cost savings in

the form of lower utility bills while use of public transportation can reduce costs associated with gasoline-use and vehicle maintenance costs. Renewable energy generation would also provide cost savings to residents and business owners within the City, as these buildings would not need to purchase as much electricity from utility providers.



#### Improve Social Equity

Los Angeles County, including the City of Paramount, has social, economic, and health disparities. Many cities and neighborhoods within Los Angeles County consistently rank among the most educated, wealthiest, and healthiest in California. Other cities and neighborhoods, however, struggle with high levels of environmental burden, relatively low life expectancies, and the largest gaps in educational attainment

and wealth between racial and ethnic groups. Furthermore, the impacts of climate change – from flooding and extreme weather events, to deteriorated air quality, to severe droughts – typically fall hardest on those who are historically over-burdened and under-resourced, including the elderly, infants and children, BIPOC communities, and people living in poverty.

GHG reduction measures and climate adaptation efforts can directly benefit disadvantaged communities. Not only can cities prioritize limited resources for these neighborhoods to increase affordable housing, improve local access to parks and recreation, and increase mobility options; they can leverage climate action programs to increase access to jobs, education, and training and support community health programs that reduce the root causes of inequity.



#### Increase Community Resilience

Resilient communities anticipate and adapt to changing climate conditions and extreme weather events by implementing measures that ensure access to basic necessities, such as security, health care, and shelter; improve the reliability of systems and infrastructure; enhance quality of life; and safeguard economic prosperity for all residents.

Cities routinely take steps to reduce people's exposure to natural hazards (hazard mitigation programs), ensure that systems are in place to respond to emergencies (emergency management), and improve assistance after a hazard event (emergency operations). Adaptation actions, such as strengthening emergency management and operations, incorporating climate change conditions into planning, maintenance, and capital improvements, and conserving water and energy will help people and businesses prepare for changing climate conditions. Many of these measures, like conserving water and energy, also have positive benefits for GHG reduction and cost savings.

Likewise, the following GHG reduction measures can increase the resilience of Paramount residents, businesses, and systems to climate change. For example, distributed, renewable energy systems may be better able to withstand equipment system failure during extreme heat events, localized flooding, wildfire, or other climate events. Similarly, supporting lower-income residents and small businesses through income-qualified energy efficiency programs reduces utility bills, freeing up more funds for healthier food, preventative health care, or housing.





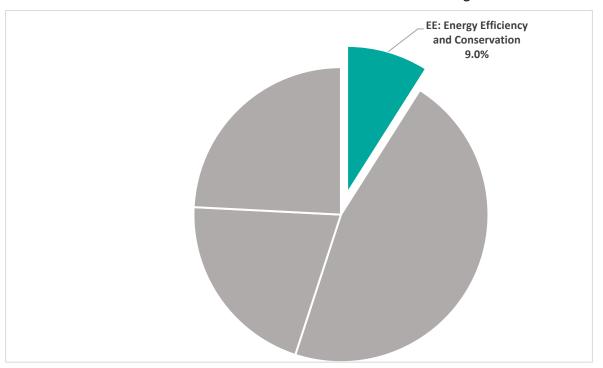




## Regional Measures (R)

Regional programs are those developed or administered at a level of government above the local jurisdiction but below the state. They require local participation but do not require local administration to achieve GHG reductions. Regional measures account for existing plans and measures that are designed to reduce GHG emissions at the scale of the Gateway Cities region, and are implemented or influenced by the actions of the Gateway Cities Council of Governments (COG). As introduced in Chapter 3, one regional measure (R1) is the implementation of SCAG's 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS), and the other (R2) is engagement with large industrial facilities to reduce emissions, many of which are subject to the state's Cap and Trade Program. The 2016 RTP/SCS is a long-range visioning plan that seeks to reduce vehicle miles traveled (VMT) from passenger vehicles, while the Cap and Trade program is the main strategy to help the state meet its GHG reduction targets for 2020 and 2030. Emissions reductions that would occur from implementation of R1 encompass the emissions reductions from measures TR2 through TR6; and measure R2 is considered a supporting measure with no associated emissions reductions. The portion of the CAP's emissions reductions that would be achieved through implementation of the Regional Measures is presented in Figure 4-2.

FIGURE 4-2 GHG Reduction Contribution in 2030 Relative to all Local and Regional Measures







# 







#### **REGIONAL MEASURE R1:**

#### Implement the SCAG Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS)

**GOAL:** Reduce emissions associated with transportation and land use through coordinated local and regional strategies.

#### COMMUNITY BENEFITS







Improve **Public** Health



Sustainable **Economics** 



Provide Cost Savings



Improve Social Equity



Resilience

Annual **GHG Reduction** Potential by 2030

4,116 MTCO<sub>2</sub>e

#### DESCRIPTION

SCAG's Connect SoCal Plan, also known as the agency's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The RTP/SCS seeks to develop compact communities in existing urban areas, expand public transit, establish more efficient goods movement, provide more opportunities for walking, biking and other forms of active transportation, and preserve more of the region's remaining natural lands for recreation and other community benefits.

A major objective of the RTP/SCS is to reduce vehicle miles traveled (VMT) from passenger vehicles. As mandated by SB 375 (the Sustainable Communities and Climate Protection Act of 2008), CARB sets regional targets for GHG emissions reductions from passenger vehicle use. Each of California's Metropolitan Planning Organizations (MPOs) must prepare a "sustainable communities strategy" (SCS) as an integral part of its regional transportation plan (RTP), to demonstrate how land use, housing, and transportation strategies will allow the region to meet its GHG emission reduction targets. Once adopted by the MPO, the RTP/SCS guides the transportation policies and investments for the region. SCAG, as the Gateway Cities' MPO, estimates that its 2016 RTP/SCS will result in an 8 percent reduction in GHG emissions per capita from passenger vehicles by 2020 and a 19 percent reduction by 2035—compared to 2005 levels. This exceeds the targets the CARB established in 2010, which are 8 percent by 2020 and 13 percent by 2035.

Measure R1 accounts for the VMT and GHG emissions reductions that result from the following regional actions included in the RTP/SCS. In terms of quantified emissions reductions, Measure R1 encompasses local transportation measures TR2 through TR6, which are identified as "supporting measures" because they have no additional GHG reduction benefit beyond what is accounted for in Measure R1:

- Expanding regional transit (i.e., LA Metro)
- Adding highway express lanes

- Implementing transit-oriented development (TOD) and roadway network improvements
- Reducing emissions from goods movement (truck and rail) and waste hauling
- Improving pedestrian and bicycle infrastructure (Local Measure TR2)
- Expanding local public transit options (Local Measure TR3)
- Expanding car sharing, bike sharing, and ride sharing (Local Measure TR4)
- Congestion management programs; improving infrastructure to improve traffic flow and efficiency (Local Measure TR5)
- Supporting transportation demand management (included in CAP Framework as supporting Local Measure TR6)

#### WHAT'S ALREADY HAPPENING

There are a variety of state and regional programs and funding opportunities available to help achieve the goals set by the 2016 RTP/SCS. The **State Transit Assistance Program (STAP)** allocates funds to regional and local transit agencies for operating and capital costs, while Caltrans allocates **Sustainable Communities Planning (SCP) Grants** to encourage local and regional transportation and land use planning to further the RTP/SCS. These funding sources help to increase the availability of transit opportunities throughout the region. Furthermore, with the passage of Measure M in 2016, **LA Metro** is responsible for implementing a \$120 billion expenditure plan of capital, operating, and maintenance projects over the next 40 years that will transform and expand the transportation system across Los Angeles County. Other opportunities to improve the public transportation system and reduce VMT in line with the 2016 RTP/SCS goals are provided by Los Angeles County funding. Each of the Gateway Cities receives an annual portion of the "Local Allocation" or "Local Return" component defined in the ordinances which can be used to fund Bus Operating & Capital, Highway Capital & Transportation Demand Management (TDM), Bus & Rail Operating and Capital, and Highway Capital & TDM.

The RTP/SCS is also furthered by the **California Transportation Commission (CTC)**, which implements the **Local Partnership Program (LPP)** to provide local and regional transportation agencies with funds for road maintenance and rehabilitation, sound walls, and other transportation improvement projects. Infill and transit-oriented development projects are also supported by the Strategic Growth Council's **Affordable Housing and Sustainable Communities Program (AHSC)**, which funds land use, housing, transportation, and land use preservation projects to support infill and compact development that reduce GHG emissions.

#### **STRATEGIES**

Effective strategies and local actions to support implementation of the SCAG RTP/SCS are outlined in the following table. Additional supporting actions are outlined in Local Measures TR2–TR6.

#### **STRATEGIES**

#### Strategy R1a

Partner with GCCOG to Implement the Gateway Cities Strategic Transportation Plan

- · Coordinate with Metro and Caltrans on freeway improvements, including working within current rights of way.
- Collaborate with GCCOG to implement a Complete Streets Corridor program addressing economic development and urban design issues along with transportation deficiencies.
- Coordinate with Metro on the implementation of new fixed-guideway transit lines to serve new areas of the Gateway Cities and investment in park-and-ride facilities.
- Collaborate with Los Angeles County, Metro, cities, and municipal transit providers to invest in safety features and first mile / last mile bicycle and pedestrian connections around transit stations.
- Collaborate with Caltrans and the Ports of Long Beach and Los Angeles on freeway and technology improvements benefitting goods
  movement industries.
- Pursue cap-and-trade revenues to fund Intelligent Transportation Systems (ITS) technology improvements to freeway and arterial highway systems and to further implement zero-emissions technologies.
- Utilize the analytic tools developed by the Gateway Cities Strategic Transportation Plan as projects continue to evolve in the region, significantly reducing a project's funding and schedules.

#### Strategy R1b

Engage with GCCOG and SCAG on the "Bottom-Up Local Input and Envisioning Process"

- Review the City's Data/Map Books and give feedback on base land use, anticipated population/household/employment growth,
  resource areas, sustainability practices, and local transit-supportive measures. This information is used to develop potential scenarios
  for the RTP/SCS and as part of the regional housing need determination process with the California Department of Housing and
  Community Development (HCD).
- Collaborate with SCAG to identify candidate projects for inclusion in the RTP/SCS.

#### Strategy R1c

Collaborate with SCAG, Metro, Caltrans, and transportation authorities, and engage in an ongoing process of communication and consultation on transportation planning efforts.

- Engage in SCAG Technical Advisory Committees and Working Groups.
- Encourage local elected officials to participate in SCAG Policy Committees.
- Collaborate with Metro to identify candidate projects for inclusion in Metro's Call for Projects.













#### **REGIONAL MEASURE R2:**

#### **Engage and Partner with Large Industrial Facilities to Reduce Emissions**

**GOAL:** Reduce GHG emissions from large industrial facilities, including those regulated by Cap and Trade.

#### COMMUNITY BENEFITS



Air

Quality





**Public** Health



Annual **GHG Reduction** Potential by 2030

Not quantified

#### DESCRIPTION

The City of Paramount can engage with Gateway Cities COG, the CARB, the South Coast Air Quality Management District (SCAQMD), and local community-based organizations to promote compliance with California's Cap and Trade GHG emissions reduction targets for regulated industrial facilities, and to encourage regulated facilities to implement local GHG reduction measures that provide air quality co-benefits, rather than meet their GHG obligations using market-based mechanisms that result in those benefits occurring elsewhere. In addition, the COG can engage with stakeholders on the implementation of AB 617, the important new legislation that complements the implementation of Cap and Trade by focusing emissions reductions efforts in environmental justice communities across the state (described in more detail below).

#### California's Cap-and-Trade Program

Authorized by the California Global Warming Solutions Act of 2006 (AB 32), California's Cap and Trade program is the cornerstone of California's strategy to meet its GHG reduction targets for 2020 and 2030, and ultimately achieve an 80 percent reduction from 1990 levels by 2050. The Cap and Trade Program is designed to reduce GHG emissions from large industrial sources (deemed "regulated entities") by setting a firm cap on statewide GHG emissions and employing market mechanisms to achieve emissions reductions. An inherent feature of the Cap and Trade program is that it does not direct GHG emissions reductions in any discrete location or by any particular source. Rather, GHG emissions reductions are assured on a statewide basis. Under the Cap and Trade program, an overall limit is established for emissions from capped sectors (e.g., electricity generation, petroleum refining, cement production, fuel suppliers, and large industrial facilities that emit more than 25,000 metric tons CO2e per year) and declines over time. Regulated entities can purchase or sell allowances in the carbon market as needed to meet their emissions obligation. The statewide emissions cap declines approximately 3 percent each year to further incentivize investments in clean technologies. The cap under California's program is flexible and can be tightened if the state's other measures to reduce GHG emissions have less impact than anticipated. The Cap and Trade program therefore acts as a backstop to ensure that the state's overall GHG targets are met.

#### AB 617

On July 17, 2017 the California legislature passed AB 398, extending the Cap-and-Trade program through 2030. Concurrent with AB 398, the legislature passed AB 617 with the stated goal to improve air quality in environmental justice communities. AB 617 requires local air districts to take "community focused" actions to reduce air pollution and toxic air contaminants from commercial and industrial sources in disadvantaged communities most impacted by air pollution, by accelerating the adoption of best-available retrofit control technology (BARCT) by industrial facilities, and to enhance emissions reporting and community monitoring.

The state's funding for AB 617 implementation in 2018 includes: 17

- \$27 million for AB 617 Implementation, including \$10.7 million for SCAQMD to develop community emissions
  reduction plans, conduct community monitoring and analysis, and implement BARCT for facilities in the Cap-andTrade program.
- \$5 million for Community Air Grants to community groups for enhancing education and outreach regarding AB 617, monitoring, and improving their air quality. This CARB program allows flexibility for community-based organizations to participate in the AB 617 process and to build their own capacities to become active partners with government to identify, evaluate, and ultimately reduce exposure to harmful air emissions in their communities.
- \$250 million for mobile source emission reduction, including \$107.5 million for SCAQMD. This represents new funding for
  eligible projects under the Carl Moyer Program, with a majority of this funding allocated to projects that are located in
  environmental justice and low income communities. Projects funded by the Carl Moyer Program include heavy-duty
  trucks and buses, construction equipment, agricultural equipment, cargo handling equipment and marine vessels.

#### WHAT'S AI READY HAPPENING

Funds generated by California's cap-and-trade program are deposited into the state's Greenhouse Gas Reduction Fund (GGRF), now branded by the state as California Climate Investments. As of 2018, more than \$8 billion dollars have been appropriated by the Legislature to state agencies implementing GHG emission reduction programs and projects. The funds are administered by state and local agencies to further the goals and actions outlined in the Scoping Plan and other state climate and energy plans, through a variety of GHG reducing programs for energy efficiency, public transit, low-carbon transportation, and affordable housing. Short-Lived Climate Pollutants (SLCPs) including CH<sub>4</sub>, black carbon (soot) and fluorinated gases are also targeted for reductions.

**Table 4-1** lists the large stationary sources in the City of Paramount that are regulated by California's Cap and Trade program, as reported under CARB's Regulation for the Mandatory Reporting of Greenhouse Gas Emissions (MRR).<sup>18</sup>

<sup>&</sup>lt;sup>17</sup> For more information related to SCAQMD's efforts related to AB 617, see <a href="http://www.aqmd.gov/nav/about/initiatives/environmental-justice/ab617-134">http://www.aqmd.gov/nav/about/initiatives/environmental-justice/ab617-134</a>.

<sup>134.</sup> CARB, 2019 GHG Emissions Data, 2020. https://www2.arb.ca.gov/mrr-data.

TABLE 4-1 Paramount's Large Stationary Sources Regulated by Cap and Trade

SOURCE	2019 GHG EMISSIONS (MTCO₂e)		
AltAir Paramount LLC	27,502		
AltAir Paramount LLC – Fuel Supplier	52,582		
Carlton Forge Works	39,179		
Press Forge Co	22,021		
Weber Metals	24,231		

SOURCE: CARB, 2019 GHG Facility and Entity Emissions, November 4, 2020. https://www.arb.ca.gov/cc/reporting/ghg-rep/reported-data/2019-ghg-emissions-2020-11-04.xlsx? ga=2.7627248.370724788.1607451421-522716994.1589488173.

CARB is working with local air districts, community groups, community members, environmental organizations, and regulated industries to implement AB 617 through the Community Air Protection Program (CAPP), which includes community air monitoring and community emissions reduction programs. The California Legislature has appropriated funding for early actions to address localized air pollution through targeted incentive funding to deploy cleaner technologies in highly impacted communities, as well as grants to support community participation in the AB 617 process. AB 617 also includes new requirements for accelerated retrofit of pollution controls on industrial sources, increased penalty fees, and greater transparency and availability of air quality and emissions data, which will help advance air pollution control efforts throughout the Gateway Cities region.

#### **Leading by Example - Best Practices in Paramount**

World Energy Converts Paramount Refinery to Renewable Fuels. In 2018, World Energy, an international leader in bio- and renewable-fuel production, acquired California diesel producer AltAir Paramount LLC and announced it would convert its refinery in Paramount into the world's first renewable jet fuel refinery. The project will convert current processes to create only renewable jet fuel, diesel, gasoline, and propane—also known as "biofuels." Biofuel comes from food processing, such as non-edible animal fat and agricultural waste. Unlike fossil fuel, biofuel creates fewer carbon emissions and less jet exhaust in the atmosphere. The new production processes will reduce pollutants at the refinery site up to 70% and eliminate the emission of GHGs. Further, World Energy Paramount will utilize cleaner technologies to move products in and out of the property.

"This project will transform the Paramount facility into California's most important hub for the production and blending of advanced renewable fuels," said Bryan Sherbacow, Chief Commercial Officer of World Energy. "This investment will better enable us to deliver much needed low-carbon solutions to our customers." Though the creation and usage of biofuel is still relatively new, public agencies like the Los Angeles International Airport and the U.S. Navy have begun utilizing the product along with other renewable energy sources. Once complete, World Energy Paramount will be one of only three renewable diesel plants in the country. "I am pleased to support World Energy Paramount in their mission to create energy jobs that will help our local economy while improving our environment," stated Paramount Mayor Diane J. Martinez. "We look forward to their positive commitment to our community for the long term." 19

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https://www.sdcwa.org/sites/default/files/community\_engagement\_fs\_single.pdf

Paramount Environmental Information Portal, World Energy Converts Paramount Refinery to Renewable Fuels, November 20, 2018. https://paramountenvironment.org/world-energy-converts-paramount-refinery-to-renewable-fuels/.

#### **STRATEGIES**

Effective strategies and implementing actions for engaging and partnering with large industrial facilities are outlined in the following table.

#### **STRATEGIES**

#### Strategy R2a

Establish partnerships with public agencies that have an interest in reducing emissions from large industry.

- Continue close partnership between City and SCAQMD that includes shared resources, extended communication, and technical assistance.
- Work with SCAQMD and/or CARB to raise awareness of Gateway Cities regional air quality concerns, in collaboration with cities and community-based organizations.
- Work with SCAQMD to help ensure that AB 617 funding is spent in the most beneficial way to improve regional air quality and reduce greenhouse gas emissions, e.g., help ensure early action success to make the case for continued funding.

#### Strategy R1b

Serve as a forum to assist SCAQMD in disseminating information to local large industrial facilities on available emissions reductions programs and funding sources.

- Track funding programs available from federal and state agencies and disseminate information to chambers of commerce, small business groups, and other economic development-related groups.
- Continue implementation of the City's Administration Actions to maintain inventory of heavy manufacturing companies and limit growth.

#### **Lessons Learned - Engaging with Large Industries**

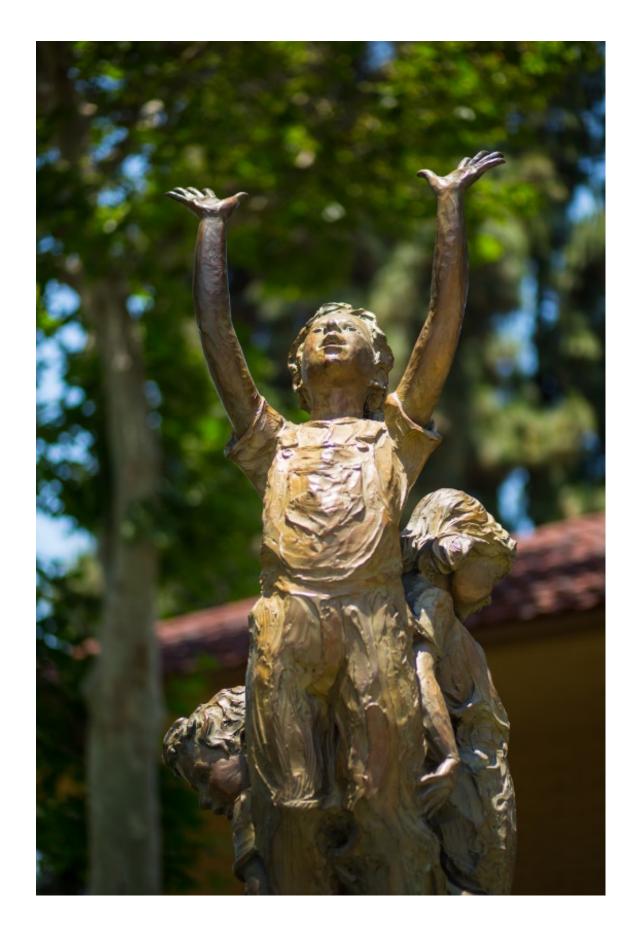
#### Other Factors Affecting Air Quality

In the fall of 2016, the City of Paramount staff and the local community became aware of significantly elevated levels of hexavalent chromium being emitted primarily by a metal heat treating business and a metal anodizing/coating business located in the City's industrial core. This air quality investigation led to the City immediately embarking on a community-wide effort to address the cause of the elevated hexavalent chromium levels, and respond to its resident's concerns and questions.

What came in the next year was a series of community meetings with residents, and the various agencies like the Southern California Air Quality Management District (SCAQMD), the state Office of Environmental Health Hazard Assessment, and the Los Angeles County Department of Public Health. This would be the beginning of an interagency collaborative effort to get to the root of the elevated hexavalent chromium levels and figure out a way to reduce them. One of the biggest lessons learned through this process is how little control local municipalities have over large industrial businesses or how they operate. Air emissions are not regulated by local governments, but by regional agencies that are usually not located within the community where the emissions are taking place.

Within the next two years the City Council, with the guidance of the newly created Air Quality Subcommittee, would approve a Zoning Ordinance Text Amendment which enacted substantial and sweeping changes to City regulations for Paramount manufacturing zones. These changes included new ministerial approvals for all existing metal manufacturing/processing businesses that have SCAQMD permits. This City administrative permit process would require them to provide a detailed inventory of equipment, materials, uses, and imposed performance standards to ensure that a business meets existing, new development, and maintenance expectations.

While the ongoing hexavalent chromium issue in the City does not affect the community's GHG emissions, it is representative of the link between climate change and environmental equity. Every community has the right to feel protected from environmental hazards that affect the health of the residents. Because of that need for fairness and basic concern for human health, it is important to prioritize changes to those sectors that will make marked reductions to community greenhouse emissions as well as those pollutants affecting the health of the local community. The City over the last few years has shown a strong commitment to both



### **Local Measures**

While state and regional measures are critical to meet the City's emission reduction goals, local programs and policies, as well as choices made by the City's residents and businesses, will determine the City's ability to achieve its emission reduction targets for 2020 and 2030. Through outreach campaigns, incentives, zoning changes, ordinances, infrastructure investments, and changes in local government operations, the City will achieve the additional local reductions identified in the CAP.

The local GHG reduction measures are categorized into eight categories:

- Energy Efficiency and Conservation;
- Renewable Energy;
- Sustainable Transportation;
- Land Use and Community Design;
- Water and Wastewater Systems;
- Waste Reduction and Recycling;
- Green Infrastructure, Parks, Urban Forestry and Agriculture; and
- · Green Business and Industry.

Of the 20 local measures described below, GHG reductions can be quantified for seven of them. Six of the measures are quantified collectively by Regional Measure R1 (Implement the SCAG RTP/SCS), which encompasses these measures at the regional scale and accounts for the synergistic effects of land use and transportation measures that reduce GHG emissions. Other measures related to waste reduction and recycling; green infrastructure, parks, urban forestry, and agriculture; and green business and industry are not quantified. These measures are included as "supporting measures" as they are difficult to quantify and overlap with some degree to Regional Measure R2.

In selecting GHG reduction measures for the CAP, the City of Paramount considered the financial impact to the City along with the local, economic, and public-health co-benefits and the measure's synergy with existing City and regional plans and policies. As discussed in Chapter 3, co-benefits can help educate and engage the public on climate change issues, build political support, and promote community involvement in actions to reduce emissions and build resiliency to climate change.

A general description of each measure is provided along with the implementing actions that the City will take to implement the measure.







#### **Energy Efficiency & Conservation (EE)**

Commercial and industrial building stock represents an important opportunity for energy efficiency and conservation programs, as 5 percent of City land use is for commercial activities and 23 percent is for industrial. Opportunities exist to reduce energy demand and maximize efficiency as well as develop new programs and strategies to encourage energy-efficient construction and building improvements.

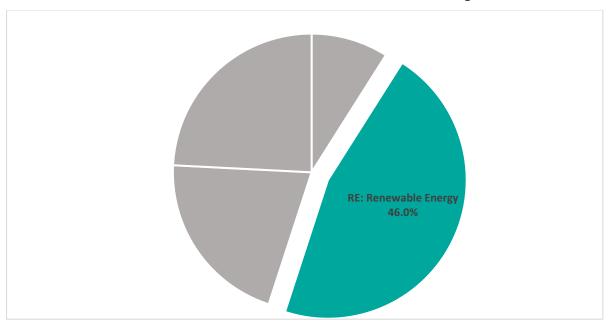
Fifty-two percent of the City is developed with residential uses. According to the City's Housing Element, adopted February 4, 2014, single-family detached units make up 45.4 percent of the local housing stock in the City of Paramount, while single-family attached units comprised 11.7 percent of total housing in the City. Multi-family housing units with 2 to 4 units make up 6.5 percent of the housing stock within the City, multi-family housing with 5 or more units make up 38.9 percent of housing, and mobile homes make up 7.8 percent of housing stock in Paramount. Housing units are evenly split between the number of renters and homeowners, with 45.2 percent of homes owner-occupied, and 54.8 percent of homes renter-occupied. Approximately 68 percent of the City's homes were built before 1980.<sup>20</sup> Older homes are typically less efficient, resulting in both higher energy bills and higher associated GHG emissions. These homes were built prior to when California current building energy efficiency standards went into effect, which ensure that new and existing buildings maximize energy efficiency and preserve outdoor and indoor environmental quality.

Paramount has a high percentage of households that are low income, renter occupied, and housing cost burdened, making them vulnerable to rising energy costs. These are families that pay more than 30 percent of their income on housing, meaning they have limited disposable income, making it difficult to make energy retrofit and climate ready upgrades. Lower-income residents also tend to live in older, less efficient buildings that are less likely to have energy-efficient features and appliances, and it is more challenging for these households to invest in longer-term cost saving energy efficiency upgrades.

Targeting energy upgrades to low-income residents living in older homes is one of the most cost-effective strategies to improve energy efficiency while providing multiple co-benefits to the community. Energy efficiency upgrades reduce utility bills and increase financial stability, thereby freeing up funds for essential needs such as healthy food and healthcare. In addition, promoting energy-efficient buildings and facilities will provide many health and equity co-benefits for Paramount residents. Through energy-efficient measures such as sealing drafty leaks, installation of improved ventilation and duct systems, and testing of carbon monoxide levels caused by appliances, buildings can achieve improved air quality. These improvements can also control moisture, reducing mold and other indoor allergens that contribute to and exacerbate asthma.

<sup>&</sup>lt;sup>20</sup> City of Paramount, City of Paramount Housing Element Update, 5th Cycle, 2014–2021, 2014. http://www.paramountcity.com/home/showpublisheddocument?id=192, accessed February 2021.







#### **MEASURE EE1:**

#### **Improve Energy Efficiency of Existing Buildings**

**GOAL:** Improve the energy efficiency of existing community buildings (residential, commercial, municipal, and industrial) by 15 percent by 2030, from a 2010 baseline, consistent with the state goal.<sup>21</sup>

#### COMMUNITY BENEFITS





Quality





Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

4,029 MTCO<sub>2</sub>e

#### **DESCRIPTION**

The use of energy by residential, commercial and industrial buildings is a major source of GHG emissions within the City of Paramount (City). It accounted for approximately 45 percent of the City's GHG emissions in 2010. Implementing energy-efficiency measures is often the most cost-effective action building owners can take to reduce energy bills and GHG emissions. Smart, cost-effective retrofits will benefit buildings for decades, create local green jobs, and lower energy bills. Energy-efficient buildings also reduce the region's contribution to global warming and create healthier, more comfortable spaces. The City of Paramount can significantly reduce energy consumption per square foot across all building types. The City will improve energy efficiency of existing buildings through coordination with agencies and organizations, as well as public outreach to inform residential, commercial, and industrial building owners of opportunities to leverage energy efficiency incentive programs.

The 2019 California Energy Efficiency Action Plan is the state's roadmap for an energy-efficient and low-carbon future for buildings. It identifies statewide cumulative savings targets for electricity and natural gas use in buildings that represent approximately 15 percent of statewide energy use in 2015. Energy efficiency is a key piece of California's efforts to lessen the impacts of climate change, reduce the economic burden of energy consumption on low-income populations, and complement sustainability efforts in the state. The California Energy Commission's (CEC) 2019 EE Action Plan charts the progress toward doubling energy efficiency savings in buildings, industry, and agriculture; achieving increased energy efficiency in existing buildings; and reducing GHG emissions from buildings.

With the passing of AB 802 in 2015, California now has a statewide energy benchmarking ordinance that requires all commercial buildings over 50,000 sf and meeting specific criteria to disclose annual energy consumption to the CEC. Starting



<sup>&</sup>lt;sup>21</sup> California Energy Commission (CEC), California Energy Efficiency Action Plan, November 2019. CEC-400-2019-010-SF.

in 2019, AB 802 also required benchmarking for buildings that have 17 or more residential utility accounts. Energy utilities are required to provide owners with the whole-building data they need to comply with the ordinance.

#### WHAT'S ALREADY HAPPENING

There are many tools and programs available to educate residents and business-owners of opportunities to reduce energy-use within the City, including incentive programs to finance energy-efficiency improvements and clean energy-use. These tools include the GRID Alternatives' Energy for All program, the United States Environmental Protection Agency's (U.S. EPA's) ENERGY STAR® Portfolio Manager®, and California Public Utilities Commission's (CPUC's) Energy Upgrade California, that can be used to connect residents and business owners to opportunities for energy savings and clean energy.

The City of Paramount promotes a variety of federal, state, and regional programs to incentivize energy-efficient building upgrades. The Energy-Efficient Mortgage (EEM) program is federally recognized, can be applied to most home mortgages, and provide borrowers with special benefits when purchasing a home that is energy efficient, or can be made energy efficient through the installation of energy-saving improvements. The California Low Income Weatherization Program (LIWP) and the Low Income Home Energy Assistance Program (LIHEAP) provide opportunities to low-income households to make energy efficiency improvements, save energy, and lower utility costs. Southern California Edison (SCE) offers the Energy Savings Assistance program, the Mobile Home Upgrade program, and the Direct Install program to businesses and residents with an SCE service account. Southern California Gas Company (SoCalGas) implements their Energy Savings Assistance Program (ESA), Mobile Home Upgrade Program, and Residential Direct Install to incentivize energy-efficient retrofits that benefit low-income and disadvantaged communities. Furthermore, energy-efficient appliance rebates are available to City residents through the SoCalGas Marketplace and the South Coast Air Quality Management District's (SCAQMDs) Electric Lawnmower Rebate Program and CLEANair Furnace Rebate Program. Additionally, SoCalREN is available to Los Angeles County residents and has led to more than four billion dollars in rebates paid to homeowners who have made energy efficiency upgrades and installation of energy efficiency upgrades in 7,330 multifamily units throughout Southern California.

In addition to promoting programs to improve energy efficiency, the City implements its own program to incentivize building upgrades. The City's Home Improvement Program supports energy-efficient retrofits such as cool roofs, energy-efficient windows, and air conditioning units by offering grants for low-to-moderate income households in owner-occupied single-family homes. See Appendix C for more information on available sources of funding and financing for energy efficiency improvements.

#### **STRATEGIES**

The City will pursue the following actions to improve the energy efficiency of existing buildings.

#### **STRATEGIES**

#### Strategy EE1a

Energy partnerships – Establish long-term partnerships to coordinate equitable access to energy efficiency resources, incentives, assistance, financing, outreach, education and other tools to residents and businesses.

- Inform residential, commercial and industrial building owners of opportunities to leverage incentive programs using tools such as the U.S. EPA ENERGY STAR Portfolio Manager and the Energy Upgrade California initiative.
- Enhance multi-departmental coordination and outreach including rebates and incentives for existing building upgrades and direct
  installation programs. Coordinate with SCE, SoCalGas, SCAQMD, CEC, FHA and other agencies to promote energy-efficient upgrades.
- Maximize participation in relevant programs for City owned and/or operated facilities, schools, and public housing developments.

#### Strategy EE1b

Building energy performance benchmarking – Implement energy performance tracking and reporting program for residential and commercial buildings so that owners, tenants, and prospective buyers can make informed decisions about energy costs and carbon emissions.

- Support improved access to utility data for building owners and managers seeking to improve energy and water efficiency, through utilization of the ENERGY STAR Portfolio Manager and Energy Upgrade California tools.
- Develop policy package (e.g., benchmarking, audits, retro-commissioning, energy-efficient project identification) to address energy
  consumption in the city's largest buildings (public and private).
- Expand and improve access to financing for energy-efficiency (e.g., PACE programs, green bank, private-sector lending, etc.).
- Make workforce training investments to meet increased demand for building professionals.

#### Strategy EE1c

Prepare for energy code upgrades.

 Develop outreach and training on Title 24 compliance for major renovations including education regarding the most cost-effective ways to achieve compliance.

#### Strategy EE1d

Lead by example through reduced energy consumption in municipal buildings (see Strategy EE3 for more details).

- Pilot retrofits for existing buildings to achieve Zero Net Energy.
- Adopt municipal target for energy reduction in City buildings.
- Continue to implement systems and gather data to understand City energy use at the actionable level (e.g., energy audits to identify
  areas for energy efficiency improvements).
- Utilize facility checklists of energy efficiency measures.

#### **Energy Performance Tracking and Transparency Make Energy Efficiency More Visible**

Tracking energy performance annually helps building owners and operators identify the best opportunities to improve environmental performance, especially for multi-tenant buildings where utility data is not easily accessible. Commercial building owners in the City of Paramount can track their energy performance using **Energy Star Portfolio Manager**, a free tool provided by the U.S. Environmental Protection Agency (EPA) that scores energy performance between 1 and 100. EPA's initial analysis of annual energy performance tracking with Portfolio Manager suggests these practices result in average energy savings of 7 percent over three years (EPA 2012). It also helps cities connect owners to resources that can help them save energy.

#### Clean Energy Programs Should Benefit Households Vulnerable to Cost Burdens

Making homes and buildings more efficient and able to produce their own energy on-site are critical actions for reducing carbon emissions. Energy efficiency and renewable energy contribute to less air pollution; better respiratory health; lower energy costs for households and businesses; and more dollars reinvested in the local economy.

However, if not carefully designed, energy efficiency and renewable energy programs may fail to serve low-income households. Energy costs are part of housing costs, which disproportionately burden lower-income households. "Housing burden" is often understood to mean households spending 30 percent or more of their income on housing costs. The costs to provide energy for heating, lighting and appliances are strongly influenced by the efficiency of homes and apartments. Many low-income families live in less-efficient buildings with outdated heating systems and appliances. Data on energy costs borne specifically by low-income households in the City of Paramount are not readily available. However, when looking at the proportion of income spent on home energy costs, low-income households may pay up to three times as much as median-income households. If investments are made in energy efficiency and renewable energy, the need to ensure that those investments do not have unintended negative consequences for tenants such as higher rental rates.

To ensure that energy efficiency upgrades do not result in increased cost burden to low-income populations and communities of color that are already under financial stress, programs must be designed with disproportionate cost burdens in mind.



#### **MEASURE EE2:**

## Promote Green Building in New Construction and Major Renovations

**GOAL:** Increase the number of new community and municipal buildings in the City that exceed minimum Title 24 standards; and increase the number of community and municipal buildings achieving LEED or EnergyStar® certification.

#### COMMUNITY BENEFITS







Improve Public Health



Promote Sustainable Economics



Provide Imp Cost Soc Savings Equ



Improve Increase Social Community Equity Resilience

GHG Reduction
Potential by 2030

Annual

Not quantified

#### DESCRIPTION

The concept of green building encompasses ways of designing, constructing, and maintaining buildings to decrease energy and water usage, improve the efficiency and longevity of the building systems and decrease the impacts that buildings impose on the environment and public health. Sustainable building practices go beyond energy and water conservation to incorporate site selection, environmentally sensitive site planning, resource efficient building materials, and superior indoor environmental quality.

Green, high-performance buildings deliver measurable and significant environmental and fiscal benefits. When compared to structures built to conventional construction methods, green buildings:

- Consume less energy;
- Account for fewer GHG emissions;
- Require lower maintenance costs; and
- Yield higher occupant satisfaction.

Building green doesn't have to cost a penny more. Investments in green buildings pay dividends and reap rewards, on average resulting in:<sup>22</sup>

- 6.6% improvement on return on investment;
- 8%–9% reduction in operating costs;
- 7.5% increase in building value;
- 3.5% increase in occupancy ratio; and
- Building green also creates quality jobs.



<sup>&</sup>lt;sup>22</sup> U.S. Green Building Council®, "Green Building for Cool Cities, A Guide to Advancing Green Building Policies," 2011.

An important element to any green building program is continuing education and outreach efforts which are essential to ensure that achievements are shared and everyone is aware of process changes, especially in voluntary programs. To complement a shift toward greener building, ongoing education and training is needed for those who create buildings and those who occupy them. Successful programs increase their effectiveness by developing relationships and buy-in with key stakeholders and making a concerted outreach effort through promotion, information transfer, and training.

#### WHAT'S ALREADY HAPPENING

Organizations are already promoting green building practices within the region including the Gateway Cities Energy Partnership, a collaborative effort between five Southern California cities, SCE, and SoCalGas to educate communities about green building programs.

Other private organizations are incentivizing green buildings and LEED-certified buildings through programs such as Fannie Mae's Multifamily Green Initiative, Freddie Mac's Multifamily Green Advantage Program, and the Federal Housing Administration's Multifamily Mortgage Insurance Program, which offer discounted financing solutions for LEED-certified buildings, including interest rate reductions, increased loan proceeds, and rebates and reduced mortgage insurance premiums. The Home Depot Foundation's Affordable Housing Built Responsibly grant program and the Bank of America Charitable Foundation's grant program also provide funding for green buildings. In addition, Enterprise Green Communities focuses on disadvantaged communities and provides grants, financing, tax credit equity, and technical assistance to developers to create environmentally friendly affordable housing.

The United States Environmental Protection Agency (U.S. EPA) manages the ENERGY STAR® Portfolio Manager® that can be used to connect residents and business owners to opportunities for green building practices. Through the Portfolio Manager, the U.S. EPA determines ENERGY STAR scores for many types of buildings. ENERGY STAR scores of 75 or higher can receive an ENERGY STAR certification verified by a third party.

In addition, the City of Paramount has developed an "Energy" tab on the City of Paramount's environmental sustainability website (paramountenvironment.org) that includes information about energy-efficient upgrades, incentives, and available programs. The webpage also includes information regarding Clean Energy Projects that are underway in Paramount including the City's GHG Inventory, sustainable buildings in Paramount, and sustainability awards that have been granted to the City.

#### **STRATEGIES**

Effective strategies and implementing actions to promote green building are outlined in the following table.

#### **STRATEGIES**

#### Strategy EE2a

Promote education, awareness, and training to the public regarding the benefits of Green Building.

- Work with media partners (news, radio, and television) to raise awareness and promote green building opportunities, best practices, and benefits, including the health benefits associated with HVAC systems. Use these outlets to also promote opportunities and share lessons learned.
- Create a webpage so that residents can take an online pledge to lower energy usage or make upgrades.
- Conduct energy-efficiency workshops, green building clinics, and seminars in multiple languages.
- Develop and make available a one-page "Homeowners' Green Building Check List" with additional information detailing energy
  efficiency options at City Hall, the Public Library, and the Paramount Community Center/Senior Center.
- Explore partnerships to promote a non-profit Green Building Resource Center that can provide a list of green builders, a list of sources
  or suppliers of green materials and technical assistance to homeowners and residential contractors.
- Feature or highlight local model homes that have utilized energy efficiency programs or incentives as an educational tool.
- Highlight LEED-certified buildings [Starbucks soon to be certified].

#### Strategy EE2b

Work with local contractors and homeowners to develop a marketing campaign.

- Develop logo, yard signs, window decals, etc., highlighting residents/businesses taking a pledge to become for energy efficient.
- · Distribute promotional kits of simple upgrades that homeowners can make without spend too much money.

#### Strategy EE2c

Incorporate energy-efficient building requirements in specific plans.

 Incorporate energy-efficient building requirements in development for areas adjacent to upcoming West Santa Ana Branch light-rail stations

#### Amend the Multiple Listing Service to Increase Demand for Green Real Estate

The increasing costs and environmental impact of creating energy are driving a social and economic demand for greater efficiency. Properties with efficient and healthy attributes are increasingly desirable if listing agents have the ability to represent environmentally friendly aspects and/or any green certifications that have been awarded to the property to buyers through the Multiple Listing Service (MLS). A green MLS benefits everyone, from the homeowner investing in better attic insulation to large builders employing new energy-efficient construction techniques. Being able to quantify the return on green investments and having a stronger method to market green properties can also motivate more people to become energy and resource efficient. Cities can partner with the real estate industry to promote a greener MLS. For more information about greening the MLS and for tools and resources, please visit <a href="http://www.greenthemls.org/">http://www.greenthemls.org/</a>.



#### **MEASURE EE3:**

## Improve Efficiency of Municipal Operations and Public Infrastructure

**GOAL:** Decrease energy use by existing municipal buildings by 15 percent by 2030 from a 2010 baseline, consistent with the 2019 California Energy Efficiency Action Plan.<sup>23</sup>

#### **COMMUNITY BENEFITS**





Quality



Improve Public Health



Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

27 MTCO<sub>2</sub>e

#### **DESCRIPTION**

Energy can account for as much as 10 percent of a local government's annual operating budget (U.S. DOE 2010), a proportion that is likely to grow as energy prices rise. Improving the energy efficiency of municipal facilities and operations is a cost-effective strategy to help stimulate the economy, create jobs, expand markets for energy-efficient technologies, and reduce emissions of air pollutants and GHGs) Local governments can also lead by example and achieve multiple benefits by improving the energy efficiency of their new, existing, and renovated facilities and their day-to-day operations, motivating the private sector and other stakeholders to follow suit. Engaging the private sector in municipal energy efficiency improvements can also leverage a greater pool of expertise, providing opportunities for education and outreach, and fostering a community-wide discussion about saving energy, money, and the environment.

The 2019 California Energy Efficiency Action Plan is the state's roadmap for an energy-efficient and low-carbon future for buildings. It identifies statewide cumulative savings targets for electricity and natural gas use in buildings that represent approximately 15 percent of statewide energy use in 2015. Energy efficiency is a key piece of California's efforts to lessen the impacts of climate change, reduce the economic burden of energy consumption on low-income populations, and complement sustainability efforts in the state. The CEC's 2019 EE Action Plan charts the progress toward doubling energy efficiency savings in buildings, industry, and agriculture; achieving increased energy efficiency in existing buildings; and reducing GHG emissions from buildings.

With the passing of AB 802 in 2015, California now has a statewide energy benchmarking ordinance that requires all commercial buildings over 50,000 sf and meeting specific criteria to disclose annual energy consumption to the CEC. Starting

The 2019 California Energy Efficiency Action Plan is the state's roadmap for an energy-efficient and low-carbon future for buildings; it represents the CEC's plan for meeting the state's goal to double the energy efficiency of existing buildings by 2030, as expressed by SB 350.



in 2019, AB 802 also requires benchmarking for <u>buildings</u> that have 17 or more residential utility accounts. Energy utilities are required to provide owners with the whole-building data they need to comply with the ordinance.

#### WHAT'S ALREADY HAPPENING

The City is already taking steps to reduce energy consumption within municipal operations and public infrastructure. The City continually installs motion sensors and multi-level switches at facilities when feasible, and when doing facility upgrades, the City replaces all lighting with LED bulbs. In addition, the City is actively participating in **Southern California Regional Energy Network (SoCalREN) Public Agency programs** to better understand its energy usage at City facilities and identify energy-saving projects and measures. Energy usage of City facilities has been ranked and an audit of Paramount Park has been completed. The results of the audit were used to develop approximately 10 projects that could help make the Paramount Park facility more energy efficient.

Other programs are available through local utilities as well as state and federal initiatives. Both SCE and SoCalGas offer tools and resources to help local governments manage costs, identify areas for energy efficiency improvements, and lower energy costs. In addition, the **Energy Conservation Assistance Act (ECAA) – Low Interest Loans** program is available to finance energy efficiency projects.

#### **STRATEGIES**

Effective strategies and implementing actions to improve efficiency of municipal operations and public infrastructure are outlined in the following table.

## Strategy EE3a Conduct audits and assessments of municipal buildings.

- Audit energy use of agency buildings to identify opportunities for energy savings through efficiency and conservation measures.
- Benchmark energy use of major agency buildings using ENERGY STAR® Portfolio Manager or similar.
- Use energy management software to monitor real-time energy use in agency buildings to identify energy usage patterns and abnormalities.
- Conduct commissioning (for new buildings) and retro-commissioning (for existing building) to optimize performance of equipment such as heating, ventilation and air conditioning (HVAC) and lighting systems and ensure they are operating as designed and installed.

#### **Strategy EE3b** Establish internal policies and procedures for municipal operations.

- Establish an energy efficiency and conservation policy that provides employees with behavioral and operational guidelines for energy-efficient use of the facility, including lights, copiers and computers, thermostat, and personal equipment etc.
- Establish energy efficiency and conservation protocols for building custodial and cleaning services and other contract employees.
- Adopt ENERGY STAR® purchasing standards for all new computer equipment, appliances, and equipment.
- Participate in voluntary sustainability and climate change recognition programs.
- Prepare and implement an Energy Action Plan for agency facilities and require new agency buildings to meet or exceed Title 24,
   California's energy efficiency building standard and be net zero.
- Implement off-peak scheduling of pumps, motors, and other energy intensive machinery where possible.
- Implement a revolving loan fund or other mechanism to finance future energy investments in agency buildings and operations.
- Develop and implement shading requirements for agency buildings.
- Require agency funded or supported affordable housing projects to incorporate energy efficiency features, equipment, and appliances and ensure compliance through the building inspection process.

#### **Strategy EE3c** Perform municipal building retrofits and upgrades.

- Develop and implement a schedule to address no cost/low cost energy retrofit projects.
- Develop and implement a schedule to address capital intensive energy retrofit projects.

- Reduce energy demand by capturing "day lighting" opportunities.
- Replace incandescent lights, exit signs, and other lighting with more energy-efficient lighting, such as compact fluorescents, overhead
  fluorescent lights or light-emitting diodes (LEDs). Install motion sensors, photocells, and multi-level switches to control room lighting
  systems.
- Add vending misers to cold beverage machines.
- Upgrade pumps, motors, and other energy intensive machinery where feasible and upgrade with high efficiency units.
- Replace agency appliances and equipment such as vending machines, refrigerators, and washing machines, with energy-efficient models.
- Replace and/or tint windows in agency-owned buildings to reduce heating by sunlight.
- Install cool roof systems on existing and new agency buildings.
- Install smart meters on agency buildings.
- Optimize energy management software on staff computers for maximum energy savings.
- Utilize facility energy efficiency checklists and other resources from the Southern California Regional Energy Network (SoCalREN)

#### **Strategy EE3d** Energy-efficient outside lighting for municipal buildings and public facilities.

- Replace incandescent traffic signals and crosswalk lights with energy-efficient lighting such as light-emitting diodes (LEDs).
- Replace outdoor lights with energy-efficient alternatives, such as LEDs.
- Use "de-lamping" techniques to reduce lighting levels at parks, sports fields, and parking lots, where appropriate for the location and use, considering security and decorative lighting issues.
- Change holiday or decorative lighting to LEDs or other energy-efficient lighting systems.
- Select energy-efficient exterior signage that operates on LEDs, such as signage with programmable, automatically changing messages.

#### **Tip: Purchase Energy-Efficient Products**

Action	Annual Energy Cost Savings	Annual CO <sub>2</sub> Savings (Tons)	Lifetime (Years)	Life-Cycle Energy Cost Savings	Life- Cycle CO, Savings (Tons)
Replace 5,000 computers and monitors with ENERGY STAR labeled products and activate power management	\$290,210	2,177	4	\$663,428	8,708
Replace 10 conventional commercial dishwashers with ENERGY STAR labeled products	\$8,690	57	10	\$60,483	567
Replace 50 conventional vending machines with ENERGY STAR labeled products <sup>c</sup>	\$8,544	64	14	\$90,250	894
Replace 100 conventional water coolers with ENERGY STAR labeled coolers	\$3,722	28	10	\$30,188	278
Replace 500 incandescent exit signs with ENERGY STAR labeled LED exit signs	\$16,737 in energy costs plus \$33,696 in maintenance costs	125	10	\$484,800 in energy and maintenance savings net price differential	1,251

<sup>\*</sup> Figures obtained from calculators on the ENERGY STAR Purchasing & Procurement Web site http://www.energystar.gov/purchasing using default settings and an electricity rate of 10.3¢ per kWh (EIA, 2009). Annual costs exclude the initial purchase price and installation cost. All costs are discounted over the product's lifetime using a real discount rate of 4 percent.

Some local governments are making a procurement policy for efficient products an explicit part of their energy policy. Purchasing energy-efficient products can make comprehensive energy efficiency upgrades more cost-effective by reducing building energy loads (and the size of the systems needed to meet those loads), typically by as much as 5 to 10 percent. The table (above) summarizes the potential energy and GHG savings associated with purchasing energy-efficient products for five product categories. More information and local government examples on energy-efficient product procurement are provided in EPA's Energy-Efficient Product Procurement guide in the Local Government Climate and Energy Strategy Series.

<sup>&</sup>lt;sup>b</sup> Value includes water savings.

<sup>&</sup>lt;sup>c</sup> Vending machines assumed to have capacities of less than 500 cans.



#### Renewable Energy (RE)

Renewable energy sources include solar, wind, and alternative fuels that aim to replace energy generated by fossil fuels. Renewable energy systems should be combined with cost-effective efficiency and conservation measures to maximize cost savings and community co-benefits.

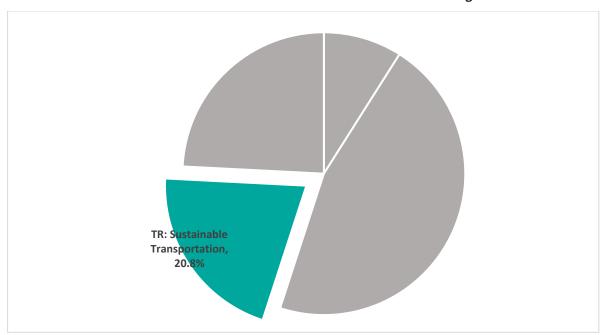
Generating renewable energy within the City reduces dependency on fossil fuels and benefits the community by creating local green jobs, improving health, increasing community resilience, providing cost savings, improving social equity, and improving air quality. Generating electricity from renewable sources also reduces harmful air pollutants and benefits public health, especially for people living and working near power plants. Replacing fossil fuels with renewable energy improves air quality and can result in direct health benefits such as decreased respiratory ailments, lost workdays, and overall healthcare costs, as well as indirect health benefits such as local, green jobs that support Paramount residents. Renewable energy can also make the City of Paramount more resilient to power outages. Distributed energy systems spread throughout the community are better able to withstand equipment system failure during earthquakes, extreme heat events, localized flooding, or other natural or human-caused disasters.

Investments in renewable energy will ensure that a broad range of Paramount residents have access to the improvements. The equity benefits and impacts of these programs can be addressed through measures that target low-income qualified populations, workforce development for green jobs, and partnerships with local community-based organizations.

Natural gas is used extensively throughout Paramount for residential, commercial, and industrial energy applications, accounting for 26 percent of the 2010 baseline Community GHG Inventory (excluding large stationary sources). A good portion of natural gas emissions can be reduced by efficiency improvements outlined in the energy efficiency strategies outlined above; however, the City recognizes that to meet its GHG reduction goals, it must promote conversion of natural gas systems to solar thermal systems or electric systems that are powered with renewable electricity.



FIGURE 4-4 GHG Reduction Contribution in 2030 Relative to all Local and Regional Measures







# **MEASURE RE1:**

# **Increase Local Renewable Energy Generation**

**GOAL:** Increase local rooftop solar PV installations by 250 to 500 residential buildings by 2030 from a 2010 baseline; and increase local rooftop solar PV installations by 50 commercial buildings by 2030 from a 2010 baseline.

# COMMUNITY BENEFITS







Improve Public Health



Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

2,912 MTCO<sub>2</sub>e

# **DESCRIPTION**

Renewable energy resources such as solar, wind, biomass, hydropower, and landfill gas reduce GHG emissions by replacing fossil fuels. Renewables also reduce emissions of conventional air pollutants, such as sulfur dioxide, that result from fossil fuel combustion. In addition, renewable energy can create jobs, open new markets for the local economy, and can be used as a hedge against price fluctuations of fossil fuels.

Local governments can promote renewable energy by using it to help meet their own energy needs in municipal operations, and by encouraging its use by local residents and businesses. By installing equipment that captures energy from sunlight, wind, water, and other renewable energy sources, local governments and communities can achieve substantial energy, environmental, health, and economic benefits. The City of Paramount will promote the installation of distributed, small-scale solar photovoltaic systems (solar PV), as well as other renewable energy generation systems, in existing buildings and new construction.

# WHAT'S ALREADY HAPPENING

The City has already begun installing renewable energy systems that may encourage local residents and businesses to follow suit. The City installed solar panels on the roof of the warehouse at its City Yard in 2010. In 2016 the City Council adopted a Small Residential Solar Energy Systems ordinance which streamlines the permitting and inspection process of small residential solar systems in compliance with AB 2188. In addition, the City plans to further review the Paramount Municipal Code to ensure that requirements regarding the installation of solar panels are not overly restrictive.

There are already a variety of programs available to the City, local businesses, and residents to incentivize renewable energy installations. For example, GRID Alternatives **Energy for All** provides no-cost solar to homeowners that qualify as low income, offers access to cost-saving community solar power through development of shared solar arrays, and provides no-cost technical assistance and low-cost design and installation services for affordable housing owners and developers who provide



housing and services to low-income renters. Their **Single Family Affordable Solar Homes (SASH)** program also provides single-family homeowners with access to solar technology. GRID Alternatives and the City entered into a memorandum of understanding in 2018 to collaborate on a **Clean Energy Campaign**; through this program, an average of three households per year have installed solar panels. In addition, GRID Alternatives partnered with the CARB to offer the **One-Stop-Shop Pilot Project**, which addresses barriers to access that make it difficult for low-income families participate in climate equity programs. This program provides opportunities for consumers to access state incentives for technology such as charging infrastructure and solar energy.

As a sample benchmark, in 2020 a total of 30 permits were issued for 30 solar projects (27 residential and 3 commercial) with a total of 384 solar panels. Of the 30 permits issued, 3 were issued to GRID Alternatives.

# **STRATEGIES**

Strategies and implementing actions to increase local renewable energy generation are outlined in the following table.

### **STRATEGIES**

### Strategy RE1a

Provide regulatory tools to facilitate local renewable energy production.

- Adopt local building energy codes which include requirements to design new buildings to maximize potential for on-site renewable energy generation.
- Modify zoning ordinances to facilitate renewable energy generation projects.
- Adopt a siting ordinance for solar photovoltaic systems proposed on easements and open space lands.
- Review Paramount Municipal Code further to ensure that requirements for solar installation are not overly restrictive.

### Strategy RE1b

Provide incentives for on-site renewable energy generation.

- Establish financial incentives for residents and businesses to install renewable energy generation equipment.
- Facilitate commercial and residential on-site renewable energy projects for residents by expediting permitting processes.

# Strategy RE1c

Enhance the effectiveness of on-site renewable energy generation at local government facilities and throughout the community.

- Evaluate energy generation capacity. Because some renewable energy generation technologies have higher generation capacities in certain regions (e.g., wind power and solar PV), conduct an evaluation of renewable energy generation potential for facilities.
- $\bullet \quad \text{Bundle on-site renewable energy generation with energy efficiency improvements and green power purchases}.$
- Purchase solar photovoltaic systems or enter into power purchase agreements (PPAs) to meet all or part of the electrical energy
  requirements of buildings and facilities owned, leased, or operated by the agency.
- Install solar generation at City bus shelters and over large parking lots at City facilities.

# Strategy RE1d

Promote local renewable energy generation.

- Develop a map that residents and businesses can access online that identifies where solar projects are located in the community.
- Conduct renewable energy workshops for residential, commercial, and industrial property owners as a way to provide resources and information on permitting assistance for those interested in renewable energy for their properties.
- Work with solar photovoltaic system providers to establish a discounted bulk purchasing program for residents and businesses that wish
  to purchase and install solar photovoltaic systems on their buildings.

# **Streamlined Permitting for Solar PV Systems**

California AB 2188 passed in 2014, required that local governments adopt an ordinance to streamline the permitting and installation of solar PV systems. In addition, the CALGreen building code requires all new buildings to be "solar ready" and include necessary infrastructure to install solar PV systems. In 2001 legislation was passed that prohibits local ordinances that unnecessarily impede the permitting of small wind energy projects. The law effectively requires local governments to permit projects that meet standards set forth in the legislation. Paramount adopted such an ordinance, which is codified in Chapter 15.08 of the Paramount Municipal Code.



# **MEASURE RE2:**

# Promote and Maximize Community Choice Energy (CCE) and Utility Clean Energy Offerings

**GOAL:** Maintain community enrollment in municipal and community electricity accounts in Clean Power Alliance; and enroll 20% of the community in "Clean" or "100% Green" Clean Power Alliance Options.

# COMMUNITY BENEFITS





Quality



Improve Public Health



Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

17,857 MTCO<sub>2</sub>e

# **DESCRIPTION**

Renewable energy is produced without generating GHG emissions, typically from solar, wind, geothermal, biogas, biomass, or low-impact hydroelectric sources and includes utility products (i.e., clean power purchased from the utility through the electricity grid).

Through a series of legislation that began in 2002, California has placed requirements on electric utilities to procure a portion of their energy from renewable sources. The standard, known as the Renewables Portfolio Standard (RPS), applies to investor-owned utilities, publicly-owned utilities, electricity service providers, and community choice electricity aggregators. To comply with the legislation, <sup>24</sup> utilities and community choice aggregators (CCAs) in California must procure a minimum of 33 percent of their retail electricity sales from qualifying renewable sources by 2020, 60 percent by 2030, and 100 percent by the end of 2045. As of July 2018, SCE sourced 32 percent of its retail sales from renewable sources. <sup>25</sup>

Generating large quantities of clean, renewable energy reduces dependency on fossil fuels and benefits the community by creating local green jobs, improving health, and increasing community resilience. Generating electricity from renewable sources also reduces emissions of harmful air pollutants, which leads to air quality improvements and has benefits for public health, especially for people living and working near power plants. Health benefits associated with good air quality include decreased respiratory ailments, lost workdays, and overall healthcare costs. Renewable energy can also make cities more resilient to power outages. Distributed energy systems spread throughout the community are better able to withstand equipment system failure during earthquakes, extreme heat events, localized flooding, or other natural or human-caused disaster.



<sup>&</sup>lt;sup>24</sup> In particular, SB 350, 2015, and SB 100, 2018.

<sup>&</sup>lt;sup>25</sup> Southern California Edison, "2017 Power Content Label," July 2018.

# WHAT'S ALREADY HAPPENING

To tap into SCE's deeper renewable energy offerings without installing solar panels on their roofs, SCE customers can voluntarily participate in one of two programs: **Green Rate Program** or **Community Renewables Program**. In the Green Rate Program, SCE purchases renewable energy from local developers on the customers' behalf. The customer then purchases this renewable power (equal to 50 percent or 100 percent of electricity use). In the Community Renewables Program, the customer enters into an agreement with a local renewable energy provider to buy a share of their energy output. SCE purchases the electricity that is produced under the customer agreement—up to 120 percent of the power forecasted to meet usage needs—and SCE pays the customer directly, via bill credits.

Starting in February 2019 for residential customers and May 2019 for non-residential customers, the Clean Power Alliance (CPA) became a new electricity provider for the City of Paramount. CPA is a Community Choice Energy (CCE) program that increases renewable energy choices for local businesses and residents in the City. CPA procures electricity from renewable sources—solar, wind, bioenergy, geothermal, and small hydro—and then partners with SCE to deliver electricity to homes and businesses. Each local government that joins CPA can select a default rate option of 36 percent (**Lean Power**), 50 percent (**Clean Power**), or 100 percent (**100% Green Power**) renewables to begin service. Customers within that city will be automatically enrolled based on the city's choice. Customers have the ability to change their rate at any time. The City has chosen Lean Power as the default product for the community at the lowest possible cost. This program allows for local management and control, and is 1 to 2 percent cheaper than SCE's default rate.

# **STRATEGIES**

The City's strategies and implementing actions to promote and maximize CCE and utility clean energy offerings are outlined in the following table.

# **STRATEGIES**

# **Strategy RE2a**

Offer a Community Choice Aggregation program for residents and businesses.

- Join the Clean Power Alliance or another available CCA
- Lead by example and enroll all municipal accounts with the CCA at 100% renewable energy service (or SCE's 100% Green Rate Program)

# Strategy RE2b

Promote education and awareness of the benefits of a CCA and/or utility clean energy programs (e.g., Southern California Edison's Green Rate Program and Community Renewables Program).

- Provide information regarding CPA and SCE on the City's Environmental webpage.
- Work with media partners (news, radio and television) to raise awareness of clean energy program opportunities and benefits.
- Distribute information detailing clean energy program options at City Hall, the Public Library, the Community Center/Senior Center and through mailings (e.g., information could be inserted into sewer, water & tax bills).
- Provide pamphlets, mailings, trainings, etc. in Spanish to cater to the City's large Latino population.

# **Strategy RE2c**

Collaborate with both SCE and CPCAs to increase the percent of electricity that is sourced from renewable systems.

- Identify and promote local sources of clean power for purchase by SCE or CPA.
- Provide letters in support of SCE or CPA clean power purchase contract.
- Speak at the California Public Utility Commission hearings in support of SCE or CCA clean power purchase contracts.





# **MEASURE RE3:**

# **Promote Electrification of Buildings and Appliances**

**GOAL:** Increase the number of natural gas appliances (e.g., water heaters, stoves, clothes dryers) replaced with electric or solar alternatives; and decrease number of new buildings and major renovations connecting to natural gas infrastructure.

# **COMMUNITY BENEFITS**







Improve Public Health



Promote Sustainable Economics



Provide Cost Savings



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Not quantified

# **DESCRIPTION**

Natural gas is a major remaining source of the state's GHG emissions, much of which is used in our homes and commercial buildings. Nearly 90 percent of the homes in the state rely on gas to run appliances, amounting to roughly 13 million homes and buildings that depend on gas combustion for water heating, space heating, clothes drying, and cooking. There is a growing consensus among climate experts that continued use of gas to heat our buildings is unequivocally incompatible with a safe climate and clean air. <sup>26</sup> Studies show that phasing out natural gas appliances in over 10 million homes and buildings across the state is essential for achieving GHG reduction goals, and improving indoor air quality. <sup>27</sup>

California's 2017 Scoping Plan Update includes high level objectives to reduce fossil fuel use in general and states that reducing use of fossil natural gas wherever possible will be critical to achieving the state's long-term climate goals. Greening the residential and commercial buildings sector, by converting natural gas stoves to electric inductive; converting water heating to solar; converting space heating to electric, is a vital part of the equation toward meeting those goals. Increasing the production and use of natural gas is another effective strategy for reducing emissions from fossil natural gas. Gas providers like SoCalGas are working towards state emission goals by developing "zero carbon" fuels like renewable natural gas (RNG) and hydrogen. SoCalGas aims to make 20% of its natural gas supply renewable by 2030.

# WHAT'S ALREADY HAPPENING

Existing programs are in place to incentivize a transition from fossil-fuel powered equipment to electric equivalents. For example, the Southern California Air Quality Management District (SCAQMD) has established a Residential Electric Lawn Mower Rebate Program to offset the cost of an electric lawn mower when residents turn in their old gasoline lawn mower to an approved dismantler for permanent destruction. Other local governments across California are working to promote

<sup>&</sup>lt;sup>27</sup> The Sierra Club, "Gas Heaters: The Skeleton in California's Closets," July 2017.



<sup>&</sup>lt;sup>26</sup> E3 California Pathways Study; LBNL Scenarios for Meeting California's 2050 Climate Goals; UN Deep Decarbonization Pathways Project.

electrification of buildings and appliances through the development of Reach Codes that exceed the Title 24 Building Energy Efficiency Standards. For example, the City of San Luis Obispo's proposed building code would require additional energy efficiency and electrification readiness and adds a small fee for new mixed-fuel buildings based on expected gas consumption. Furthermore, cities such as Menlo Park are limiting natural gas use for specific appliances.

The City is leading by example and is transitioning to equipment powered by renewable energy. The City purchased electric John Deere gator utility vehicles for general use by Community Recreation Services and Public Works staff at City parks and park facilities. Additionally, the City supplements its vehicle fleet with hybrid or alternate fuel vehicles whenever it's possible. Ultimately, the goal of the City is to install electric vehicle (EV) charging stations at all of its facilities to be able to supplement its fleet with electric vehicles where possible. Having the EV charging infrastructure at its facilities and throughout the City also sends the message to its employees and residents that electric vehicles are welcome in the City.

# **STRATEGIES**

Effective strategies and implementing actions to promote conversion from natural gas to clean energy are outlined in the following table.

STRATEGIES		
Strategy RE3a	Promote education and awareness of the benefits of converting natural gas appliances and heating systems to clean energy.	

- Provide workforce development opportunities to plumbers and electricians to help be the change agents needed to jumpstart the market and install super-efficient electric heat pump water and space heaters.
- · Work with media partners (news, radio, and television) to raise awareness of clean energy program opportunities and benefits.
- Distribute information at City Hall, the Public Library, the Community Center/Senior Center and through mailings detailing the benefits of converting to natural gas (e.g., information could be inserted into sewer, water, and tax bills).
- Provide pamphlets, mailings, trainings etc. in Spanish to cater to the City's large Latino population.

Strategy RE3b Incentivize replacement of gas with super-efficient electric appliances.
--

- Update local energy code to reflect current technology and grid conditions and incentivize use of super-efficient electric appliances like electric "heat pump" water and space heaters.
- Offer energy efficiency rebates to homeowners, contractors, and plumbers to replace gas appliances with super-efficient electric models.



# Sustainable Transportation (TR)



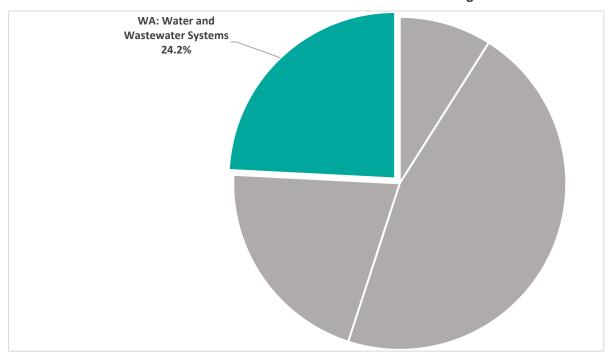
Other than emissions from large industrial sources, the transportation sector is the largest contributor to the City's GHG emissions. In 2010, GHG emissions associated with the transportation sector represented approximately 42.1 percent of city-wide emissions. The majority of transportation emissions (64.5 percent) were generated by passenger and medium duty vehicles. The remainder was generated by heavy duty trucks (15.5 percent).

The strategies and actions in the Paramount CAP will help the City shift from an auto-dependent culture that relies on personal motor vehicle trips to one that relies more on walking, biking, and public transit, and building on the City's existing transportation policies, such as those in the City of Paramount General Plan, the Bellflower-Paramount Bike & Trail Master Plan, and the Bellflower-Paramount Active Transportation Plan. The resulting reductions in vehicle miles traveled (VMT), in conjunction with state and regional policies and programs mandating more fuel efficient vehicles and lower carbon fuels, are expected to result in significant GHG savings, decreased smog and toxic air pollutants, and reduced automobile engine oil runoff into local ecosystems.

Expanding public transportation options and improving multi-modal network connectivity is a key component of achieving sustainable transportation goals through expansion of pedestrian and bicycle infrastructure as well as carsharing and bicycle-sharing programs. Zero-emissions vehicles (ZEVs) and charging stations are becoming increasingly common in the Gateway Cities Region. ZEVs include plug-in battery electric vehicles (PEVs) and hydrogen fuel cell electric vehicles (FCEVs). The availability of new vehicle models, improved battery storage, increased availability of charging infrastructure and vehicle range coupled with incentives such as carpool access lane stickers, federal tax credits, and state and air district rebates have contributed to an expanding market for PEVs. Transportation Demand Management (TDM) describes strategies to reduce demand for roadway travel, particularly in single-occupancy vehicles, or to redistribute this demand in space or in time. TDM strategies can change travel behavior patterns through either voluntary incentives or requirements.

In addition to reducing GHG emissions, improving the City's transportation and land use systems can provide benefits to the economy, public health, air quality, equity, and community resilience, while also providing cost savings. Residents who choose active transportation such as walking, biking, and utilizing public transit save on costs from purchasing a motor vehicle, insurance, and maintenance, and may indirectly reduce healthcare costs. Lower rates of car ownership can free up parking spaces for wider sidewalks, "parklets," and other beneficial uses of urban property. Having fewer cars on the road also reduces air pollution and noise (thereby improving physical and mental health), and alleviates traffic jams.

FIGURE 4-5 GHG Reduction Contribution in 2030 Relative to all Local and Regional Measures







# **MEASURE TR1:**

# **Support Fuel-Efficient and Alternative-Fuel Vehicles**

**GOAL:** Increase the number of plug-in electric vehicles (PEVs) and other zeroemissions vehicles (ZEVs) in the community to a level in line with state goals, including the Mobile Source Strategy and Governor's Orders calling for 5 million ZEVs in the state by 2030; increase miles driven by ZEVs in the community; and increase the number of electric vehicle charging stations within the city.

# 

# COMMUNITY BENEFITS







Improve Public Health



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

9,388 MTCO<sub>2</sub>e

# **DESCRIPTION**

Mobile sources account for well over half of the emissions that contribute to ozone and particulate matter (PM) and nearly 40 percent of the GHG emissions in California. For the City of Paramount, on-road vehicles contributed approximately 42 percent to the 2010 community inventory (excluding large stationary sources). In order to meet California's health based air quality standards and GHG reduction goals, the cars we drive must transition away from petroleum-based fuels. To that end, this measure promotes the use of plug-in electric vehicles (PEVs), hydrogen fuel cell vehicles (FCEVs), and other ZEVs in municipal operations and throughout the greater community.

The availability of new vehicle models, improved battery storage, and increased availability of vehicle charging infrastructure, coupled with incentives such as carpool lane access stickers, federal tax credits, and state and air district rebates have contributed to an expanding market for PEVs. In addition to the GHG savings and the clean air co-benefits, consumers are beginning to realize that PEVs are fun to drive and can satisfy a large percentage of their daily transportation needs.

On September 23, 2020, Governor Newsom issued EO N-79-20 which includes the following goals:

- By 2035, 100% of all in-state sales of new passenger cars and trucks will be ZEVs;
- By 2045, 100% of all medium- and heavy-duty vehicles in the state be zero-emissions for all operations where feasible (and the same goal for drayage trucks by 2035); and
- By 2035, the state will transition to 100% zero-emissions off-road vehicles and equipment (where feasible).

In January 2018, Governor Brown signed EO B-48-18, setting ambitious targets of 200 hydrogen fueling stations and 250,000 electric vehicle chargers to support 1.5 million ZEVs on California roads by 2025, on the path to 5 million ZEVs by 2030. The

state's Zero-Emission Vehicle Action Plan, published in 2016, contains over 200 specific action items for state agencies to accelerate ZEV adoption in California, by expanding charging and fueling infrastructure, raising consumer awareness of ZEV options and benefits, maximizing economic and job opportunities related to ZEV technologies, and making ZEVs a more affordable and attractive option for drivers and passengers. The Zero-Emission Vehicle Action Plan was updated in 2018 to help expand private investment in ZEV infrastructure, particularly in low-income and disadvantaged communities.

To prepare for EV charging stations required by EO B-48-18, the Southern California Association of Governments (SCAG) has developed a regional PEV readiness plan. This plan identifies viable locations for charging stations, changes to development codes, and other strategies to encourage the purchase and use of electric vehicles. Through this plan and local outreach efforts, alternative-fuel vehicles will be promoted as a strategy to reduce GHG emissions associated with passenger vehicles.

# WHAT'S ALREADY HAPPENING

The City of Paramount (City) has already begun implementing vehicle charging infrastructure to promote electric vehicles. The City installed two public EV chargers located in the Civic Center on the south side of the Clearwater Building at 16401

Paramount Boulevard; and at the Sheriff's Substation, located at 15001 Paramount Boulevard. Installation costs were funded through a grant from the Mobile Source Air Pollution Reduction Review Committee, while monthly energy costs are funded through partnerships with the South Coast Air Quality Management District (SCAQMD) and the state. The City is also in the process of approving new EV charging stations on private property including one at 14318 Downey Avenue, one at 7359

Rosecrans Avenue, and six charging stations at 15147 Colorado Avenue. Of these, the two stations along Rosecrans Avenue would be available to the public. In addition to the installation of EV charging stations, the City is leading by example and has implemented an "eco-friendly" fleet of vehicles. As of September 2018, 35 of the City's 108 total vehicles were gas/electric hybrids or burned compressed natural gas (CNG). The City has plans to convert 50% of its fleet to alternative fueled vehicles to reduce pollutant emissions. The City has also established a contract with the City of Long Beach's Long Beach Transit (LBT) which replaced the City's aging diesel-run fleet with LBT's zero-emissions fleet.

There are a variety of federal, state, regional, and local programs available to residents and businesses within the City to promote EV use including the Plug-In Electric Drive Vehicle Credit, the California Vehicle Rebate (CVRP), and the Clean Vehicle Assistance programs. In addition to programs that incentivize purchase of EVs, the California Capital Access Program (CalCAP) and the California Electric Vehicle Infrastructure Project (CALeVIP) are incentive programs implemented by the CEC to promote the installation of EV chargers. Installation of EV charging stations throughout the state would provide owners of EVs with convenient access to required EV infrastructure, encouraging California residents to consider purchasing EVs.

Regionally, the SCAQMD administers the **Replace Your Ride Program** and the **Residential Electric Vehicle Charging Incentive Pilot Program** to incentivize replacement of older, higher-emissions vehicles with newer hybrid or electric vehicles and promote installation of EV charging equipment. To encourage SCE and SoCalGas customers to purchase alternative-fuel vehicles, SCE offers **Time-of-Use rate plans** to customers who charge EVs during non-peak hours; while SoCalGas offers a special **Natural Gas Vehicle** (**NGV**) **Billing Rate** to customers who refuel their natural gas vehicles at home, thereby reducing costs associated with natural gas vehicles.

# **STRATEGIES**

The City will pursue the following strategies and implementing actions for supporting fuel efficient and alternative fuel vehicles.

### **STRATEGIES**

### Strategy TR1a

Support the use of alternative fueled vehicles and transit.

- Develop a city-wide zero-emissions vehicle action plan.
- Incorporate zero-emissions vehicle expansion strategies in new specific plans and comprehensive specific plan updates.
- Establish and implement a policy and timeline to convert government fleets, including government owned, leased, and operated vehicles to alternative or fuel-efficient vehicles and continue purchasing new alternative or fuel efficient fleet vehicles.
- Use regional purchasing options or the CA Department of General Services bulk purchasing program to buy green fleet vehicles from local auto dealers.
- Include information on the city website about state and federal clean vehicle rebates.

### Strategy TR1b

Advance alternative fuel vehicle infrastructure.

- Adopt an EV charging station ordinance that establishes minimum EV charging standards and streamlines the permitting process for all new residential and commercial developments.
- Develop and implement an electric or alternative fuel vehicle infrastructure plan for the community.
- Encourage and/or install infrastructure for alternative fuel vehicles for use by government and community vehicles. Provide preferential parking for those who use alternative fuel vehicles in public and private parking lots, structures and on-street. Apply for grants to secure funding for implementation of additional publicly accessible EV charging stations.

# **Clean Cities Coalition**

As part of the U.S. Department of Energy's (DOE) Vehicle Technologies Office (VTO), the Clean Cities Coalition works with vehicle fleets, fuel providers, community leaders, and other stakeholders to save energy and promote the use of domestic fuels and advanced vehicle technologies in transportation.

The SCAG (or Southern California) Clean Cities Coalition coordinates the activities of both private and public sector proponents of alternative fuel vehicles (AFVs) by providing a forum to discover commonalties, collaborate on public policy, investigate opportunities for joint projects, leverage scarce resources, and cooperate on promoting the benefits of AFVs throughout the region.

The SCAG Clean Cities Coalition maintains a continued partnership with the e4Mobility Advanced Transportation Center administered by the Los Angeles Economic Development Council to engage key businesses for the adoption of alternative fuels, and expansion of PEV charging networks.



# **MEASURE TR2:**

# **Improve Pedestrian and Bicycle Infrastructure**

**GOAL:** Increase miles dedicated to pedestrian and bicycle paths; and increase number of trips taken by bicycle.

# **COMMUNITY BENEFITS**







Improve P Public Health S



Provide Improve Cost Social Savings Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Quantified in R1

# **DESCRIPTION**

By providing more bicycle lanes and pedestrian walkways, as well as better connections between existing bicycle and pedestrian infrastructure, the City can increase the viability of bicycling and walking as emission-free commute options. Implementing bicycle and pedestrian infrastructure increases alternative transportation options and can reduce vehicle miles traveled and congestion for vehicles. Community health benefits from increased bicycling and walking include improved air quality through reduction of automobile emissions, increased physical activity, and mental health benefits.

Other benefits that a city can expect from investing in bicycle and pedestrian infrastructure include: reduced costs from not building expensive car parking lots, people who ride bikes or walk save their company money on healthcare costs, and lower travel costs for bicyclist and pedestrians means more money to spend on local businesses. To increase the numbers of people using bikes and walking within the City, infrastructure improvements are needed to ensure that bicyclists and pedestrians feel safe riding in urban areas and alongside cars.

This strategy maintains and accelerates implementation of the **Paramount-Bellflower Bike & Trail Master Plan (MP)** and **Paramount-Bellflower Active Transportation Plan (ATP)**. It also provides actions that support pedestrian and bicyclist safety and comfort, expands the bicycle and pedestrian network, and increases amenities for those using these alternative modes of transportation.

# WHAT'S ALREADY HAPPENING

The City has already begun implementing increased bicycle and pedestrian infrastructure to improve safety and encourage use of these alternative modes of transportation. Renovations to the City's downtown area along Paramount Boulevard implemented transportation design features such as sidewalk bulb-outs to slow automobile traffic, new street and pedestrian lighting, expansion of two existing crossings at the north and south end of the project area, and installation of two new signalized pedestrian crossings to improve walkability as well as enhance pedestrian and bicyclist safety in the downtown



area. The City has also identified various policies described in the **Paramount General Plan**, the City's joint MP and the City's joint ATP to increase bicycle infrastructure and improve the pedestrian network within the City.

In addition to actions that have been taken by the City to improve bicycle and pedestrian facilities, there are a variety of funding sources and programs to incentivize bicycle and pedestrian path improvements. Organizations such as **People for Bikes**, the **Robert Woods Johnson Foundation**, and **Advocacy Advance** provide support for bicycle and pedestrian infrastructure projects. The **Los Angeles County Bicycle Coalition (LACBC)** promotes development of healthy and safe bicycle facilities, with a focus on improving transit opportunities for vulnerable populations. The California Department of Transportation (Caltrans) also provides funding for projects that support alternative modes of transportation through its **Active Transportation Program (ATP)**, **Sustainable Communities Planning (SCP) Grants**, and through **Transportation Development Act (TDA) Title 3 (SB 821)** funding. Furthermore, the **Affordable Housing and Sustainable Communities Program (AHSC)** and **AB 2766 Clean Air Funds** program provide funding for projects that reduce GHG emissions and improve air quality.

# **STRATEGIES**

Effective strategies and implementing actions for improving bicycle and pedestrian infrastructure are outlined in the following table.

### **STRATEGIES**

### **Strategy TR2a**

Planning: Prepare a comprehensive set of policies and plans to ensure better options for biking and walking.

- Develop standards for bicycle, pedestrian, and trail improvements and amenities in new development and redevelopment projects.
   Include requirements for adequate, safe, and accessible bicycle parking, drinking fountains, public restrooms, benches, landscaping and lighting. Consider weather and low-light conditions when mapping routes and designing bicycle paths.
- Use form or design-based codes and guidelines to support waking including standards for walkway width, planters, tree pits, curb cuts, lighting, pavement material, service access, sidewalk furniture, landscaping, waste receptacles, public art, bus stops, kiosks, etc.
- Implement transportation planning strategies that consider demand management solutions for biking and walking growth equally with strategies to increase automobile capacity.
- Develop a non-motorized connectivity plan to ensure that bicycle paths and walkways connect to neighborhood destinations such as schools, parks, light rail stations, and essential services.
- Include bicycle and pedestrian facilities as part of public works projects where appropriate to create complete streets.
- Reduce parking requirements for developments that provide bicycle and pedestrian connections to the larger network and promote it as an alternative mode of travel.
- Create citywide signage plan for bicyclists and pedestrians at buildings, transit stops, and major intersections showing the distance, time, route, and calories burned along routes. Publish the signage plan on the City website.
- Require bicycle parking near transit stops, schools, parks, open space, and other key services.
- Adopt an ordinance mandating bicycle racks for a variety of businesses, organizations, and residential uses for new and some existing
  development, including affordable housing developments.
- Maintain an advisory committee to evaluate planning and implementation of the City's bike and pedestrian goals and plans.

# **Strategy TR2b**

Infrastructure: Advance pedestrian and bicycle infrastructure improvements and safety.

- Increase the number of bicycle lane miles, racks, locker/shower facilities, paths, and signage throughout the community.
- Enhance pedestrian and bicycle environments through shading and energy-efficient pedestrian-scale lighting and shading to promote active transportation.
- Implement bicycle infrastructure design elements that are safe and protected including bike boulevards, separate bike lanes where feasible, traffic lights, bike boxes, etc.
- Implement additional traffic calming measures throughout the City to provide more safety for children, seniors, and people with disabilities.
- Purchase additional bicycles for local travel by government employees.

- Establish a "bike barn"/bike share program to encourage City employees to borrow a bike to use for local meetings.
- Explore the potential to designate pedestrian priority areas near and within downtowns, recreation destinations, commercial and mixed-use areas, transit stations, and schools.
- Install "Share the Road" signs along all bicycle routes in the City to heighten driver awareness of bicyclists.
- Work with local schools to promote bicycle commuting by installing secure bike parking at all school facilities.
- Provide resources and incentives for businesses to provide amenities that promote active transportation such as secured bicycle parking, showers, and lockers.
- Promote equitable commuting options for workers and improve multi-modal access to existing and planned low- and middle-wage job centers/job-training institutions.

### Strategy TR2c

Programs: Support partnerships and programs to promote biking and walking and increase safety.

- Offer government employees incentives to bike or walk to work such as parking cash-out and flexible schedules.
- Incentivize businesses to offer employees incentives to bike or walk to work.
- Partner with a private bike sharing company to launch a bicycle sharing program in the community.
- Offer education programs in the community to share the economic, health, and environmental benefits to walking and biking. Ensure that educational resources are offered in the preferred languages of cultures and residents.
- Partner with healthcare industry to offer incentives to encourage walking and biking.
- Partner with schools and other agencies to host walk audits and identify Safe Routes to Schools.
- Create and distribute maps of Safe Routes to Schools, walking trails, and biking routes to community members through collaboration with local business, service organizations, and schools.
- Allocate resources toward projects and programs in low-income communities with high pedestrian/bicycle collision rates, prioritizing near schools.

# **Caltrans Active Transportation Programs**

The Caltrans Active Transportation Program (ATP) is a significant source of funds dedicated to increasing bicycling and walking in California. At \$120 million per year, it represents approximately 1 percent of the state's annual transportation budget. ATP funds a variety of planning and infrastructure projects that increase biking and walking mode of travel. The purpose of ATP is to encourage increased use of active modes of transportation by achieving the following goals:

- Increase the proportion of trips accomplished by biking and walking;
- Increase safety and mobility for non-motorized users;
- Advance the active transportation efforts of regional agencies to achieve GHG reduction goals, pursuant to SB 375 and SB 341;
- Enhance public health;
- Ensure that disadvantaged communities fully share in the benefits of the program; and
- Provide a broad spectrum of projects to benefit many types of active transportation users.



# **MEASURE TR3:**

# **Expand Public Transit Options and "First Mile/Last Mile" Connectivity**

GOAL: Increase transit network coverage; increase "first/last mile" transit connectivity; and increase transit ridership.

# COMMUNITY BENEFITS





Quality



Improve **Public** Health



Promote Sustainable **Economics** 



Provide Cost Savings



Improve Social Equity



Community Resilience

Annual **GHG Reduction** Potential by 2030

Quantified in R1

# DESCRIPTION

Bus or rail transit options often form the core of an individual's trip; however, in order to reach a transit stop, many transit riders must travel by bike or on foot. This "first/last mile" (FLM) connection between transit locations and the active transportation network is critical to making transit accessible and a viable alternative to driving. To increase ridership, first and last mile connections to transit must have proper infrastructure, including sidewalks, crosswalks, bike lanes, and bike parking so that individuals feel comfortable making that first/last mile trip.

Low-income and disadvantaged communities often rely on public transportation for commuting but do not have a viable FLM connection to transit. Improvements to this infrastructure gap would increase transit accessibility to those who need it most, expand transit network coverage and ultimately increase ridership.

# WHAT'S ALREADY HAPPENING

Regionally, the Gateway Cities Council of Governments (GCCOG) Strategic Transportation Plan (STP) identifies a series of regional transit improvements, including operational improvements to existing services and new fixed-guideway transit services, such as the Gold Line Eastside Extension and West Santa Ana Branch Transit Corridor (see Table 4-2). Together, these projects will add up to 17 new fixed guideway transit stations to the subregion.





TABLE 4-2 Regional Transit Improvements Identified in the Gateway Cities Strategic Transportation Plan (STP)

PROJECT	IMPROVEMENTS		
Amtrak Pacific Surfliner	Various operational improvements, service enhancement		
Metrolink	Various operational improvements, service enhancement		
Metro A (Blue) Line	Increase in service frequency		
Metro C (Green) Line	Increase in service frequency		
Metro Gold Line	Eastside extension (Washington Blvd alignment)		
West Santa Ana Branch Transit	New rail transit service from Los Angeles Union Station to Artesia		
Atlantic Blvd Bus Rapid Transit (BRT)	New BRT service along Atlantic Blvd		
OCTA Route 722	New express bus service from Santa Ana to California State University Long Beach		
Long Beach Transit BRT	Six new BRT lines (Artesia, Del Amo, Willow, Lakewood, Norwalk, and 7th Street)		

The STP calls for transit agencies and cities to work together to improve the safety of bicyclists and pedestrians by removing barriers to access, investing in enhanced lighting, closed-circuit cameras, and monitoring by law enforcement to improve safety at transit stations and stops. These improvements will provide a more viable FLM connection that could increase public transit ridership.

The STP Active Transportation Plan (ATP) identifies policies that will connect multiple jurisdictions and maximize the benefit of bicycle and pedestrian investment. Fifty-five regionally significant bicycle projects close the gaps in the existing active transportation network and provide connections to subregional employment and retail destinations, schools, and parks. These projects require coordination between cities, Metro and the GCCOG to determine appropriate and alternative routing and destination opportunities. The STP projects also improve bicycle and pedestrian connections to Metro A (Blue) and C (Green) Line and future services, such as the Metro L (Gold) Line Eastside Extension and West Santa Ana Branch Transit.

Active transportation planning is conducted at the jurisdictional level and reflects each city's individual priorities. In 2019, the City prepared a joint **Bellflower-Paramount ATP** to identify ways to make active transportation safer, more enjoyable, and more prevalent in their cities. Safer modes of active transportation would provide the FLM connection needed to increase accessibility to transit.

In addition to the joint ATP, the City's **General Plan** includes various policies to increase transit connectivity through continued support of the development and expansion of the existing transit system including ongoing efforts to improve connections between other regional transit facilities and services (i.e., MTA bus service, Long Beach Transit, Green Line). Use of the larger regional transit systems is promoted through the availability of Paramount University Pass (PUP) cards, which are free to college students and provide unlimited travel on Long Beach Transit and Metro bus routes to nearby campuses.

The City is also working to expand the FLM connections to transit through construction of the Paramount West Santa Ana Branch Bikeway Trail. This trail connects both the Los Angeles River Bicycle Path and the San Gabriel River Trail and adds transportation options to the community.

# **STRATEGIES**

Effective strategies and implementing actions for expanding public transit options and "last mile" connectivity are outlined in the following table.

### **STRATEGIES**

# Strategy TR3a

Support increased transit options.

- Continue to engage vulnerable populations in a transit needs or accessibility assessment.
- Provide more transit stops throughout the day and on weekends, bus shelters, and frequent transit for low-income communities. Enhance the amenities and information at bus stops where transfers frequently occur and make public transit more reliable and accessible to seniors, youth, and night shift workers.
- Work with appropriate partners to subsidize monthly passes for low-income riders and increase accessibility to bus pass vendors.
- Explore a local shuttle service to complement a robust transit network.
- Engage the community to ensure that transportation improvements are designed to benefit them and meet their needs and are not seen
  as signs of gentrification.
- Update the City's development impact fee program to provide funding for improvements to public transit facilities and amenities.
- Facilitate dialogue between transit agencies to ensure schedule coordination. Schedule coordination will increase public transit usage by reducing overall travel times and making public transit more competitive with other modes of transportation.
- Encourage transit use by distributing information on the various transit routes and options through the City's newsletters, email blasts, social media outlets, and marketing campaigns.
- Incorporate a "Guaranteed Ride Home Program" as part of agency commuter trip reduction incentive programs.





# **MEASURE TR4:**

# **Expand Car Sharing, Bike Sharing, and Ride Sharing**

**GOAL:** Increase percent of residents within half-mile of bike share station; and increase percent of residents within half-mile of care share option/pod.

# **COMMUNITY BENEFITS**







Improve Public Health



Promote Pr Sustainable C Economics Sa



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Quantified in R1

# **DESCRIPTION**

Ride-hailing, ride-sharing and car sharing can be an efficient way of carrying more people per trip than individuals driving alone, by facilitating the temporary use of a car that one does not own. For example, services like Car2Go, ZipCar, Uber, Lyft, and Waze all provide services that could reduce the need for families to own a second and third vehicle. When sharing the trip or by sharing an electric vehicle (EV), GHG emissions are reduced. Cities have an opportunity to expand car sharing services by working with providers such as **Envoy**, a provider of on-demand shared EVs, or **Zip Car**, to increase their presence within a City.

The City will explore the benefits of promoting ride sharing services such as **Uber** and **Lyft**, as well as "**casual carpools**" for commuting to/from major employment centers. Casual carpools are formed between at least two riders and one driver (carpools of three or more are eligible for reduced tolls and use of highway express lanes) at the pickup locations. Because both riders and drivers can form a carpool almost immediately when they arrive, it can be faster and more efficient than relying on a traditional carpool and is almost always faster than driving individually or taking transit. A casual carpool community emerged in the San Francisco Bay Area in the 1970s and has since grown to be a reliable means of commuting to San Francisco from the East Bay.

The **Metro Bike Share** program allows users to rent bicycles for use on a temporary basis, after which the users return the bicycle to either the same transit station or another designated location. Metro Bike Share offers convenient round-the-clock access to a fleet of bicycles for short trips and to get to transit on your schedule. Bike Share stations are generally located in high density areas and near transit stations to provide the "last mile" between transit stops and riders' final destination. The program offers free bike rentals for rides less than 30 minutes; over 30 minute rentals are based on the hour or day, or a monthly or annual membership. The program currently features approximately 1,400 bikes available 24/7, 365 days a year in Downtown LA, and Port of LA.



# WHAT'S ALREADY HAPPENING

Paramount does not currently have a bike share partnership in place within the City; however, various programs are available to help launch bike share services. For example, the CARB implements programs to fund bike share options in low-income areas and to help launch car sharing services that use clean transportation options, including plug-in hybrid electric vehicles (PHEVs) or battery electric vehicles (BEVs) that serve disadvantaged communities. Furthermore, the **Better Bike Share Partnership** awards annual grants to increase access to and use of bike share in low-income communities and communities of color, and to fund research related to bike share and equity.

# **STRATEGIES**

Effective strategies and implementing action for expanding car sharing, bike sharing, and ride sharing are outlined in the following table.

# STRATEGIES

### **Strategy TR4a**

Facilitate private and public mobility services (ride hailing, ride sharing, car sharing, and bike sharing).

- Create an incentive program to encourage developers to incorporate car sharing into new development and redevelopment projects;
   Offer reduced parking requirements for new development projects that provide dedicated car-share facilities.
- Enhance ride-share infrastructure to facilitate community participation by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and providing a website or message board for coordinating rides.
- Partner with neighborhood groups to identify opportunities and remove barriers to private sector bike sharing and car sharing portals.
- Explore feasibility of developing a student bike share program at local schools.
- Consider implementing a program that provides rental income in exchange for allowing other residents in the City to borrow unused EVs when they are available (i.e., private car share program).
- Collaborate with car sharing companies to support expansion and increase usage by providing trip planning services and additional rental
  options.
- Partner with LA Metro to bring Metro Bike Share program to the City.

# **Strategy TR4b**

Educate and promote the use of car sharing, ride sharing, and bike sharing.

• Promote the use of car sharing, ride sharing and bike sharing among residents through City's newsletters, email blasts, social media outlets, and a citywide marketing campaign.



# **MEASURE TR5:**

# **Infrastructure to Improve Traffic Safety and Flow**

**GOAL:** Add high-occupancy vehicles (HOV) and express lanes along major freeways.

# **COMMUNITY BENEFITS**







Improve Public Health



Promote Sustainable Economics



Provide Cost Savings

Annual
GHG Reduction
Potential by 2030

Quantified in R1

# **DESCRIPTION**

Ongoing congestion issues—and therefore increased idling time and GHG emissions—have led the Southern California Association of Governments (SCAG) to propose increasing the network of HOV and express lanes that connect cities and counties. As proposed, additional HOV lanes on Interstate 5 (I-5) from the Los Angeles/Orange County Line to I-605 will soon be operational, and the extension of an express lane off-ramp connector on the I-110 from 28th Street to Figueroa Street would be operational in 2023. These improvements would lead to reduced congestion according to regional transportation modeling.

Another way to reduce congestion and associated emissions is through traffic signal coordination, which entails timing groups of traffic signals along an arterial to provide smooth movement of traffic with minimal stops. This lowers the amount of fuel needed to move a certain distance, lessens congestion, and reduces tail pipe emissions, all of which reduce GHG emissions and improve air quality.

# WHAT'S ALREADY HAPPENING

LA County has already worked to coordinate traffic signals throughout the County. Los Angeles County Department of Public Works (LACDPW) has developed software to integrate arterial traffic control systems into a regional framework to synchronize traffic signals across jurisdictional boundaries. Los Angeles County operates a transportation management center at LACDPW's Headquarters located in Alhambra. Using roadway sensors and closed-circuit television cameras to monitor traffic conditions, staff is able to better manage congestion caused by incidents and special events. In addition, LADPW is able to synchronize signals across several jurisdictions to reduce congestion and delays. Most traffic signals along arterials in Paramount are synchronized.

As the Metropolitan Planning Organization (MPO), SCAG is charged with developing and maintaining the **Southern California Regional Intelligent Transportation System (ITS) Architecture**. This software integrates information across agencies and helps the region to achieve improved safety and efficiency of transit operations. There are a variety of ITS strategies that are currently being implemented within the region including ramp metering and arterial signal synchronization. In addition,

various efforts have been made to inform traveling public of expected travel times to various destinations. Furthermore, Caltrans is working with Los Angeles Metro and various cities on the Connected Corridors initiative to minimize congestion due to collisions.

In addition to regional efforts to improve traffic flow and efficiency, the City has implemented its own policies to reduce congestion. The City's General Plan includes Policy TR.1 which states that "the City of Paramount will increase the efficiency of the local street system by reducing the conflicts associated with through traffic." In addition, the City's joint Active Transportation Plan (ATP) with the City of Bellflower includes Policy 5.2, which states that the City "shall strive to coordinate with other City departments, local non-profits, schools, and community organizations to maximize signage efficiency at strategic locations." Through the continued implementation of these policies, the City will continue to work with stakeholders to reduce obstacles that impede traffic flow throughout the city.

# **STRATEGIES**

Effective strategies and implementing actions for expanding infrastructure to improve traffic flow and efficiency are outlined in the following table.

ST	RA <sup>T</sup>	ΓEG	IES

Strategy TR5a

Advance traffic signal synchronization.

- Explore developing requirements for traffic signal timing in local traffic engineering design standards.
- Develop list of priority arterials to complete any gaps in signal coordination.
- Further coordinate signal timing on roads to ensure more efficient traffic flow for motorists and bicyclists.

**Strategy TR5b** 

Support expansion of HOV and Express Lanes on major freeways in the region.

• Collaborate with SCAG to identify candidate projects for inclusion in the Regional Transportation Plan.



# **MEASURE TR6:**

# **Support Transportation Demand Management (TDM)**

GOAL: By 2030, achieve 10 percent increase in local companies participating in TDM programs, from a 2010 baseline.

# COMMUNITY BENEFITS







Provide Cost Savings



**Improve** Social Equity



Annual **GHG Reduction** Potential by 2030

Quantified in R1

# DESCRIPTION

Transportation demand management (TDM) describes strategies to reduce demand for roadway travel, particularly in singleoccupancy vehicles. TDM strategies aim to change travel behavior patterns through either voluntary incentives or requirements.

The Southern California Association of Governments (SCAG) region has been home to some of the more innovative and successful TDM efforts over the years. Some examples include rideshare programs, parking cash out, and park-and-ride lots. SCAG's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) allocates 7.3 billion dollars through 2045 to implement TDM strategies throughout the region. There are three main areas of focus:

- Reducing the number of single occupancy vehicle (SOV) trips and per capita vehicle miles traveled (VMT) through ridesharing, which includes carpooling, vanpooling and supportive policies for shared ride services such as Uber and
- Redistributing or eliminating vehicle trips from peak demand periods through incentives for telecommuting and alternative work schedules; and
- Reducing the number of SOV trips through the use of other modes of travel such as transit, rail, bicycling and walking.

In addition, the following strategies expand and encourage the implementation of TDM strategies to their fullest extent:

- Rideshare incentives and rideshare matching;
- Parking management and parking cash-out policies;
- Preferential parking or parking subsidies for carpoolers;
- Intelligent parking programs using sensors and parking management software;
- Promotion and expansion of Guaranteed Ride Home programs;
- Incentives for telecommuting and flexible work schedules;









- Integrated mobility hubs<sup>28</sup> and first/last mile strategies;
- Incentives for employees who bike and walk to work;
- Investments in active transportation infrastructure; and
- Investments in Safe Routes to School programs and infrastructure.

# WHAT'S ALREADY HAPPENING

The City of Paramount is working to ensure that TDM strategies are being incorporated in future development. The City's **TDM Ordinance** is incorporated into the Zoning Ordinance/Municipal Code for new development greater than 25,000 square feet.

This Code section mandates bicycle racks and other bicycle infrastructure. In addition, the City's General Plan Policy TR.10 states that the "City of Paramount will encourage new and existing businesses to include those improvements that will promote the use of alternative transit." The City's Active Transportation Plan (ATP) Policy 6.1 mandates that City work with SCAG and other regional partners to develop programs that encourage alternative transportation for commuters.

The City worked with the SCAG to develop a joint bicycle master plan with the City of Bellflower. The Bellflower-Paramount Bike & Trail Master Plan (MP) was adopted by the City of Paramount in 2016 and provides guidance that helps the City implement TDM strategies to reduce SOV trips and associated VMT. The Master Plan promotes investments in transportation infrastructure through MP Joint Policy 2.3 and MP Joint Policy 2.4, which require bicycle parking at certain facilities and incentivize inclusion of additional bicycle parking by allowing businesses who elect to provide bicycle parking where none are required to replace one required vehicle parking space with bicycle parking. Furthermore, MP Joint Policy 4 requires consideration of bicycle facilities as part of the design and construction of all new roadways.

# **STRATEGIES**

Effective strategies and implementing actions for supporting TDM are outlined in the following table.

# Strategy TR6a Implement policies, plans, and programs that promote TDM.

- Adopt and implement a Commuter Benefit Ordinance requiring businesses to offer and encourage employees to take alternative modes of transportation.
- Explore the potential to support fare-free transit zones in major commercial areas, and free or very low-cost bus passes for target groups.
- Develop online tools that provide real time information to transit riders.
- Develop a sample TDM program for businesses in the City that encourages use of public transit through transit subsidies and incentive programs.
- Implement MP Encouragement Programs Bicycle System Maps to encourage bicycle use and show residents that bicycling infrastructure
  is available.
- Encourage resident participation in Bike to Work/School Day through incentives such as offering breakfast to bicyclists along well-used bikeways.
- Implement Safe Routes to School Pilot Program to encourage safe bicycling and walking to schools. Perform school walk audits, student commute tallies, and a compilation of programs like bike education, children's bike rides, and family events.

Strategy TR6b Educate residents and businesses about TDM and encourage partnerships to implement TDM strategies.

- Encourage local businesses and building management companies in the same area to collaborate on joint trip reduction plans.
- Collaborate with local transit agencies to explore opportunities to expand subsidized public transit for low-income residents, especially students.

Mobility hubs are focal points in the transportation network that integrate different modes of transportation, provide multi-modal supportive infrastructure, and maximize first mile/last mile connectivity.

- Increase awareness of TDM through public outreach about the variety of transportation choices through events such as Bike to Work Day, Rideshare Week, direct outreach to employers, community groups, schools, and agencies.
- Create online forum for rideshare customers.
- Facilitate casual carpool for residents commuting to work outside of the City by identifying popular routes and establishing meeting
  points and drop-off locations.

# **Safe Routes to School**

Safe Routes to School is a comprehensive TDM strategy aimed at encouraging children to walk and bicycle to school. It includes a wide variety of implementation strategies centered on the "6 Es"—Education, Encouragement, Engineering, Enforcement, Evaluation and Equity. When implemented, the 6 Es improve safety, reduce congestion and VMT, improve air quality and increase the physical activity of students and their parents— which improves public health outcomes. SCAG works with each county through SCAG's sustainability joint work programs, which are collaborative planning programs designed to support regional sustainability goals through local projects. Each joint-work program includes a Safe Routes to School program component.



# Land Use & Community Design (LU)

Land use patterns and community design contributions to GHG emissions are quantified as part of regional GHG reduction measure R1: *Implement the SCAG Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS)*. Land use patterns and transportation are fundamentally related and together can determine community reliance on automobiles or proclivity to use public transportation. Existing development patterns and the inclusion of transportation infrastructure are critical factors in supporting sustainable transportation options and reducing associated GHG emissions.

The City will use smart growth strategies, which accompany a range of development and conservation strategies that support economic growth, environmental health, and GHG reductions. Smart growth is primarily a land use strategy, which places higher density, mixed-use developments near or within existing development and near transit services. Infill development, or the redevelopment of underutilized sites within existing developed areas, is a key smart growth approach that increases the land use intensity and resulting social and economic activity within the existing urban footprint. Smart growth encourages mixed-use neighborhoods that offer a variety of housing types within close proximity to various commercial and retail services, as well as schools and parks. Smart growth strategies thereby direct new growth towards existing urban areas, and help concentrate City investments to reach more residents and preserve existing open space.

Smart growth strategies include complete streets principles and designs to improve safety, amenities, and access for all types of transportation including walking, bicycling, driving, and transit. Complete streets incorporate amenities and design features for pedestrian, bicycle, and transit users including street trees, landscape strips, trash cans, outdoor furniture, shade structures, bus shelters, and public art installations.

Improving the City's land use systems can reduce GHG emissions as well as improve public health, equity, community resilience, cost savings, the economy, and air quality. The design of neighborhoods, streets, and homes can determine whether children can safely play outside and walk to school and whether families can access basic goods and services. Supporting complete neighborhoods, transit supportive development, and a variety of housing types can increase access to jobs, parks, healthy foods, and health and social services and can encourage healthier active transportation options such as walking, biking, and utilizing public transit.





# **MEASURE LU1:**

# **Promote Smart Growth, Transit-Oriented Development** (TOD), and Complete Neighborhoods

GOAL: By 2030, increase residential and employment density by 15 percent as compared to business-as-usual.

# COMMUNITY BENEFITS







Improve **Public** Health



Sustainable **Economics** 



Provide Cost Savings



Improve Social Equity



Resilience

Annual **GHG Reduction** Potential by 2030 Quantified in R1

# DESCRIPTION

Smart growth encompasses a range of development and conservation strategies that support economic growth, environmental health, and GHG reductions. Smart growth is primarily a land use strategy, which places higher density, mixeduse developments near or within existing developed areas, and in close proximity to transit services. Infill development, or the redevelopment of underutilized sites within existing developed areas, is a key smart growth approach that increases the land use development intensity and resulting social and economic activity within the existing urban footprint, while typically leveraging existing infrastructure such as roads, sewers, and power lines. Smart growth encourages heterogeneous neighborhoods that offer a variety of housing types within close proximity to various commercial and retail services, as well as schools and parks. As a result of directing new growth towards existing urban areas, smart growth strategies help preserve existing open space, farm land, and critical habitat areas for enjoyment by future residents.

Cities can develop land use and zoning tools such as Specific Plans, Smart Codes and Corridor Plans as a means of guiding the revitalization of developed areas including major commercial corridors, central business districts, and downtowns. These tools can establish development standards for various zones, and can incorporate principles of smart growth into local planning such as high density, mixed-use, transit, bicycle, pedestrian, and open space connectivity networks, reduced parking standards for vehicles, and requirements for bicycle and pedestrian amenities to reduce vehicle trips and encourage active transportation. The City may conduct community and stakeholder outreach to identify other opportunities, as well as areas where smart growth principles may be integrated into the existing urban fabric.

Smart growth development touches on many of the strategies covered in the transportation sector, including complete streets, pedestrian and bicycle connectivity, and enhanced transit services.



# WHAT'S ALREADY HAPPENING

The City of Paramount has already begun implementing General Plan measures that are focused on smart growth. General Plan Policy ED.4 states that "the City of Paramount will encourage mixed-use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels. This development concept will also be effective in eliminated strip commercial land use and development patterns." Mixed-use development that continues to be encouraged under this policy would locate residential units near employment centers, reducing VMT generated by residents commuting to and from work.

In addition, the City implements their Housing Element (HE) Infill Sites Redevelopment Program and HE Mixed-Use Development Program. The HE Infill Sites Redevelopment Program helps to facilitate successful infill development projects by providing assistance with site identification and entitlement processing, marketing materials for residential opportunity sites, and technical assistance to interested developers. This includes technical assistance to acquire necessary funding, as well as offering fee waivers and deferrals for affordable housing projects. Similarly, the HE Mixed-Use Development Program promotes infill development within the City by encouraging housing development in districts where mixed-use development is permitted by allowing administrative processing of lot consolidation requests, providing assistance with site identification and entitlement processing, and offering fee waivers and deferrals for affordable housing projects. In addition, the HE Mixed-Use Development Program removes barriers to infill and mixed-use development by modifying development standards such as setbacks and parking, and providing financial support where available for mixed-use affordable projects.

The City is now working on the North Paramount Gateway Specific Plan, which replaces the outdated Clearwater North Specific Plan and Howe-Orizaba Specific Plan into a combined plan. Among a number of goals that include reducing GHG and VMT, the plan will promote mixed-use opportunities along portions of Paramount Boulevard. Later in 2021, Paramount will begin updating the Clearwater East Specific Plan, which will accomplish similar smart growth and TOD goals.

# **STRATEGIES**

Effective strategies and implementing actions for promoting smart growth, transit-oriented development and complete neighborhoods are outlined in the following table.

# **STRATEGIES**

# Strategy LU1a

Encourage compact, efficient, and contiguous development.

- Develop General Plan policies that integrate diverse land uses including housing, employment and community services at appropriate densities to help reduce automobile travel and promote walking, bicycling and other opportunities for physical activity.
- As part of the General Plan Housing Element update, inventory potential infill development sites and maintain a community-wide database of vacant and underutilized sites.
- Plan, zone, and provide incentives for new development and renovation of existing uses in identified infill areas, especially those that are
  well served by transit.
- Streamline the entitlement process for construction of high quality residential development in older and infill areas through updates of
  the Housing Element and Zoning Code, including taking advantage of opportunities to streamline the California Environmental Quality Act
  (CEQA) review for infill projects.
- Promote revitalization of transit corridors by supporting the GCCOG's regional efforts to improve light rail, bus rapid transit (BRT), or other high-service transit facilities and services.
- Promote an appropriate mix of housing (for all household income levels), retail, and office space.
- Develop financing mechanisms and outreach tools to further promote Accessory Dwelling Units (ADUs).

<sup>29</sup> City of Paramount, Paramount General Plan, August 2007. <a href="http://www.paramountcity.com/home/showdocument?id=2538">http://www.paramountcity.com/home/showdocument?id=2538</a>. Accessed November 2020

- Establish a policy that increases the available open space (such as parks, green belts, hiking trails, etc.) to support different types of uses and the different recreational needs of the community.
- Prepare a Downtown Paramount Specific Plan focused on smart growth.
- Establish and update existing commercial, residential, and mixed-use development guidelines that encourage smart growth.

# **Strategy LU1b** Support parking, streets, and road opportunities that foster smart growth.

- Reduce parking requirements, to the extent feasible particularly in areas adjacent to upcoming light rail stations, to facilitate higher density development that fosters access to walking, biking, and public transit.
- Plan and encourage neighborhood development patterns with levels of connectivity.

# **Strategy LU1c** Foster outreach and understanding of smart growth and transit-oriented development.

- Hold community workshops to identify areas for smart growth prioritization.
- Incorporate smart growth strategies within Paramount Environmental Justice Element.
- Work with Community-based Organizations to increase public awareness of smart growth and enhance public perception of denser development.
- Collaborate with local, regional, and state agencies to share land use and community design information, coordinate planning goals and processes, and take advantage of opportunities to leverage resources.
- Participate in regional planning efforts such as processes to develop and implement the regional Sustainable Communities Strategy (SCS) pursuant to SB 375 and where appropriate align the General Plan and Zoning for consistency with the Regional Transportation Plan.
- Coordinate tours of smart growth and transit-oriented developments for city staff and elected officials to explore potential strategies that can be incorporated/replicated in local projects.



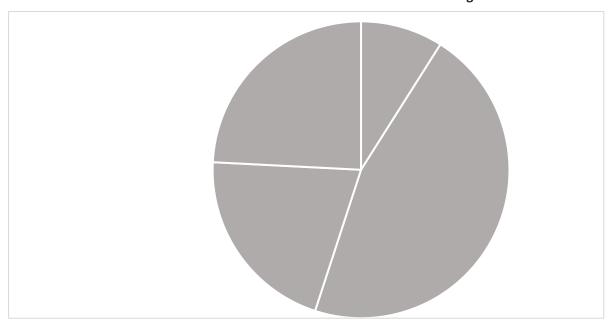
# Water and Wastewater Systems (WA)

GHG emissions associated with the energy needed for pumping and conveyance of water represent less than 2 percent of the 2010 Community GHG Inventory; however, strategies to reduce water consumption have important co-benefits to the local water supply. Maintaining a safe and plentiful water supply is a basic necessity for individuals and communities. Promoting conservation programs and supporting water infrastructure improvements helps to maintain the quality and reliability of tap water and prevents consumers from having to purchase bottled water.

Climate variability increases risks to water supplies; therefore, future supplies must be carefully managed and water conservation must continue to be a priority. Water-use efficiency and water conservation efforts over the last 30 years have resulted in total U.S. water consumption remaining relatively constant. The greatest gains in water efficiency can be achieved in urban centers. Water supplies within the City of Paramount can be conserved through implementation of water efficiency measures and through use of recycled water.

Water conservation can offer financial savings allowing families to spend more money on healthy food, health care, housing, or other necessities. Identifying and fixing leaking pipes can reduce or prevent the unhealthy growth of indoor molds and mildews which can improve indoor air quality, reduce allergens, and improve respiratory health. Replacing lawns with drought tolerant native plants and trees can expand the City's urban forest and provide a shade and cooling effect for residents, especially for those in homes without air conditioning. Incentive programs can target low-income and communities of color to ensure an equitable distribution of resources.

FIGURE 4-6 GHG Reduction Contribution in 2030 Relative to all Local and Regional Measures







# **MEASURE WA1:**

# **Promote Water Conservation**

**GOAL:** By 2030, achieve a 30 percent per capita reduction in water consumption from a 2010 baseline.

# **COMMUNITY BENEFITS**





Health



Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

10,915 MTCO<sub>2</sub>e

# **DESCRIPTION**

Central Basin Municipal Water District (CBMWD) is the primary water provider for the City of Paramount, and offers a variety of incentives to encourage customers to reduce indoor and outdoor water consumption during normal and dry years. Increasing the water efficiency of homes and businesses not only helps reduce water consumption and associated GHG emissions, but also reduces water bills and adds market value to the properties.

# WHAT'S ALREADY HAPPENING

The City of Paramount implements a variety of programs to promote water conservation including performance of **Water Audits** and distribution of **Water Conservation Kits**. The City conducts an annual water loss audit of water infrastructure and reviews system best practices to minimize water loss. Participation in yearly water audits has led to an increase in internal departmental record-keeping related to the number of meters changed yearly, the switch out of valves, and approximations of water loss when hydrants are damaged by accidents or flushed by City staff. The City also gives out approximately 300 water conservation kits annually at the City's Eco-Friendly Fair. These kits include aerators, water efficient shower heads, and water hose nozzles.

The City has implemented various policies that mandate water conservation and efficiency within the General Plan Public Facilities Element (PF) and Housing Element (HE). General Plan Policy PF.4 states that "the City of Paramount will protect, conserve, and enhance water resources through implementation of the Water Master Plan", while the HE Energy Conservation Program requires the City to consider water conservation in the review of new development as well as continue to educate the public about water conservation strategies in landscaping and domestic water use.

Furthermore, to encourage water efficiency in the region, including within the City of Paramount, the Los Angeles County
Public Works Department (LAPW) ) offers water conservation activities to school age children residential and commercial

Water Efficiency Rebates to subsidize the costs of water-efficient appliances and reduce regional water consumption.

CBMWD participates in Metropolitan Water District's SoCal Water\$mart program, which offers rebates for high efficiency toilets

and clothes washers, rain barrels, and irrigation controls. Resources and incentives are offered for business customers, including Water Surveys and Water Budgets, and a variety of rebates for indoor and outdoor efficiency upgrades.

# **STRATEGIES**

Effective strategies and implementing actions for promoting water conservation are outlined in the following table.

### **STRATEGIES**

### Strategy WA1a

Lead by example through reduced water consumption in municipal buildings, parks, and landscaping.

- Install water-smart features within City owned and/or operated facilities to include landscaping, irrigation, and the use of native droughttolerant vegetation in all City facilities.
- Adopt a water recycling master plan that connects parks into the recycled water system.
- Adopt water conservation ordinances for non-drought scenarios encouraging residents and businesses to avoid water waste year round.
- Convert all water distributing vehicles such as street sweepers and tree watering tankers to use reclaimed water where feasible.

### Strategy WA1b

Ensure water efficiency in existing buildings and new development

- Ensure compliance with water-related CALGreen codes for new construction and major retrofits.
- Adopt a retrofit program that includes incentives to encourage or require the installation of water conservation measures in existing businesses and homes that do not meet state efficiency standards.
- Encourage residents, property owners and businesses to take a free Water Survey to identify leaks and identify water efficiency improvements.

# Strategy WA1c

Partner with water providers and other stakeholders to educate and incentivize residents and businesses to conserve water.

- Work with water provider to create a water efficient demonstration garden that includes native and drought tolerant plants, requires low volume mulch, irrigation and other water saving features.
- Work with water provider to identify the largest business and industrial water consumers and to better direct reduction outreach efforts.
- Collaborate with water provider to improve residential reduction outreach efforts, especially to high water consumption residential areas.
- Increase multilingual outreach and education efforts on water conservation programs targeting single family residences through the City's newsletters, email blasts, social media outlets, and marketing campaigns.

# **Good Idea: San Diego Water Authority Citizen Water Academy**

The Citizen Water Academy is designed to engage and enlist a diverse group of active community members so that they become ambassadors in neighborhoods and organizations throughout the county for the Water Authority's vital water supply planning efforts. During the three-class series, the Water Authority's executives educate up-and-coming community leaders about regional water issues so that they can see how ratepayers' investments have helped make San Diego County resilient to drought. Participants take behind-the-scenes tours of the Water Authority's water supply infrastructure. They also get to ask the Water Authority's senior water supply planners about their decisions and strategies. Through approximately 13 hours of class time, participants gain the kind of insight that allows them not only to understand why plans were made, but how executing them has benefitted the region's economy and quality of life.

https://www.sdcwa.org/sites/default/files/community\_engagement\_fs\_single.pdf



San Diego County Water Authority

# **Central Basin Municipal Water District Demonstration Gardens**



The Central Basin Municipal Water District received funding from the Department of Water Resources to construct five California native and drought-tolerant landscape demonstration gardens throughout the District's service area. Four of the five gardens were completed in Gateway Cities: Cerritos, Cudahy, Montebello, and Whittier. Between 2,000 and 10,000 sq. feet of turf was removed from each garden and replaced with drought tolerant plants and water permeable decomposed granite. The demonstration gardens were created to motivate community members to use sustainable landscaping. They highlight the state's native plants and serve as a water efficient model for outdoor landscape design.



# **MEASURE WA2:**

# **Promote Water Recycling and Greywater Use**

**GOAL:** Increase the number of greywater and rainwater catchment permits issued annually; and increase extent of purple pipe installed and volume of reclaimed water provided to the city.

# **COMMUNITY BENEFITS**







Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Not quantified

# DESCRIPTION

This strategy supports improving and expanding the water supply, water reclamation (recycling), and water reuse infrastructure. The City will support efforts to expand recycled water use to serve its customers, and support the use of greywater and rainwater catchment systems by local residents and businesses. The City will support efforts to maintain and upgrade water infrastructure and conveyance systems to minimize leaks and prevent waste.

Water reclamation is reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin (referred to as ground water recharge).

Grey water is reusable wastewater from residential, commercial and industrial bathroom sinks, bathtubs, showers, and clothes washing equipment drains that is treated onsite, and then reused, typically for landscape irrigation.

Rainwater catchment systems collect runoff from roofs or other non-permeable surfaces, which is then redirected to a containment mechanism. Rainwater gardens may also be constructed that direct rainwater into a deep pit or larger reservoir with percolation, or it can be collected from dew or fog with nets or other tools. Rainwater can then be used for gardens, livestock, irrigation, or domestic use with proper treatment, and indoor heating for houses. Central Basin Municipal Water District (CBMWD) offers rebates for rain barrels and a cistern depending on gallon capacity.

The City can support the use of greywater and rainwater catchment systems by reviewing the permitting process to identify opportunities for streamlining, offering rebates and incentives for installation of these systems, and providing information at the permitting counter for developers, business owners, and homeowners.



#### WHAT'S ALREADY HAPPENING

The City of Paramount is in the process of putting together its 2020 Urban Water Management Plan (UWMP), which was last updated in 2015. The UWMP summarizes the current and proposed water management activities performed by the City with the goal of providing dependable, adequate, and safe water to the community. The UWMP describes a variety of City efforts to promote water recycling and greywater use. The City encourages new industrial developments to connect to a reclaimed water distribution line that runs parallel to the City's "industrial belt" and is exploring opportunities to connect existing industrial customers, such as World Energy, to the reclaimed water line to reduce potable water demand of the industrial sector. Furthermore, the CBMWD has expressed interest to the City in expanding the recycled water system to connect other landscape and industrial customers.

The City, CBMWD and Metropolitan Water District (MWD) encourage recycled water use among its customers, through financial incentives. Recycled water is available at a 30-50% discount to customers who use it over potable water. This allows opportunities for financial savings while encouraging water conservation. CBMWD also provides retrofit funding and will advance funds necessary for retrofitting existing potable connections for use with recycled water.

Finally, the City has identified opportunities in its 2015 Draft Water Master Plan Update for use of recycled water for irrigation or drought tolerant plants in street medians within the City service area.

#### **STRATEGIES**

Effective strategies and implementing actions for promoting water conservation are outlined in the following table.

#### **STRATEGIES**

#### Strategy WA2a

Promote recycled water systems in residential and commercial development.

- Require the installation of recycled water pipes and connections with all new development near reclaimed water lines.
- Include greywater regulations in the zoning code.
- Support expansion of recycled water infrastructure to serve existing municipal parks and facilities (e.g., golf courses), as well as multifamily, commercial, and industrial development and redevelopment projects.
- Work with Central Basin Municipal Water District and Liberty Utilities to identify customers who would benefit from recycled water use, and develop an implementation plan to connect these customers with recycled water, neighboring wastewater agencies, or provide information on local water recycling systems, as applicable.
- Partner with an agency/organization or develop a new City program that provides rebates, free rain barrels, or rain barrel conversion kits
  to residents and businesses and streamlines the permitting process for greywater and rainwater catchment systems.

#### Strategy WA2b

Lead by example through the installation and/or expansion of recycled water systems at public facilities.

- Adopt a water recycling master plan that connects parks into a recycled water system.
- Use recycled water for agency facilities and operations, including parks and medians, where appropriate.
- Adopt a water recycling master plan that connects parks into a recycled water system.
- Use recycled water for agency facilities and operations, including parks and medians, where appropriate.

#### Strategy WA2c

Partner with Central Basin Municipal Water District (CBMWD), Liberty Utilities (Liberty), and other stakeholders to educate residents and businesses about water recycling and greywater use.

- Establish partnerships with CBMWD, Liberty and local Community-Based Organizations to support education greywater and rainwater catchment systems and benefits.
- Provide informational pamphlets at the permitting counter to encourage the use of greywater and rainwater catchment systems in commercial and industrial buildings.

#### Community Engagement Key to Orange County's Groundwater Replenishment System



In 2015 Orange County completed a \$143 million, 30 million gallons per day (MGD) expansion to their Groundwater Replenishment

System. In addition to increasing the local potable water supply, the program has significantly decreased the amount of wastewater discharged into the Pacific Ocean — all while providing enough water for about 850,000 people. Mehul Patel, Orange County Water District's Director of Water Production, credits program success to the community engagement practices, saying, "before we even put pen to paper on a preliminary design, we had already started our

community outreach...The message was very honest in terms of telling people, literally, that this is treated wastewater that we are going to turn into beyond drinking water quality and it is going to mix with the other drinking water supplies, but none of it will go directly to your house. It will be part of the water supply indirectly, and it is what we have to do in order to keep up with demand in this area." Patel underscored the importance of not only being up front and honest but also having the staff do all of the outreach and the presentations rather than consultants or PR firms. "We tell everyone that they need to use the staff that actually run the plant, teach them how to speak publicly, be honest and not to use a lot of jargon." <a href="https://www.waterworld.com/articles/print/volume-33/issue-11/features/securing-southern-california-s-water-future.html">https://www.waterworld.com/articles/print/volume-33/issue-11/features/securing-southern-california-s-water-future.html</a>



## Waste Reduction & Recycling (WR)

Solid waste that decomposes in landfills generates  $CH_4$ , a GHG that is approximately 25 times more potent than  $CO_2$  over a 100-year timeframe, and even more potent over shorter time spans. GHG emissions resulting from the decomposition of solid waste account for approximately 4 percent of the 2010 Community GHG Inventory. In addition, the collection, transportation, and handling of waste cause emissions from trucks and facility operations. Waste reduction and diversion programs prevent materials from ending up in landfills, and recycling reduces GHG emissions associated with the energy embodied in material goods and their packaging.

Recycling and waste reduction results in numerous co-benefits for residents and business owners. Diverting waste from landfills reduces the City's reliance on landfills, which can be costly to permit and locate in or near an urbanized area. Fewer waste collection vehicles results in less traffic, better roads, and improved air quality. Minimizing solid waste in landfills can improve community health by reducing exposures to CH<sub>4</sub> and toxic stormwater runoff that can contaminate groundwater and surface water. Other benefits associated with solid waste diversion include improvements to social equity and promotion of sustainable economics.

Another benefit to minimizing waste includes empowering the community to be more environmentally conscious with every day, tangible decisions. As the community works to reduce waste, residents and businesses may become more conscious consumers. The zero-waste approach to food preparation can result in healthier, less processed, and more affordable food. Additionally, community members may save money by reducing trash bills or repairing existing material possessions instead of purchasing new ones.





GOAL: By 2030, strive to divert 90 percent of all solid waste from landfills.

#### **COMMUNITY BENEFITS**







Improve Public Health



Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity

## Annual GHG Reduction Potential by 2030

Not quantified beyond State mandates

#### **DESCRIPTION**

This measure focuses on reducing the amount of waste generated by the community and increasing the share of waste that is recycled and composted. The amount of waste we create and the way we dispose of it have a significant impact on GHG emissions.

Emissions are released during the waste disposal process in two ways. First, emissions are released from the vehicles and equipment needed to take garbage from homes and businesses to the landfill (waste transport). Second, CH₄ emissions are released as organic waste materials decompose in the landfills (waste disposal). Emissions associated with the landfilling of solid waste can be avoided by waste reduction, sustainable product design, recycling, and composting. Designing and using products sustainably, recycling products at the end of their useful life, and composting organic material are critical waste management strategies that reduce emissions. For example:

- Harvesting virgin materials and manufacturing new products result in significant GHG emissions and other pollutants
  that can be avoided when products are manufactured using less material, designed to last longer, and are repaired
  and reused.
- Using recycled materials rather than raw materials to create new products results in substantially fewer emissions
  during production. Thus, recycling products at the end of their useful life avoids emissions for the next generation of
  products.
- Composting organic waste keeps it from decomposing anaerobically in landfill to create CH<sub>4</sub>, and compost helps build healthy soil and plants, which in turn serve as reservoirs for carbon that would otherwise result in GHG emissions released into the atmosphere.

Waste reduction includes actions that affect the design, manufacture, or use of materials or products (including packaging) to prevent waste. Product stewardship is an approach where those involved in a product's lifecycle—manufacturers, retailers, users, and disposers—share responsibility for reducing environmental impacts. In addition, the City will develop and implement innovative strategies to increase the amount of waste diverted to recycling and composting.



#### WHAT'S ALREADY HAPPENING

The City of Paramount currently implements Sustainability Best Practices that include Waste Reduction and Recycling initiatives. To reduce waste, the City promotes ongoing internal reviews of office practices, which have led to the replacement of Styrofoam cups with reusable alternatives, replacement of paper memos with emails, and online availability of capital improvement bid documents and project plans to reduce the printing of hard copies. The City also encourages waste prevention by City staff by asking them to consider the durability of products prior to acquisition, conducting routine maintenance to extend the useful life of products, and use of duplex features on printers and copiers. To promote recycling efforts, the City requires all contractors to recycle concrete and asphalt when doing resurfacing or concrete replacement work within Paramount, and the City uses rubberized asphalt in street resurfacing work which repurposes approximately 4,000 old tires per mile of each lane paved. The City has also partnered with a contract tree trimmer, West Coast Arborists, for the Urban Wood Pathways Program to recycle wood chips from City trees and to replant trees that are removed. Furthermore, the City repurposes discontinued City letterheads into notepads for internal use, recycles used ink toner cartridges, collects batteries and fluorescent lights for disposal or recycling, and hosts yearly e-waste and hazardous material collection events for the community, in addition to events sponsored by Los Angeles County through their Household Hazardous Waste Roundup.

The Paramount Municipal Code includes requirements for construction and demolition debris recycling and disposal. Chapter 13.20, Article 8, Construction and Demolition Debris Recycling and Disposal, implements a 65% waste diversion standard for construction and demolition projects. Exemptions from this requirement include residential and single-family homes up to two units that are not part of a greater planned development; construction projects of less than \$100,000 in value or less than 1,000 square feet; work for which only a plumbing, electrical, or mechanical permit is required; and work for which hazardous or toxic materials are treated or removed.

#### **STRATEGIES**

Effective strategies and implementing actions for improving solid waste diversion are outlined in the following table.

#### **STRATEGIES**

#### Strategy WR1a

Lead by example through waste reduction, reuse, and recycling at municipal facilities and operations.

- Implement a comprehensive waste reduction and recycling program in agency offices and facilities.
- Adopt agency or community waste diversion and recycling goals that are higher than existing state law.
- Adopt a policy to encourage paper use reduction through various sustainable activities.
- Expand source reduction efforts to City construction projects, and incorporate end-of-life management considerations into City procurement guidelines.
- Reuse unwanted printed materials for other purposes such as scratch paper or shred for use at the local animal shelter.
- Adopt a "buy recycled" policy for agency departments and create or expand budgets to accommodate recycled items.
- Provide bins for collection of used batteries, and compact fluorescent lights for proper disposal and recycling.
- Require all agency demolition projects to incorporate de-construction/construction and demolition waste and recycling or recovery practices.
- Monitor and adapt programs to incorporate new technologies and recycled material markets as they become available.

#### Strategy WR1b

Foster waste reduction in business.

- · Adopt a program or ordinance to require waste audits and waste reduction plans for existing and/or new developments.
- In partnership with the waste hauler serving the commercial sector, institute a comprehensive waste reduction and recycling program with financial and other incentives, such as a tiered rate system that charges less for collecting recyclables.
- Adopt an ordinance that restricts the use of expanded-polystyrene containers at restaurants and other establishments.
- Implement a green business program that rewards local business for sustainability measures.

• Require recycling at special events, such as through special event permit conditions.

#### Strategy WR1c

Promote reuse and recycling community-wide.

- Implement and enforce new recycling and composting programs for residential and business waste, including programs that target waste hauled by residents to transfer stations.
- Work with landlords to include recycling requirement information in lease agreements and/or move-in packets.
- · Adopt an ordinance that exceeds state requirements by requiring recycling at multifamily housing with four or fewer units.
- Ban the following materials from residential and business garbage to increase recycling: asphalt paving, concrete, bricks, asphalt shingles, plastic film, clean wood, residential food, and compostable paper.
- Expand investment in existing residential and business programs for reuse and organics management to reach more residents and businesses.
- Continue to support and expand material exchanges and reuse programs, and promote building with salvaged and reclaimed materials.
- Make reuse and recycling drop-off more convenient at transfer facilities.

#### Strategy WR1d

Support construction and demolition (CD&D) diversion.

- Develop a program or ordinance to reduce, salvage, reuse or recycle community construction and demolition waste.
- Phase-in bans on the following construction and demolition waste from job sites and private transfer stations: recyclable metal, cardboard, plastic film, carpet, clean gypsum, clean wood, and asphalt shingles.
- Develop and promote a certification program for construction and demolition processing facilities in coordination with local industry.
- Adopt a policy to use recycled or rubberized asphalt pavement for streets and roads.
- Adopt a policy to use recycled asphalt pavement for commercial and community parking lots, where feasible.

#### Strategy WR1e

Encourage diversion of food and food packaging from landfills.

- Support coordination between organics processors, food service product suppliers, and food service retailers to expand the availability of compostable food service products and Implement a food scrap collection program.
- Launch programs to support edible food donation, help commercial kitchens find efficiencies and reduce waste, and help households and businesses reduce food waste through better planning, purchasing, storage, and preparation.
- Offer food waste recycling program to residential customers and encourage onsite composting.
- Encourage local restaurants to use compostable foodware, where appropriate and discourage food waste.

#### Strategy WR1f

Encourage recycling and safe disposal of electronic waste and hazardous materials.

- Create and distribute information about e-waste and hazardous disposal.
- Increase opportunities for e-waste and hazardous materials collection and recycling.
- Promote proper recycling and disposal of compact fluorescent light bulbs and batteries.

#### Strategy WR1g

Partner with local waste service providers, schools, and other stakeholders to enhance outreach and education to residents, students, and businesses about reuse, waste reduction, and recycling.

- Establish partnerships with local waste service provider and local Community-Based Organizations to support education about waste reduction recycling.
- Collaborate with schools and nonprofit agencies to help develop and distribute educational materials related to recycling and waste reduction for use in classrooms.
- Coordinate with CalRecycle on the latest information, resources and programs to assist local businesses and encourage product stewardship of electronics and other materials.
- Provide information to residents about how to stop receiving unwanted catalogues, phone books, and weekly circulars.
- Offer composting and sustainable landscaping classes to the community.
- Include information about recycling opportunities and best practices for organics collection and composting on the City's website.



## Green Infrastructure, Parks, Urban Forestry & Agriculture (GA)

Green infrastructure uses vegetation, soils, and natural processes to manage water and improve overall health of urban environments. Traditionally, stormwater runoff travels from rooftops, streets, and parking lots into the City's sewer or storm drainage system, which directs discharged water into the Los Angeles River and the Pacific Ocean. As runoff travels across impervious surfaces, it collects garbage, bacteria, heavy metals, oil, and other pollutants from the urban environment that are released along with the runoff, degrading the quality of the receiving waters. In addition, runoff travels more rapidly through urban environments, resulting in erosion and flooding that may damage habitat, property, and infrastructure. By partially retaining runoff onsite, green infrastructure systems reduce the quantity of stormwater sent to the City drainage system, which in turn reduces the amount of pollutants being discharged in nearby water bodies, and physical damage resulting from flooding and erosion. Instead, stormwater runoff permeates the soil, reducing the need for irrigation, and recharges groundwater. Green infrastructure benefits flood control, water supply, pollution reduction, recreational open space, urban agriculture, and urban wildlife habitat.

Green infrastructure, parks, urban forestry, and agriculture all work in concert with Paramount's natural environment to make local landscapes more productive and provide benefits to local residents and ecosystems. The natural environment is important both for sequestering GHG emissions and for mitigating impacts of climate change. By better integrating Paramount's built environment with the natural environment, the city will reduce its contribution to climate change while simultaneously preparing for impacts such as sea-level rise and flooding.

Urban trees provide aesthetic, environmental, health, and economic benefits including cleaner air, arboreal habitats, and increased property values. Forests play a key role in meeting the states GHG emission reduction goals by providing a carbon sink that removes CO₂ from the atmosphere. Urban trees also help lower peak-load energy demands during the hottest months, providing shade for parking lots and other paved areas, and reducing the urban heat island effect. Properly selected and located shade trees can help reduce air conditioner use and associated energy costs. Forested parks and tree-lined streets mitigate the impact of the urban heat island effect by cooling and cleaning the air. Public parks and green spaces allow people to congregate, socialize, and be more physically active. Making parks and green spaces available and accessible to all residents is an important City priority. Parks and green spaces are also associated with better mental health outcomes, improved social integration, and reduced community violence.

In addition, urban agriculture can improve access to healthy foods and better nutrition, which in turn helps prevent obesity and type 2 diabetes. Low-income residents are particularly affected by diet-related diseases and will benefit from improved healthy food access. Local agriculture also benefits GHG emissions reduction by reducing the transportation needed to supply food to local residents.









#### **MEASURE GA1:**

## **Support Urban Tree-Planting, Park Access, and Green Infrastructure**

**GOAL:** Increase tree canopy city-wide by 10 percent by 2030; and increase permeable pavement Citywide by 2030.

#### **COMMUNITY BENEFITS**







Improve Public Health



Promote Sustainable Economics



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Not quantified

#### **DESCRIPTION**

The urban forest provides a number of environmental and community benefits, such as increasing comfort for pedestrians, enhancing the overall visual aesthetic, preventing flooding and runoff, filtering pollutants before water enters rivers and oceans, and providing habitat for urban-dwelling animal species. Trees also improve public health by filtering air pollutants which can improve air quality. Trees naturally capture carbon, removing it from the air and storing it within the trunk, branches, and leaves. A healthy urban forest lessens the urban heat island effect by increasing shaded areas along roads and within parking lots. Trees can be strategically planted near buildings to help control the interior temperature of a home or building, and reduce the consumption of energy for heating and cooling, particularly during peak hours.

The City will collaborate with community-based organizations to organize plantings of shade trees along public rights-of-way. The City will work with community-based organizations to continue to promote the Adopt-A-Tree program, and will distribute existing resources providing tree care tips. The City will consider developing a shade tree incentive program that provides a rebate or covers the full cost of the tree.

Green infrastructure and streetscapes include pervious surfaces that allow natural ground absorption of rainfall, replenishing groundwater tables and reducing the amount of stormwater runoff, which in turn reduces contaminant runoff into water bodies and prevents exposure to oils, lead, and other toxins for residents swimming or fishing in the water. There are multiple methods of collecting stormwater onsite, which can be used independently or combined for a multi-faceted approach. Large development projects may incorporate retention or detention basins that direct water to an area onsite for permanent or temporary storage. On a smaller scale, runoff can be directed into bioswales for temporary storage during storms and to capture excess irrigation runoff. Planter strips along roads and parking lots are excellent opportunities for utilizing bioswales to reduce runoff. Rain gardens capture runoff and filter water before excess runoff reaches the stormwater drainage system. Rain water can be directed to catchment barrels or basins onsite and then used for irrigation systems.



To implement this measure, the City will encourage property owners and developers to incorporate green infrastructure into existing and new developments, and continue to utilize the same green infrastructure design principles in City-owned property. The City may develop a program that provides incentives or discounted rainwater collection devices, from the City's stormwater programs that enable property owners to retain rainwater onsite for irrigation. The City will also incorporate green infrastructure into new City developments, and retrofit existing City facilities with green infrastructure as funding becomes available.

#### WHAT'S ALREADY HAPPENING

The City of Paramount has received the title of Tree City USA by the Arbor Day Foundation in both 2019 and 2020. The City achieved this distinction by meeting the Foundation's four requirements: a tree board or department, a tree care ordinance, an annual community forestry budget of at least two dollars per capita, and an Arbor Day observance and proclamation. The City of Paramount currently has approximately 8,000 City-owned trees in parkways, medians, setbacks, and parks. The City maintains these trees by assigning them into nine grids; the trees are then trimmed by grid once every three years by tree trimming contractors. To preserve the Urban Forest within the City, the City's Zoning Ordinance/Municipal Code addresses tree preservation on private property. For every project on private property, a City planner assesses trees and landscaping and requires additional trees as needed to maximize the urban forest. To promote tree planting, City residents can request that the City plant trees in parkways in front of their residence through a General Service Request to the City.

In 2016, and again in 2018, the City participated in the **California Initiative to Reduce Carbon and Limit Emissions (CIRCLE)**. CIRCLE planted a total of 1,350 trees in various southeast Los Angeles communities, including Paramount, in 2016. In 2018, the City participated in CIRCLE 2.0 which planted a total of 1,650 trees in 11 cities, including Paramount. As part of this effort, the City partnered with West Coast Arborist and hosted the first annual Community Arbor Day Celebration and Tree Planting Event where volunteers from the community gathered to plant 200 trees in parks and along avenues throughout the City. The City plans to participate in CIRCLE 3.0, which aims to plant approximately 4,000 trees along the future High Speed Rail corridor. For CIRCLE 4, the City was one of the 30 cities in the state to be awarded an allotment of the 2000 trees the state will be distributing in the spring of 2022. In addition to the trees, the City and its residents will benefit from an education workshop for the community as well as support and resources to host an Arbor Day tree planting event. Furthermore, several volunteer organizations support the expansion of urban forestry through canvassing, planting, ongoing tree care, organizing community events, education, and sharing best practices within the City.

The City of Paramount, along with four other cities in the **Gateway Cities Council of Governments**, have received a grant through the California Resiliency Challenge to fund an Urban Tree Canopy (UTC) assessment and plan. The UTC assessment will be developed beginning in February 2021 with the help of **CivicSpark** and will use LiDAR and other technologies, along with data science and community input, to determine the number and locations of trees throughout the City. The results of the UTC will be used to develop recommendations for the City to increase its tree canopy.

Other opportunities are available to improve urban wildlife including funding opportunities through the California Department of Fish and Wildlife (CDFW), The Strategic Growth Council's (SGCs) **Urban Greening Grant Program**, and the **CALFIRE Urban and Community Forestry Program**. Finally, the California Natural Resources Agency offers a variety of grant and loan programs including, but not limited to, the **Environmental Enhancement & Mitigation Program and the Urban Green Infrastructure Program**.

#### **STRATEGIES**

Effective strategies and implementing actions for supporting urban tree-planting, park access, and green infrastructure are outlined in the following table.

#### **STRATEGIES**

#### Strategy GA1a

Increase the number of trees in the City.

- Update the City's tree ordinances and design guidelines to protect and promote native trees, heritage trees, climate-resilient trees, and shade trees where room permits.
- · Leverage funding to expand the urban forest and fund a maintenance program to ensure tree health.
- Minimize pavement along public right-of-ways to facilitate tree plantings.
- Promote an Adopt-A-Tree Program to increase the number of trees in the City.

#### Strategy GA1b

Encourage green infrastructure in new and existing development including public facilities.

- Review the City's development code to ensure green infrastructure systems can be easily incorporated into new developments and
  existing properties.
- Use form or design-based codes/guidelines to support green infrastructure including planters, landscaping, and tree wells.
- Collaborate with community-based organizations to develop an urban agricultural ordinance.
- Explore the potential for incorporating green street elements into streetscape design such as bioswales, rain gardens, planter strips, and permeable pavement. Including a "Downspout Disconnection" program to retain rainwater for onsite irrigation.
- Incorporate green infrastructure into existing and new City buildings and City parks to more effectively manage stormwater runoff.
- Organize an LA River cleanup event with surrounding community-based organizations.

#### Strategy GA1c

Conduct an outreach campaign to spread awareness of the benefits associated with planting shade trees, park access, and green infrastructure and connect home and business owners with available resources and rebates.

- Collaborate with local Community-based Organizations on outreach and education efforts to spread awareness of the benefits of green infrastructure, street trees, encourage home and business owners to plant shade trees, and distribute informational resources.
- Partner with Community-based Organizations and youth programs to incorporate green infrastructure into neighborhood revitalization projects and plant more shade trees.
- Disseminate information on green infrastructure benefits and projects through citywide marketing campaigns using the City's
  newsletters, email blasts, social media outlets, local newspaper ads, direct mail, and by sending flyers along with property tax and utility
  bills.





#### **MEASURE GA2:**

#### **Support Sustainable Food and Urban Farming**

**GOAL:** Increase number of local farmers markets and increase number of urban farms and community gardens.

#### **COMMUNITY BENEFITS**







Improve Public Health



Promote Promote Sustainable Economics Sa



Provide Cost Savings



Improve Social Equity



Increase Community Resilience

Annual
GHG Reduction
Potential by 2030

Not quantified

#### **DESCRIPTION**

Our diets and the decisions we make as individual consumers about the food we purchase have a big impact on our "carbon footprint." Globally, approximately one-third of GHG emissions result from the food system, when accounting for importation, refrigeration, deforestation, and other food system processes. <sup>30</sup> Although the community GHG inventory does not directly account for emissions from agricultural activities occurring outside the City, choosing more sustainably produced food yields benefits for individuals and the community at large. Eating locally-produced, fresh food, and choosing vegetarian options, has the dual benefit of lowering GHG emissions associated with food production while improving community health.

Growing food locally and distributing it through local channels like farmers' markets, rather than importing it from distant lands, can reduce emissions because less fuel is required for transporting food to the consumer. Local food production also has the co-benefits of creating local jobs and enhancing resilience, and can improve health if sustainable organic farming and production methods are used. But more influential to the carbon footprint of food is what we eat and when we eat it—for example, eating seasonal vegetables vs. meat. Certain foods require more energy and fossil fuel inputs than others, making it possible to reduce emissions by choosing foods that have a lower GHG intensity.

Recent studies indicate that transitioning toward more plant-based diets that are in line with standard dietary guidelines could reduce global GHG emissions by up to 70% by 2050.<sup>31</sup> Also important is how food is farmed or and produced. Factors related to meat and dairy production include the energy inputs involved in rearing farm animals and the CH<sub>4</sub> output from those animals. Factors related to fruit, vegetable, and grain farming include the use of nitrogen-based fertilizers, soil tilling techniques, and the energy used for water pumping and irrigation. Organic farming generally produces foods with a lower carbon footprint

Nature.com, One-third of our greenhouse gas emissions come from agriculture, 2012, published October 31, 2013. <a href="http://www.nature.com/news/one-third-of-our-greenhouse-gas-emissions-come-from-agriculture-1.11708">http://www.nature.com/news/one-third-of-our-greenhouse-gas-emissions-come-from-agriculture-1.11708</a>, accessed November 30, 2015.

Springmann, Marco, H. Charles, J. Godfray, M. Raynera, and P. Scarborough, Analysis and Valuation of the Health and Climate Change Cobenefits of Dietary Change, proceeding of the National Academy of Sciences (PNAS), April 12, 2016, 113 (15) 4146–4151.

than conventional farming but also tends to use more land per kilogram of food produced.<sup>32</sup> Due to all of these factors it is a complex endeavor to accurately estimate the GHG emissions associated with the foods we consume.

#### WHAT'S ALREADY HAPPENING

The City of Paramount has already begun to host events which promote local food production and sustainable agriculture. The daytime Farmers Market is held at Progress Park in Paramount every Friday from 9:00 am to 2:00 pm and features fresh produce, farm-fresh eggs, and a variety of packaged and prepared food. Furthermore, the City has organized a Friday Night Market held the first Friday of each month in Downtown Paramount on Jackson Street, off Paramount Boulevard. This market also features a variety of food items from local vendors and runs from 5:00 pm to 9:00 pm.

There are also a variety of programs and funding opportunities implemented by private organizations to promote local agriculture and healthy eating including A Well-Fed World, the Kaiser Permanente Southern California Region Grants

Program, the Robert Woods Johnson Foundation, and the Clif Bar Family Foundation. Furthermore, the U.S. Department of Agriculture provides funding for the Farm to School program to improve access to local foods in eligible schools.

#### **STRATEGIES**

Effective strategies and implanting actions for supporting sustainable food production and consumption are outlined in the following table.

STRATEGIES	
Strategy GA2a	Promote local agriculture and food production

- Promote local farmers' markets to bring local goods to City residents.
- Expand upon the existing Home Gardens zoning ordinance to include urban agriculture on rooftops, underutilized parcels, in community
  open spaces, and on commercial properties.
- Create an inventory of the City's potential urban agriculture site and maintain a publicly accessible database; identify rooftops, underutilized parcels, and community open spaces in the City that could support urban agriculture, to prioritize locations to implement urban agriculture projects.
- Encourage urban farms and community gardens to host "open hours," where community members can engage with urban gardeners, learn about their practices, and volunteer. Provide tool, soil, and/or seed giveaways at these locations and events.
- Work with the local school district and community-based organizations to expand and support educational vegetable gardens at school campuses, small urban farms, and community gardens to provide educational and employment opportunities.
- · Work with community-based organizations to encourage large institutions and businesses to purchase food from local producers.

## Strategy GA2b Promote sustainably grown food and low-carbon diets.

- Work with the local school district to consider implementing meatless Mondays in school cafeterias.
- Support the inclusion of nutrition, cooking and gardening in primary and secondary school curricula to make connections between the benefits of healthy food choices, locally grown produce, and energy conservation.
- Promote local composting and hold giveaways that improve local yields of gardens.
- Review and revise municipal procurement policies to encourage the purchase of local foods, and reduce the purchase of meat, when
  possible
- Highlight local restaurants that serve plant-based food options.

Tiziano Gomiero, D. Pimentel, and M.G. Paoletti, Environmental Impact of Different Agricultural Management Practices: Conventional vs. Organic Agriculture, Critical Reviews in Plant Sciences, 30:1–2, 95–124, DOI: 10.1080/07352689.2011.554355, 2011.







## Green Business & Industry (GB)

Commercial businesses and industrial facilities in Paramount use large quantities of natural gas and electricity for lighting, heating, cooling, ventilation, computers, electronics, refrigeration, and other office equipment and processes. Many also emit significant quantities of short-lived climate pollutants (SLCPs) that have an outsized impact on atmospheric warming, including industrial refrigerants like HFCs. The strategies under this objective will help reduce emissions of GHGs, SLCPs, and criteria pollutants, leading to cleaner air and better public health.

Strategies in this section focus on supporting green businesses that help reduce community GHG emissions, and attracting businesses in the "cleantech" industry that are developing the innovative solutions needed to achieve deep GHG reductions across the state (and global) economy. With an abundance of marketable qualities, including robust transportation and transit networks, proximity to world-class universities and urban innovation centers, and relatively affordable real estate, Paramount is well-positioned to attract economic growth in bioscience and green/clean technology sectors, and has set a long-term vision to be nationally recognized for business development in these sectors. There is a tremendous entrepreneurial opportunity in development and marketing new technologies and services that are geared towards reducing the GHG footprint of energy, transportation, agriculture, water, materials, waste management, and land management.

Promoting the growth of green businesses and industry provides many health co-benefits to businesses owners and the community in Paramount. Residential neighborhoods located near industrial zones typically have higher proportions of lower-income residents of color than other neighborhoods. As large industries in Paramount reduce their carbon emissions, these residents benefit from reduced pollution levels. Employees also benefit when businesses commit to sustainability and reducing emissions. Buildings with good environmental quality can enhance worker performance and reduce the rate of respiratory disease, allergy, asthma, and sick building symptoms. By taking steps to ensure compliance with environmental regulation, businesses are protecting the health of their employees.







#### **MEASURE GB1:**

## **Engage and Partner with Local Industries and Businesses** to Reduce Emissions

**GOAL:** Increase local participation in green business programs; Increase local business participation in utility programs; and raise local awareness of emissions-reduction funding programs.

#### **COMMUNITY BENEFITS**



Improve Air Quality



Improve Public Health

Dramata

Promote Sustainable Economics



Provide Cost Savings



Improve Social Equity

Annual
GHG Reduction
Potential by 2030

Not quantified

#### **DESCRIPTION**

Local green business programs have been successful throughout the state in promoting more climate-friendly business practices for companies of all sizes across many industries. Typically, these programs are a cost-effective way to assist and recognize businesses and public agencies that implement measures to conserve energy and water, minimize waste and prevent pollution.

The energy utilities serving the City offer multiple programs to their commercial customers for improving energy efficiency, purchasing renewable energy, and installing solar PV systems (see EE and RE strategies). To maximize participation in these programs, the City will continue to work with SCE, CPA, and SoCalGas to develop an outreach and education plan that targets businesses and industries with the greatest potential for GHG reduction opportunities.

To maximize promotional efforts, the City may create a comprehensive guide for distribution to local businesses that describes the full range of programs and opportunities available to minimize waste, conserve water and reduce energy and fuel use. This outreach would include information regarding effective transportation demand management (TDM) programs and the use of active transportation, car sharing, bike sharing, and transit use. The City will also educate businesses about the benefits of fuel switching and electrification, and reducing reliance on diesel fuel.

The City will also educate businesses on the benefits of reducing emissions of Short-Lived Climate Pollutants (SLCPs), which include CH<sub>4</sub>, fluorinated gases (F-gases), black carbon, and tropospheric ozone, which are harmful to both human health and the global climate. Like CO<sub>2</sub>, SLCPs are heat trapping, but they persist in the atmosphere for a shorter period (from a few days to a few years) and have a higher global warming potential (GWP). This higher GWP means that pound for pound they are more powerful than CO<sub>2</sub> in their capacity to heat up the atmosphere. According to the CARB, SLCPs may be responsible for about

40 percent or more of global warming experienced to date.<sup>33</sup> F-gases, which include HFCs, are the fastest growing source of GHG emissions globally. Cutting emissions of SLCPs can immediately slow global warming and reduce the impacts of climate change.

The most prevalent SLCPs associated with industry and business operations include CH<sub>4</sub>, anthropogenic black carbon (e.g., particulate matter [PM] from diesel emissions), and HFCs used as refrigerants. Fugitive CH₄ emissions result from the anaerobic decomposition of organic waste in landfills, and from local oil and gas operations. Black carbon results from wood-burning fires and from the combustion of diesel fuel, which emits diesel particulate matter. Black carbon contributes to climate change both directly by absorbing sunlight and indirectly by depositing on snow and by interacting with clouds and affecting cloud formation. HFCs are commonly used refrigerants that have a global warming potential that is thousands of times greater than CO<sub>2</sub>, so while they are released in much smaller quantities they are still considered a significant contributor to climate change. Many GHG reduction measures in this CAP directly correlate to actions that businesses can implement to reduce emissions of CH<sub>4</sub> and black carbon, such as improved waste management (increased recycling and composting), use of alternative and renewable fuels, and reducing vehicle miles traveled. Upstream efforts to reduce and divert food waste and other organic materials from the waste stream have the potential to greatly reduce landfill-related CH<sub>4</sub> emissions (see CAP measures focused on waste and recycling), while programs that reduce emissions from goods movement and other uses of on-road diesel engines help reduce black carbon.

CARB, in coordination with other state agencies and local air districts, published a Short-Lived Climate Pollutant Reduction Strategy in 2017, which is incorporated into their 2017 Scoping Plan update. The state's strategy emphasizes the need for integrated planning, coordination and collaboration among agencies at all levels of government in order to achieve significant reductions in SLCPs and accrue the wide array of climate, health, and economic benefits that will result. Significant public and private investments are anticipated to support efforts to reduce SLCPs and support the state's agricultural and waste sectors, build sustainable freight systems, and encourage development of alternatives to HFC-based refrigerants.

Many commercial and industrial operations in the City require the use of refrigerants, or fluids used in the heat pump and refrigeration cycle. There are alternatives to HFC refrigerants that can be used, or are being developed, that have a less substantial impact on the environment and the climate. The City will work with the CARB, SCAQMD, the Department of Toxic Substances Control, and other agencies to assist local business and industry in choosing or shifting to alternative refrigerants that don't use HFCs. Where feasible, the City shall encourage new development to eliminate the use of HFCs in building construction by using alternative methods of heating and refrigeration.

Cutting black carbon emissions from the transportation sector and building a sustainable freight system would have health and economic benefits for the City, especially along freight corridors and near the ports and rail yards where diesel PM concentrations are high.34

#### WHAT'S ALREADY HAPPENING

The energy utilities serving the City offer multiple programs to their residential and commercial customers for improving energy efficiency, purchasing renewable energy, and installing solar photovoltaic (PV) systems (see EE and RE strategies).

Currently, regional agencies and organizations are working to educate business owners and promote green practices. To promote compliance with air quality regulations and reduce emissions, the SCAQMD administers their Small Business

CARB, Short-Lived Climate Pollutant Reduction Strategy, 2015. <a href="https://www.arb.ca.gov/cc/shortlived/concept\_paper.pdf">https://www.arb.ca.gov/cc/shortlived/concept\_paper.pdf</a>.
 CARB, Short-Lived Climate Pollutant Reduction Strategy, March 2017. <a href="https://www.arb.ca.gov/cc/shortlived/shortlived.htm">https://www.arb.ca.gov/cc/shortlived/shortlived.htm</a>.

**Assistance Program** and the **Vehicle and Engine Upgrade** programs. Other programs are currently available to City businesses, through SCE and SoCalGas, that help identify areas for increased energy efficiency. Furthermore, the California Public Utilities Commission (CPUC) manages their **Self-Generation Incentive Program (SGIP)**, which provides incentives to businesses to support existing, new, and emerging distributed energy resources.

Tools and resources are available to assist businesses reduce energy consumption and GHG emissions. The United States Environmental Protection Agency (U.S. EPA) manages their ENERGY STAR Portfolio Manager®, an online tool used to measure and track energy and water consumption, as well as GHG emissions. In addition, EPA's **Sustainable Marketplace: Greener Products and Services** helps public agencies and businesses identify and procure environmentally sustainable products and services.

Local air districts including the SCAQMD have mandatory and voluntary rules that reduce black carbon SCAQMD also provides incentives and funding programs to businesses to replace older heavy-duty diesel engines, to reduce diesel air pollution from goods movement operations, and to purchase low-emission heavy-duty engines for off-road diesel fleet vehicles. The SCAQMD is playing an instrumental role in aiding the reduction of HFC emissions by developing regulations to reduce refrigerant emissions. In addition, some local governments are also tracking emissions of refrigerants, and some have adopted policies to reduce refrigerant emissions from city-owned air conditioning units, vehicles, and refrigerators.

#### **STRATEGIES**

The City will pursue the following strategies and implementing actions for engaging and partnering with local industries and businesses.

#### **STRATEGIES**

#### Strategy GB1a

Promote or establish a local green business program.

- Develop a recognition program for local businesses that supports the goals of the CAP by hiring local workers, employing sustainable
  operations, undergoing energy and water efficiency upgrades, and implementing a comprehensive transportation demand management
  program, among other measures.
- Consider establishing a city-supported green business network that enables information sharing and cross-communication between business owners and industry leaders.

#### Strategy GB1b

Promote available emissions reduction programs and funding sources to local industries and businesses.

- Create an outreach plan that identifies businesses and industries that could benefit from programs and funding sources that reduce GHG
  emissions, while saving money and improving business operations.
- Provide supportive guidance to companies interested in reducing their GHG emissions, and identify ways to promote their
  accomplishments in the community and throughout the region. Develop a comprehensive guide showcasing programs that promote
  increasing energy efficiency, fuel switching and electrification, and alternative transportation use, as well as other programs that support
  local climate action planning goals, for distribution to existing businesses and industries in the community.
- Leverage the services of the Gateway City COG's Economic Development Working Group to align and cross-promote training and economic development programs with the goals of the CAP Framework.
- Encourage compliance with SCAQMD's requirement to install best-available control technology (BACT) for businesses and industry during the entitlement process.
- Promote local business & industry participation in CARB's Goods Movement Emission Reduction Program.

#### Strategy GB1c

Promote the reduction of short-lived climate pollutants (SLCPs).

- Encourage local oil and gas operations to monitor and minimize sources of fugitive CH₄ emissions, and support CARB's regulatory
  processes to monitor and reduce those emissions.
- Continue coordination with SCAQMD to assist local business and industry in choosing or shifting to alternative refrigerants that don't use HFCs.

• Educate local business and industry on the benefits of reducing SLCPs and potential funding sources for reduction programs.

#### **Strategy GB1d** Promote climate-friendly purchasing practices.

- Demonstrate leadership to the business community by adopting a climate-friendly procurement policy for municipal operations.
- Educate the business community about climate-friendly procurement and encourage businesses to adopt and implement a green procurement policy that establishes standards for climate-friendly products and services.
- Raise public awareness about climate-friendly procurement and the use of green products and services, through the City's website, traditional marketing and social media.



**GOAL:** Increase the number of individuals trained for green jobs; and increase the number of cleantech businesses and jobs.

#### **COMMUNITY BENEFITS**







Improve Public Health



Promote Sustainable Economics



Improve Social Equity



Increase Community Resilience

## Annual GHG Reduction Potential by 2030

Not quantified

#### **DESCRIPTION**

The City of Paramount is located within the Gateway Cities region, which has tremendous economic assets including state-of-the-art infrastructure, human capital, and an entrepreneurial base of firms, and it exhibits a competitive advantage in transportation and logistics, manufacturing, and wholesale trade. However, the region is in need of substantial public and private economic development assistance to stabilize, expand, and diversify its local economy. The region meets the economically distressed area criteria, as outlined by the U.S. Department of Commerce, Economic Development Administration (EDA), and is eligible for federal funding. An economic development strategy was recently developed for the region by the University of Southern California (USC), which identified the following principles as key to the region's economic development:<sup>35</sup>

- Seek regional collaboration, pursue innovative public-private partnerships, and leverage public dollars to address chronic and complex problems that transcend municipal boundaries, including low education levels, health risks, the loss of manufacturing businesses, homelessness, and growing inequities in the region;
- Target infrastructure investments to reduce disparities in transportation (highways/public transit), education, health care, etc.;
- Enhance focus on education, technical/soft skills training, career pathways for youth and retrain dislocated adult workers;
- Invest in the information and communication technology across industry sectors;
- Capitalize on industry sectors that exhibit regional specialization such as manufacturing, transportation and logistics, wholesale trade, and emerging sectors such as health care;
- Streamline processes to retain and attract new businesses; and
- Promote entrepreneurship and innovation by facilitating access to capital.

Sol Price School of Public Policy, USC Center for Economic Development, Gateway Cities Region: Comprehensive Economic Development Strategy, November 2015.

In addition, the City of Paramount has been designated by the California Environmental Protection Agency (CalEPA) as a Disadvantaged Community under SB 375. Disadvantaged communities are defined as the top 25% scoring communities based on the results of CalEnviroScreen 3.0, which identifies areas that are disproportionately burdened by and vulnerable to multiple sources of pollution. Under SB 535, 25% of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. These funds are aimed at improving public health, quality of life, and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change.

The "cleantech" business sector is a rapidly growing global sector that advances important innovations in green building, transportation, clean energy, and carbon management that enable economy-wide GHG reductions. The cleantech sector offers opportunities for job creation and business growth, and California and the Los Angeles region in particular are national leaders. Through regional partnerships such as The Green Zones initiative in the City of Commerce and the Innovation Hub in Long Beach, local governments can promote local cleantech businesses that are selling into rapidly growing global markets for low-carbon products, services, and business solutions. Through the right mix of local ordinances, funding sources, and small business incubators, the City can support and incentivize this global transformation while growing local jobs and increasing local economic resilience by transitioning to the jobs and the markets of the future.

Startup incubators are collaborative programs designed to help new startups and early-stage businesses by providing resources like office space, seed money, legal counsel, and network connections. Some business incubator programs in California are demonstrating success focusing on the cleantech sector (see inset on the Los Angeles Cleantech Incubator).

To increase the number of individuals trained for green jobs, the City will promote networking and training organizations, such as the **LA Conservation Corps**, which provides at-risk young adults and school-aged youth with job skills training needed to secure employment in the environmental field; and the Los Angeles Trade Technical College **Green College Initiative**, which integrates a green curriculum with its certificate and degree programs and creates training/education programs for emerging green-related industries and occupations. The City will also support and expand workforce development programs for youth, by working with the local school district (or community college) to incorporate green technology education and job training into their curriculum and course offerings.

#### WHAT'S ALREADY HAPPENING

California's climate-related policies and regulations are driving public and private investment toward the development and market adoption of new technologies in multiple sectors. New economic opportunities will continue to emerge as state and regional agencies direct investment, policy and planning towards reducing GHG emissions. Electrification of the transportation and building sectors, decarbonization of electricity supply, and designing new buildings to be net energy producers are just three examples of the transformative developments required for the state to meet its long term GHG targets. Many of the technologies needed to accomplish these outcomes are cost-competitive and available today. As businesses develop new technologies and supporting infrastructure becomes available, costs will come down, accelerating market uptake and saving consumers money that will be re-directed elsewhere into the economy.

The Governor's Office of Business and Economic Development (GO-Biz) offers a range of services that have potential value to green business owners including: attraction, retention and expansion services, site selection, permit streamlining, clearing of regulatory hurdles, small business assistance, international trade development, assistance with state government, and more. GO-Biz offers a potential source of green business funding with its California Competes Tax Credit, which has been used by ZEV manufacturers Faraday Future and Tesla Motors to secure millions of dollars in benefits.

In addition to GO-Biz, there are number of organizations within the region that support economic development and provide technical training to individuals. The **Los Angeles County Economic Development Corporation (LAEDC)** works with educational institutions, businesses, and local governments to support industry and align coursework with real skills that businesses need. The **LA Conservation Corps** provides at-risk young adults and school-aged youth with job skills training, education, and work experience with an emphasis on conservation and service projects that benefit the community; while the **Los Angeles Trade and Technical College** offers **Green Workforce Education** in four focused activity areas including green built environment, clean and green campus, public awareness, and green education and training programs. **GRID Alternatives** is also active within the City of Paramount. This organization focuses on providing green energy while also offering a variety of ways for individuals to gain skills in different aspects of the solar industry. See Appendix C for more details regarding available green industry programs and opportunities.

#### **STRATEGIES**

Effective strategies and implementing actions for growing the local green economy are outlined in the following table.

#### **STRATEGIES**

Strategy GB2a

Promote expansion and growth of local green businesses and cleantech industries.

- Launch or promote a business incubator program that focuses on the cleantech sector.
- Develop a comprehensive guide to business incubator, networking, and financing tools available in the Gateway Cities to distribute to entrepreneurs and new businesses in the city.
- Work with local business support agencies and community stakeholders to retain, attract, and support innovative "green" companies.

#### Strategy GB2b

Develop a workforce that can support a local green economy.

- Expand jobs-skills training and recruitment programs and services for residents to enter into the green-industry workforce.
- Work with the local school district (or community college) to incorporate green technology education and job training into their curriculum and course offerings.
- Partner with local school district, local community college, and local industries and businesses to host an annual green tech career fair that introduces students and residents to the range of job opportunities in cleantech and green business.

#### **Los Angeles Cleantech Incubator (LACI)**

The **Los Angeles Cleantech Incubator (LACI)** is a non-profit organization funded by the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) and the Los Angeles Department of Water and Power (LADWP). In partnership with the City of Los Angeles' exceptional educational and research organizations – UCLA, USC, Caltech and Jet Propulsion Laboratory – LACI helps accelerate the commercialization of their clean technologies in addition to accelerating new products developed by independent entrepreneurs. LACI is a result of the Clean Tech Los Angeles (CTLA) alliance among the Mayor's office, the universities within the City of Los Angeles, the Los Angeles County Economic Development Corporation, the Los Angeles Business Council, the Los Angeles Area Chamber of Commerce, LADWP and the CRA/LA.

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#### CHAPTER 5

## Community Resilience and Adaptation

## Impacts of Climate Change

As explained in Chapter 1, the increase in atmospheric CO<sub>2</sub> and other gases has led to an increase in the global average temperature, a trend that has accelerated in recent years. Research from thousands of studies from around the world indicate that rising temperatures are melting glaciers; diminishing snow cover; shrinking sea ice; increasing sea levels; contributing to ocean acidification; and increasing atmospheric water vapor.<sup>36</sup>

- The global atmospheric CO<sub>2</sub> concentration has now passed 400 parts per million (ppm), a level that last occurred about 3 million years ago, when both global average temperature and sea level were significantly higher than today.
- Extreme temperatures, storms, and extended droughts will affect human safety, infrastructure, agriculture, water quality and quantity, and natural ecosystems.
- Oceans are rising, warming, and becoming more acidic: Global average sea level has risen by about 7 to 8 inches since 1900, with almost half of that rise occurring since 1993. Average sea levels are expected to continue to rise—by at least several inches in the next 15 years and by 1 to 4 feet by 2100. A rise of as much as 8 feet by 2100 is possible.

<sup>36</sup> U.S. Global Change Research Program, Fourth National Climate Assessment: Global Climate Change Impacts in the United States, 2018, pp. 25–32. https://nca2018.globalchange.gov/.

- Heatwaves have become more frequent, and annual average temperatures continue to rise.
- Since the early 1980s, large forest fires in the western United States and Alaska have increased in frequency and
  intensity. The trend is expected to continue in these regions as the climate changes, with profound changes to
  regional ecosystems.
- Annual trends toward earlier spring melt and reduced snowpack are already affecting water resources in California
  and the rest of the western United States and these trends are expected to continue. Water resources management
  will become increasingly challenging as the climate changes and droughts become more extreme.

As explained in Chapter 1, the magnitude of climate change throughout this century will depend primarily on the amount of GHGs the world continues to emit. The effects, however, are already being felt globally and within the City of Paramount. Adapting to a changing climate has now become vital component of community planning.

## Exposures and Vulnerabilities in the City of Paramount

Within the City of Paramount, the primary climate change impacts of concern are increasing temperatures and extreme heat events, worsening air quality, longer and more severe droughts, and potential flooding along the Los Angeles River. **Figure 5-1** highlights these impacts and resulting vulnerabilities faced by the community and the City's infrastructure.

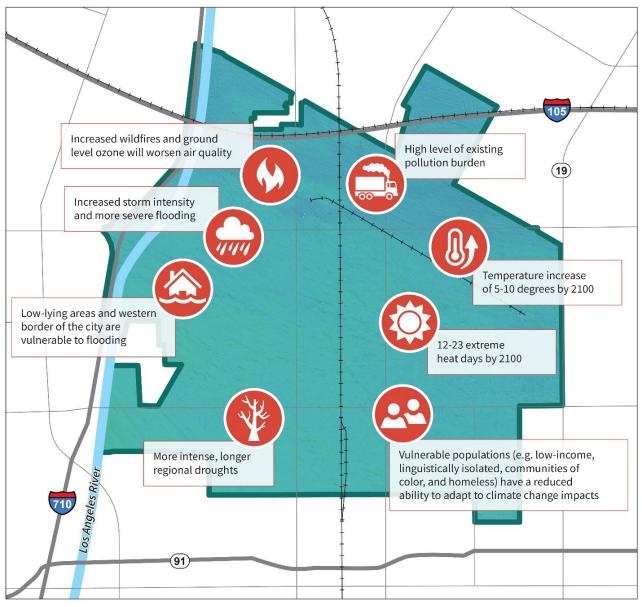
#### Extreme Heat

By the end of the century, the City of Paramount is expected to experience up to 23 days with extreme heat, defined as days where the temperature rises above 96° F. This represents five times the current frequency of extreme heat days. For the City's most vulnerable populations including the homeless, low-income residents, the chronically ill, and linguistically isolated groups, these conditions can be dangerous and can lead to serious illness or even death. In turn, this places additional stress on emergency services and health care systems. They can also result in higher electricity bills for those who can least afford it. Extreme heat events can also strain the electrical grid and result in power outages, creating particularly dangerous conditions for individuals who rely on electricity for medical devices, air conditioning or fans.

### Drought

Southern California has experienced periods of extremely dry conditions in recent years. With climate change, such conditions are expected to become more common and could impact regional water supply. Future water shortages may result in higher water prices that low-income households can't afford. Water scarcity could also raise food prices, disproportionately impacting vulnerable communities including low-income households that are food insecure.

FIGURE 5-1 Climate Impacts Expected in the City of Paramount
Climate Hazards and Vulnerabilities in Paramount



Source: CalAdapt. 2020

Extended dry periods increase stress on local flora and fauna and can make trees and other plants more susceptible to pests, diseases, and mortality. For the region's forests, dry conditions and widespread plant mortality create conditions that support the spread of large and destructive wildfires that significantly impair air quality. Large wildfires often require a coordinated regional response to protect property and human health and safety. For the City of Paramount, which relies on the County of Los Angeles for police and fire services, shortages and delays in basic emergency response could result when wildfires are active in the region.

The City is expected to face vulnerabilities from the following climate impacts. For more detail and data regarding these impacts and vulnerabilities, see Tables 1 through 6 of **Appendix B**.

### Flooding

In the coming decades, winter storms are expected to become less frequent but more intense when they do arrive. The "atmospheric river" phenomenon, where massive streams of moisture deliver intense precipitation over several days, can result in damaging floods. These events are expected to exacerbate flooding along the western boundary of the City of Paramount and in low-lying areas. An increase in the number of flood events will impact homes and businesses in these areas, resulting in property damage, injuries, and displacement. Vulnerable populations including homeless individuals, low income households, or people living in poor quality housing will face greater impacts of flooding as they have a reduced ability to respond to damage from flood events. Additionally, linguistically isolated households and households without access to transportation will face additional difficulties in the event of evacuations. Flooding may also impact emergency response facilities and other critical infrastructure that is below grade and can temporarily interrupt key access roads for emergency responders or evacuation routes.

#### Air Pollution and Vector Borne Diseases

The City of Paramount already experiences high levels of air pollution due to its proximity to major freeways and high levels of traffic congestion along transportation corridors. Climate change is expected to worsen the region's air quality due to higher ozone concentrations, more severe wildfires, and more allergens. In 2020, the combination of record breaking heat, stagnant air, and smoke from the region's wildfires led to the worst air quality the Los Angeles area has experienced in decades. The City's most vulnerable populations including homeless, low-income populations, BIPOC communities, outdoor workers, and linguistically isolated, are less able to adapt and face a higher risk of chronic illness, hospitalizations, and mortality, and of missing days of work and school.

## **Adaptation Actions**

To address the exposures and vulnerabilities identified by the Vulnerability Assessment (see Appendix B), potential community adaptation actions were developed for two categories, "Resilient Community" and "Resilient Infrastructure." Resilient Community actions are intended to protect vulnerable populations and further efforts to build resilient, equitable communities within the City of Paramount. Resilient Infrastructure actions are intended to build resilience into the City's infrastructure for stormwater, water supply, and energy, and for the City's parks and open space. Each category includes one or more strategies and a number of potential actions that could be used to implement a given strategy. While Resilient Community actions are likely to be implemented by the Planning Department or an emergency service provider, Resilient Infrastructure actions would most likely be led by the Public Works Department. Ultimately the implementation of adaptation actions will require coordination across City departments which involves assigning staff, identifying partner agencies and stakeholders, identifying sources of funding, and engaging the public. Prioritization of these actions will be determined by available resources and funding. Funding sources could include local general funds, bonds, taxes, assessments, fees, grants, private sector partnerships or investments, non-profit grants and partnerships, among others.

### **Resilient Community**

#### POTENTIAL STRATEGIES FOR VULNERABLE POPULATIONS

#### Strategy CR1

Improve access to air conditioning, air filters, cooling centers, and resilience hubs by vulnerable populations.

- Provide access to air filters, resilience hubs with filtered air, or air masks during wildfire events, or days with high levels of air pollution.
- Pilot a neighborhood resilience hub. A resilience hub is typically housed in a trusted community-managed facility and is designed to
  engage community members in the adaptation process. A resilience hub may provide shelter during climate events, distribute key
  necessities such as supplies, multilingual information and translation services, space for community programming, and access to
  broadband.
- Promote improved access to cooling during heat events, particularly for the most vulnerable populations, ensuring adequate
  geographic distribution of facilities and accessible hours of operation. Measures can include providing access to on-site cooling such as
  residential air-conditioners, emergency generators, and cooling centers or resilience hubs.
- Work with local governments and utilities to review the adequacy of programs designed to help vulnerable populations stay cool during heat waves, with attention to ways to offset the economic impacts on seniors and low-income groups.
- Partner with the scientific community and health care providers to identify indoor air temperature guidelines for vulnerable populations (e.g., the elderly) which protect health and may assist with energy efficiency. Partner with utilities providers, community organizations, and others to establish a public education campaign to disseminate such guidelines.
- Install refillable water stations at parks, trailheads, community centers, and sport courts/fields with available water supplies to encourage proper hydration and protection against heat-related illnesses.
- Adjust park hours to discourage use during peak periods and consider extending open hours to early morning or late evening. Adjust
  construction policies to allow extended work hours (earlier or later than usual) to avoid peak periods.

#### **Strategy CR2**

Expand public outreach and education to policymakers, businesses, and the general public.

- Promote greater awareness of the impacts of extreme heat exposure on the most highly impacted populations, such as seniors, people
  living in poverty, those with chronic conditions, pregnant women, and young children, and those who use active transportation such as
  bicycles and walking. Create a plan for disseminating public information about cooling centers and other local resources, including
  development of maps.
- Encourage partnerships between local emergency responders and local health departments to identify and reach vulnerable populations in need of access to cooling centers or personal cooling resources.
- Collaborate with community-based organizations, local emergency responders, and local health departments to develop an inventory
  of locations with isolated seniors and other vulnerable populations and develop a plan to reach them. This may include the
  establishment of mutual aid networks in communities to connect neighbors and support households with limited mobility or that are
  linguistically isolated.

#### **Strategy CR3**

Ensure that emergency planning, public health planning, and adaptation efforts prioritize vulnerable populations.

- Ensure early warning systems for hazardous air quality, extreme heat events, and inland flooding are accessible to vulnerable
  populations such as households without access to internet. Improve outreach to vulnerable populations before and during these
  events.
- Identify and remedy poor drainage areas to reduce disease risk from stagnant water. Expand outreach programs to educate communities about potential increases in vector-borne diseases from stagnant water.
- Focus planning and intervention programs on neighborhoods and populations that are most at risk from inland flooding, extreme heat, and poor air quality.
- Continue to collaborate with housing service providers to develop transitional housing for the homeless to provide secure housing, services and a pathway to permanent housing to reduce the disproportionate impact of climate change hazards.

#### **Strategy CR4**

Reduce the urban heat island effect.

- Examine and expand the use of cool roofs and reflective building materials.
- Expand the use of cool, porous, or sustainable materials in pavements.
- Amend the local development code to require high-reflectivity pavement or increased tree cover for large parking lots.
- Continue to expand and maintain the urban tree canopy where tree maintenance and potential for trapped heat do not outweigh the benefits, and appropriate shade structures, including planting native bushes and trees that provide shade canopy. Use alternative vegetative solutions to alleviate urban heat island: for example, green walls and green roofs where trees are not possible.

 Promote and expand the use of drought-tolerant green infrastructure in public and private spaces to help reduce heat islands and energy demand during extreme heat events.

#### POTENTIAL STRATEGIES FOR EMERGENCY SERVICES

#### **Strategy CR5**

Improve emergency preparedness and response.

- Continue to coordinate with emergency management services to establish backup power and water resources at emergency shelters, resilience hubs, and cooling centers in case of power outages.
- Conduct an evaluation of the vulnerability of emergency services to climate impacts.
- Encourage advanced coordination between transit operators to facilitate evacuations during inland flooding events.
- Protect critical evacuation routes at risk or ensure redundancy of critical transportation routes to allow for continued access and movement in the event of a flood emergency.
- Coordinate with local governments and regional transit providers to increase shading and heat-mitigating materials on pedestrian walkways and transit stops and identify routes that are less exposed to direct sunlight as part of first/last mile transit planning.

#### Resilient Infrastructure

#### POTENTIAL STRATEGIES FOR PARKS AND NATURAL AREAS

**Strategy CR6** Account for climate change impacts when designing parks and making land use decisions.

- Protect large, continuous greenspaces wherever possible for greater cooling magnitude and extent. Include a mix of
  grass and trees for greatest cooling benefits.
- Create new park designs that offer a variety of land cover including dense trees, scattered trees, and lawn to provide recreation opportunities and shading.
- Potential Strategies for Stormwater management

#### **Strategy CR7** Consider inland flooding in land use planning.

- Where possible, use pervious pavement and other green infrastructure to increase water infiltration.
- Elevate or relocate buildings or critical infrastructure that is located below grade or is at risk of increasing flood levels.
- Continue efforts to develop new open space areas and protect existing open space along the Los Angeles River.
   Protect existing floodplains, open space, and other natural features that provide flood storage by establishing minimum buffers, limiting development in wetlands and buffers and floodplains, requiring no net loss of wetlands, and requiring no net loss of floodplain storage
- Utilize zoning practices to incentivize property owners to make improvements such as flood-proofing and elevating
  properties, discourage rebuilding after significant flood damage without such improvements, and discourage
  development in flood prone areas.
- Review and conduct a study of flood and erosion management along the LA River levee system and associated
  impacts on public transit, railroads, roads and highways. Participate in regional planning regarding flood control
  management along the LA River and adding greenspace along the River corridor.
- Create a flood impacts monitoring program to monitor physical impacts of flooding over time, the effectiveness of
  existing adaptation strategies, and the need for new adaptation strategies. Create a citizen monitoring component to
  engage residents and gather data about existing flooding issues to be used by city staff and managers.

#### POTENTIAL STRATEGIES FOR WATER SUPPLY

**Strategy CR8** Account for climate change impacts when designing parks and making land use decisions.

- Participate in regional water supply planning including planning efforts to upgrade water and wastewater systems to
  accommodate projected changes in water quality and availability, cross-jurisdictional planning regarding the
  regional use of recycled water, and efforts to preserve regional groundwater quality and groundwater recharge.
- Develop or expand community-scale water recycling program.
- Continue development and implementation of water use efficiency programs and implement additional water conservation programs.
- Protect existing floodplains, open space, and other natural features that allow stormwater infiltration and groundwater recharge.
- Reduce outdoor water usage by transitioning landscapes to all California native or California-friendly plants and supporting alternative irrigation techniques.
- Adopt stricter requirements for water conservation in new developments.
- Implement tiered pricing along with residential and municipal water metering to reduce water consumption and demand.
- Continue to consider programs to address food insecurity within the community of Paramount.

#### POTENTIAL STRATEGIES FOR ENERGY SYSTEMS

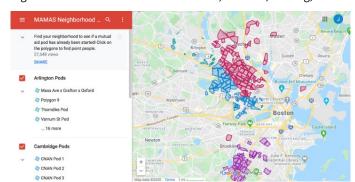
**Strategy CR9** Protect and enhance reliability of energy infrastructure.

- Collaborate with utility providers to evaluate utility capacity during surge periods and identify actions to minimize
  outages and establish back-up power supplies that protect the most vulnerable populations. Continue to establish
  backup power and water resources at emergency centers, resilience hubs, and cooling centers.
- Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities during periods of high demand during extreme heat events.

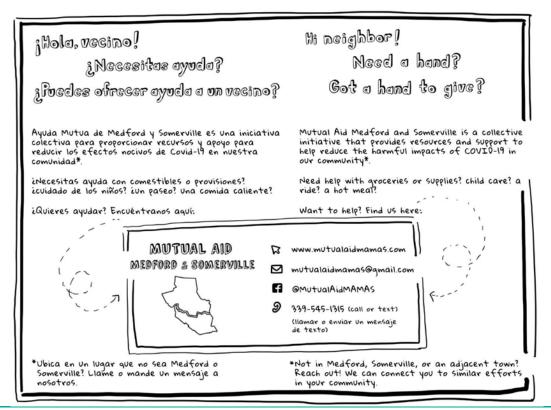
#### Lessons Learned: Engagement Approaches Utilized during COVID-19 Pandemic

The Mutual Aid Medford and Somerville (MAMAS) network in Massachusetts was created during the coronavirus pandemic to build hyperlocal, virtual resilience hubs. The network mapped neighborhoods into "pods" or block areas with the goal of reaching neighbors that may not have access to the internet. Each pod has a leader with the responsibility of reaching neighbors and creating phone trees and group chats. The MAMAS network created a virtual needs-matching platform where neighbors may post either resources they can provide or needs that they have, allowing neighbors to connect resources virtually. Some of the resources that have been shared through the MAMAS network include childcare, car rides, cooking,

translation, and financial resources. Outreach materials are provided in both English and Spanish and translation services are available for translation to Spanish, Portuguese, Haitian, and Creole. The MAMAS network has a how-to guide for establishing neighborhood pods and a mutual aid network in other areas and regions. These resources include outreach materials designed to reach residents that may not have internet access. The City could consider



partnering with community organizations or providing technical resources to support creation of such resilience hubs to build a network of communication at the neighborhood level for support before, during, and after emergency events. If well-established and maintained overtime, it could also serve as a network to conduct outreach.





# Implementation and Monitoring

This chapter focuses how the City intends to implement the GHG reduction strategies and actions laid out in Chapter 4 and track progress towards its 2030 GHG reduction target. Translating strategies and actions into actual emission reductions will require development of programs, City staff time to promote and track the various measures, and effective systems for tracking and monitoring their implementation. Coordination between City departments and collaboration with residents, businesses, regional organizations, and other government agencies will be needed to ensure that programs are well-managed and cost-effective.

It is important to acknowledge the important role that behavior change has in reducing community GHG reductions. Community involvement is an essential component of the CAP implementation process, as many strategies depend on active participation by residents and businesses. The City will be making a concerted effort to develop and strengthen community education and awareness through various promotional efforts. The City's web site will also be updated to communicate program development and gauge the success of CAP implementation.

## Implementation Plan

For the most part, the City will be responsible for initiating the local measures to reduce emissions. However, success for many measures will ultimately depend on public participation. Actions that require active City promotion may require updates to the City website, distribution of promotional materials, and other active City outreach activities. The City will develop programs to reach the public, including public forums, workshops, and meetings; these programs will be administered with the intent to foster an open public input and commenting process. Collaboration and coordination with regional agencies and institutions such as the Gateway Cities Regional Council of Governments (COG), Long Beach Transit (LBT), and Community Power Alliance (CPA) will also be essential to successful CAP implementation.

Dependence on outside agency participation and regional partnerships is mentioned explicitly in the strategy descriptions included in Chapter 4, and the City will continue to explore opportunities for collaboration.

**Table 6-1** provides a summary of the key implementation components for each local measure described in Chapter 4, including implementation timeframe, the City department tasked with overseeing implementation, and objectives (i.e., the monitoring criteria). The implementation timeline is organized as follows: Ongoing (current); Near-term (2021–2024), Mediumterm (2025–2028), and Long-term (beyond 2028) actions. The schedule also highlights the City department responsible for spearheading implementation efforts, and the quantifiable objectives for each strategy against which successful implementation will be gauged. Actual implementation will depend on a variety of factors, including availability of funding and City staff time, shifting community priorities, and changing environmental demands.

**TABLE 6-1** Implementation Summary

MEASURE	2030 ANNUAL GHG REDUCTIONS (MTCO <sub>2</sub> e) <sup>a</sup>	IMPLEMENTATION TIMEFRAME	RESPONSIBLE DEPARTMENT	2030 OBJECTIVES			
Regional Measures							
R1: RTP/SCS	4,116	Ongoing	Planning Department	Reduce emissions associated with transportation and land use through coordinated local and regional strategies			
R2: Cap and Trade	Not quantified	Ongoing	Planning Department	Reduce GHG emissions from large industrial facilities, including those regulated by Cap and Trade			
Energy Efficiency & Conservation							
E1: Improve Energy Efficiency of Existing Buildings	4,029	Ongoing	Planning Department Public Works Department	Reduce energy use by existing buildings 15% from 2010 baseline			
E2: Promote Green Building	Not quantified	Near-term	Planning Department	Increase the number of new buildings in the City that exceed minimum Title 24 standards, and/or achieve LEED or EnergyStar® certification			
E3: Improve Efficiency of Municipal Operations and Public Infrastructure	27	Ongoing	Public Works	Decrease energy use by existing municipal buildings by 15 percent from a 2010 baseline			

MEASURE	2030 ANNUAL GHG REDUCTIONS (MTCO <sub>2</sub> e) <sup>a</sup>	IMPLEMENTATION TIMEFRAME	RESPONSIBLE DEPARTMENT	2030 OBJECTIVES
Renewable Energy				
RE1: Increase Local Renewable Energy Generation	2,912	Near-term	Public Works	Increase local rooftop solar PV installations on residential and commercial buildings
RE2: Promote and Maximize Community Choice Energy (CCE) and Utility Renewable Energy Offerings	17,857	Near-term	Public Works	Maintain community enrollment in Clean Power Alliance (CPA); and enroll 20% of the community in "Clean" or "100% Green" CPA Options
RE3: Promote Conversion from Natural Gas to Clean Energy	Not quantified	Medium-term	Public Works	Increase the number of natural gas appliances replaced with electric or solar alternatives; and decrease number of new buildings and major renovations connecting to natural gas infrastructure
Sustainable Transportation				
TR1: Support the Transition to Electric and Zero-Emissions Vehicles	9,388	Long-term	Both	Increase the number zero-emissions vehicles (ZEVs) in the community to a level in line with state goals; increase the number of electric vehicle charging stations within the City
TR2: Improve Pedestrian and Bicycle Infrastructure	Not quantified	Ongoing	Public Works	Increase miles dedicated to pedestrian and bicycle paths; and increase number of trips taken by bicycle
TR3: Expand Public Transit Options and "Last-Mile" Connectivity	Not quantified	Medium-term	Public Works Community Services and Recreation	Increase transit network coverage; increase "first/last mile" transit connectivity; and increase transit ridership
TR4: Expand Car Sharing, Bike Sharing, and Ride Sharing	Not quantified	Medium-term	Both	Increase percent of residents within half-mile of bike share station; and increase percent of residents within half-mile of care share option/pod
TR5: Improve Traffic Safety and Flow	Not quantified	Ongoing	Gateway Cities COG	Add high-occupancy vehicles (HOV) and express lanes along major freeways
TR6: Support Transportation Demand Management	Not quantified	Medium-term	Planning	Achieve 10 percent increase in local companies participating in TDM programs, from a 2010 baseline
Land Use and Community De	sign			
LU1: Promote Smart Growth, TOD, and Complete Neighborhoods	Not quantified	Ongoing	Planning	Increase residential and employment density by 15 percent as compared to business as usual
Water and Wastewater Syste	ems			
WA1: Promote Water Conservation	10,915	Near-term	Public Works	Achieve a 30% per capita reduction in water consumption from a 2010 baseline
WA2: Promote Water Recycling and Greywater Use	Not quantified	Near-term	Public Works	Increase the number of greywater and rainwater catchment installations; and increase purple pipe installations and volume of reclaimed water provided to the City

MEASURE	2030 ANNUAL GHG REDUCTIONS (MTCO <sub>2</sub> e) <sup>a</sup>	IMPLEMENTATION TIMEFRAME	RESPONSIBLE DEPARTMENT	2030 OBJECTIVES			
Waste Reduction and Recycling							
WR1: Promote Solid Waste Diversion	Not quantified	Near-term	Public Works	Strive to divert 90% of all solid waste from landfills			
Green Infrastructure, Parks, Urban Forestry, and Agriculture							
GA1: Support Urban Tree- Planting, Park Access, and Green Infrastructure	Not quantified	Ongoing	Both	Increase tree canopy city-wide by 10 percent by 2030; and increase permeable pavement Citywide			
GA2: Support Local Agriculture and Food Production	Not quantified	Near-term	Community Services and Recreation	Increase number of local farmers markets, urban farms and community gardens			
Green Business and Industry							
GB1: Engage and Partner with Local Industries and Businesses to Reduce Emissions	Not quantified	Ongoing	Planning City Manager's Office	Increase local participation in green business programs and utility programs; and raise local awareness of emissions-reduction funding programs			
GB2: Grow the Local Green Economy	Not quantified	Long-term	City Manager's Office	Increase the number of individuals trained for green jobs; and increase the number of cleantech businesses and jobs			

NOTE:

More detail underlying the local measures this table can be found in **Appendix C**, which in addition to listing the goals and performance criteria for each measure, provides information on cost-effectiveness and a listing of potential implementation partners, programs and funding sources.

## **Tracking Progress**

City staff will annually present updates to the City Manager and the Sustainability Board that summarize CAP implementation progress. The report will evaluate the successes and challenges in meeting the goals established in Chapter 4, and summarize progress toward the City's 2030 GHG reduction target. City staff will provide the status of implementation (e.g., initiated, ongoing, completed), assess the effectiveness of the strategies and programs included in the Plan against the established performance objectives, and recommend adjustments to programs or tactics as needed. The annual report will also assess whether the City's actual growth and development is consistent with the forecasts made in this CAP.

An update of the City's GHG inventory and comprehensive revision of the CAP should occur at least every five years to monitor progress of GHG reductions against the 2030 target.

a – MTCO₂e represents metric tons of carbon dioxide equivalent.

## Transportation and Land Use: Longer Term Considerations

As introduced in Chapter 1, California's EO S-3-05 established aggressive goals to reduce state-wide GHG emissions to 80 percent below 1990 levels by 2050. SB 32 represents an interim target to reduce emissions 40 percent below 1990 levels by 2030, and defines state GHG policy and regulations through the year 2030. This CAP provides a roadmap for the City to achieve GHG reductions consistent with the statewide SB 32 target. Achieving this target will be challenging, but accomplishing the deep reductions needed to help meet the state's 2050 goal will be even more difficult. Such reductions are highly dependent on technological development and strong leadership at the federal and state levels, but they will also require extensive changes to local development patterns and transportation systems. It is appropriate for the City to begin thinking and planning for this challenge now, as profound changes to local land use patterns, transportation modes, and community behavior could require decades of planning, public engagement, and policy development.

As a sector, Transportation and Land Use represents perhaps the biggest challenge to meeting the state's 2050 GHG emission target, and to local efforts to reduce emissions. SB 375 (Sustainable Communities and Climate Protection Act of 2008) mandates GHG reductions from transportation, assigning reduction targets to SCAG and the rest of the state's 18 Metropolitan Planning Organizations (MPOs) for emissions from on-road transportation vehicles, but the City of Paramount has authority over local land use authority. Transforming of disparate neighborhoods and commercial zones into integrated, automobile-independent, "new urbanist" type communities is a viable way to reduce emissions, but such transitions are difficult under the best of circumstances, even when there is community consensus to move in that direction. As the state continues to develop its longer term policies and strategies for reducing emissions, the City of Paramount will begin its longer-term visioning on how future growth can be accommodated while still reducing GHG emissions. The City's next General Plan Update, tentatively scheduled to begin in 2022, provides an excellent opportunity to develop this vision.

This CAP provides a framework for a more in-depth discussion on ways to accommodate future growth sustainably and reduce local dependence on single-occupancy vehicle (SOV) travel. As described in Chapter 4, Strategy LU-1 (Promote Smart Growth, TOD, and Complete Neighborhoods), in combination with the Sustainable Transportation (TR) measures, is intended to decrease the need for motor vehicle travel through infilling, mixed-use developments, and pedestrian- and bicycle-friendly design. Whereas many of these measures currently rely on voluntary actions and behavior change, GHG reductions over the long term can be greatly enhanced through municipal codes, ordinances, and other regulatory means.

## **Funding Sources and Partnerships**

The City will use a combination of City staff time, grant funding, direct spending, and collaboration with other agencies and organizations to achieve CAP goals. In addition to the program implementation costs to the City, there will be costs borne by residents and businesses to comply with its requirements. The City's costs for implementation may include the creation or promotion of voluntary programs, continuing administration of those programs, coordination and outreach with other government agencies and businesses, and—in some cases—exploration or study of potential regulatory mechanisms not yet codified. Only a few strategies require up-front capital expenditures by the City.

The GHG reduction measures in this document were formulated with an understanding that the City has limited staff time and financial resources to implement them. Cost-effectiveness estimates are based on the anticipated impact to the City budget,

including any upfront capital investment needed to implement a strategy, ongoing annual costs, and City staff time required. As shown in Table 6-1, Planning Department staff will implement the majority of the CAP measures. The Public Works Department, the Community Services and Recreation Development, and the City Manager's Office will also contribute. Promotional activities are likely to require significant City staff time, and will require updating the City website, public outreach campaigns (e.g., workshops), dissemination of promotional materials (e.g., flyers), and other forms of public awareness, outreach, and education.

## Potential Funding and Partnerships

A list of available partners, programs, and funding sources is listed for each measure in **Appendix C**. Federal, state, and regional agencies and organizations provide grants and loans, as well as planning assistance, for investments in a variety of climate-related projects. Grants and loans can provide short-term funding for program development and program testing, and could help pay for the staff time required to develop programs, and then establish an alternative financial framework for the program's continued operation after the grant expires.