

Consolidated Plan
FY 2022–2026
Annual Action Plan
FY 2022–2023



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Executive Summary

ES-05 Executive Summary

Introduction

The City of Paramount packs a lot – multiple land uses and many residents – into a municipality of less than five square miles. As a gateway city in Los Angeles County, Paramount has experienced tremendous growth and change since it was incorporated in 1957. Once farmland, the City is now completely developed. Through trying times, the City’s resilience, innovative thinking, hard work, creative vision, and community spirit drive on.

The City of Paramount has prepared the 2022-2026 Consolidated Plan (Consolidated Plan) as required to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. The Consolidated Plan provides the United States Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City’s housing and community development needs and outlines the City’s priorities, objectives, and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2022 and ending June 30, 2026.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit, or public organizations for programs and projects in furtherance of this Plan. These programs provide for a wide range of eligible activities to address the needs of Paramount residents.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City’s performance. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2022-2023 Program Year, it is estimated the City will receive \$777,492 of CDBG funds and \$300,303 in HOME funds, and \$8,000 in HOME Program Income. The 2022-2023 Action Plan allocates these resources to fund to program activities listed below that will be implemented from July 1, 2022 to June 30, 2023.

2022-2023 CDBG Public Service Activities

Fair Housing Foundation	\$16,000
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2022-2023 CDBG & HOME Capital Activities

City of Paramount - Code Enforcement (LMA)	\$250,000
City of Paramount – Commercial Rehab	\$105,371
City of Paramount – Graffiti Removal	\$116,623
City of Paramount – Home Improvement	\$233,228
HOME CHDO Set-Aside	\$45,045

2022-2023 Program Administration Activities

CDBG Program Administration	\$139,498
HOME Program Administration	\$30,030

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The priority needs and goals identified in the Plan are based on analysis of information including the results of the City’s Resident and Stakeholder Surveys and the housing and community development data elements required by HUD in the online Consolidated Plan system (eCon Planning Suite). Data supplied by HUD includes the 2013-2017 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies and cited publicly available data.

In consideration of community input and available data, the four priority needs listed below are established as part of this Plan:

- Improve neighborhoods, address inaccessible public facilities and infrastructure
- Promote economic opportunity
- Preserve the supply of affordable housing
- Provide service to low-income residents, those with special needs, and the homeless

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of activities aligned with the following measurable goals included in the Strategic Plan section of this Plan:

Table 1 – Strategic Plan Summary

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1	Neighborhood services	Non-Housing Community Development	Improve neighborhoods, address inaccessible public facilities and infrastructure	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing: 16,664 people 696 Commercial code enforcement
2	Economic opportunity	Non-Housing Community Development	Promote economic opportunity	19 businesses assisted
3	Affordable housing preservation, development, and access	Affordable Housing	Preserve the supply of housing affordable to low- and moderate-income residents	26 households 1,800 housing units inspected 1,000 people assisted
4	Public services	Non-Housing Community Development	Provide services to low-income residents, those with special needs, and the homeless	30,000 people assisted

Evaluation of past performance

The investment of HUD resources during the 2017-2021 Program Years resulted in measurable accomplishments that contributed to positive outcomes for Paramount residents. Together with other federal, state, and local investments, HUD resources allowed the City of Paramount and its partners to:

- Preserve and improve the existing housing stock;
- Provide fair housing services;
- Provide quality supportive services to low- and moderate-income, special needs, and homeless and at risk of homelessness residents;
- Contribute to the well-being of individuals, families, and neighborhoods by maintaining clean, well operating, up to code public infrastructure and facilities; and
- Provide economic opportunity.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth, and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the City of Paramount over the next five years.

From October 2021 through May 2022, the City held a community meeting, public hearing, and conducted surveys to afford citizens and local and regional organizations representing low- and moderate-income residents the maximum feasible opportunity to provide input on the housing and community development needs of the City. The resident and stakeholder surveys solicited input from residents and employees working in Paramount. The questionnaire addressed the level of need for various types of improvements that could potentially be addressed with CDBG and HOME resources. The community meeting, hearing, and resident survey were publicly noticed.

Summary of public comments

The community meeting, public hearing, and surveys were conducted to receive comments on the housing and community development needs. The community meeting was held on October 29, 2021 at 10 am and 6 pm. The resident survey opened and was published on October 29. The public hearing will be held on May 3, 2022 at 6 pm.. As of March 17, 2022, no comments have been received.

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

At the Community Meeting on October 20, 2021, four written comments were received and all were accepted.

Summary

Examination of 2013-2017 American Community Survey (ACS) 5-Year Estimates and the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed four high priority needs to be addressed through the investment of an anticipated \$3.8 million of CDBG and \$1.5 million of HOME funds over the five-year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the four goals of the Strategic Plan. Activities must conform with one of the Strategic Plan strategies and the associated action-oriented, measurable goals to receive consideration for CDBG or HOME funding.

The Process

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

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

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

Table 2– Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	PARAMOUNT	Finance Department

Narrative

The Finance Department of the City of Paramount is the lead agency responsible for the administration of the CDBG and HOME programs. The City contracted with MDG Associates, Inc. to prepare the 2022-2026 Consolidated Plan and AFH.

In the development of this Consolidated Plan, the City and MDG Associates, Inc. implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2022-2026 Consolidated Plan and each of the five Annual Action Plans, Finance Department staff and consultants shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(L)

1. Introduction

As part of the preparation of the Consolidated Plan the City consulted agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan. Specific comments received from these organizations are included as Appendix B.

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

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of its CDBG and HOME allocations. As a result, during the development of this Consolidated Plan, the City consulted closely with partnering organizations and City Departments. Outreach efforts included surveys including specific questions associated with coordination, invitations to the community meeting and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of projects using CDBG and HOME funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth), and persons at risk of homelessness

The Los Angeles Homeless Services Authority (LAHSA), the lead agency of the Continuum of Care (CoC) for Los Angeles County, guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The CoC is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers who utilize several federal, state, and local resources in providing services for homeless persons. The County and its cities, including the City of Paramount, also provide resources for services that assist the homeless and those at risk of becoming homeless. The nonprofit and faith-based community plays a key role in the current CoC system. Hundreds of agencies

throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children as well as single men and women. The nonprofit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, persons with disabilities, and unaccompanied youth.

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

The City is not a direct recipient of ESG funding. However, it is a participating jurisdiction in the COC and works closely with the homeless system to create funding policies and procedures for ESG.

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

Table 3– Participating agencies, groups, organizations

1	Agency/Group/Organization	Paramount Chamber of Commerce
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
2	Agency/Group/Organization	Long Beach Small Business Development Center (SBDC)
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
3	Agency/Group/Organization	Los Angeles Homeless Services Authority
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
4	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Services-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
5	Agency/Group/Organization	Los Angeles County Department of Public Health Childhood Lead Poisoning Prevention Program
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
6	Agency/Group/Organization	The Children’s Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
7	Agency/Group/Organization	Portofino Village
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
8	Agency/Group/Organization	The Enclave
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
9	Agency/Group/Organization	Somerset Village
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
10	Agency/Group/Organization	Gold Key Development
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
11	Agency/Group/Organization	Paramount – Tepic Sister City, inc
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
12	Agency/Group/Organization	Paramount Jr. Athletic Association (PJAA)
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
13	Agency/Group/Organization	WestCoast Rebels Youth Football
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
14	Agency/Group/Organization	Los Cerritos YMCA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
15	Agency/Group/Organization	Children’s Dental Health Clinic
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
16	Agency/Group/Organization	California Aquatic Therapy & Wellness Center, Inc.
	Agency/Group/Organization Type	Services-Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
17	Agency/Group/Organization	Pathways Volunteer Hospice
	Agency/Group/Organization Type	Services-HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
18	Agency/Group/Organization	Little House, Inc.
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
19	Agency/Group/Organization	Community Family Guidance Center
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
20	Agency/Group/Organization	Helpline Youth Counseling, Inc
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan

	outcomes of the consultation or areas for improved coordination?	process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
21	Agency/Group/Organization	L.A. County Department of Public Health
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
22	Agency/Group/Organization	Los Angeles County Development Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
23	Agency/Group/Organization	Paramount Library
	Agency/Group/Organization Type	Public Funded Institution
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
24	Agency/Group/Organization	Sheriff's Youth Foundation
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
25	Agency/Group/Organization	Los Angeles County Board of Supervisors
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
26	Agency/Group/Organization	Paramount School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
27	Agency/Group/Organization	State of California Department of Housing and Community Development
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
28	Agency/Group/Organization	Elk’s Club
	Agency/Group/Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
29	Agency/Group/Organization	Rotary Club
	Agency/Group/Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
30	Agency/Group/Organization	Women’s Group
	Agency/Group/Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.

		providers, and selected departments. Engagement was conducted through surveys and community meetings.
31	Agency/Group/Organization	Lions Club
	Agency/Group/Organization Type	Civic Leader
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
32	Agency/Group/Organization	Gateway Cities Council of Government
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
33	Agency/Group/Organization	Project Sister
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
34	Agency/Group/Organization	Paramount Senior Center
	Agency/Group/Organization Type	Services-Elderly
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
35	Agency/Group/Organization	CA Department of Technology
	Agency/Group/Organization Type	Broadband Advocates
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
36	Agency/Group/Organization	Spectrum
	Agency/Group/Organization Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
37	Agency/Group/Organization	LA County Office of Emergency Management
	Agency/Group/Organization Type	Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
38	Agency/Group/Organization	HUD
	Agency/Group/Organization Type	Federal Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
39	Agency/Group/Organization	US Representative
	Agency/Group/Organization Type	Federal Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
40	Agency/Group/Organization	Floodplain Management Agency
	Agency/Group/Organization Type	Floodplain Management Agency

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
41	Agency/Group/Organization	LA County Dept of Children & Family Services
	Agency/Group/Organization Type	Foster Care Agency/Facility
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
42	Agency/Group/Organization	City of Bellflower
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
43	Agency/Group/Organization	City of Lakewood
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.

44	Agency/Group/Organization	City of Compton
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
45	Agency/Group/Organization	City of Lynwood
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
46	Agency/Group/Organization	City of Downey
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan

	outcomes of the consultation or areas for improved coordination?	process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
47	Agency/Group/Organization	City of South Gate
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
48	Agency/Group/Organization	Second District Consolidated Oversight Board
	Agency/Group/Organization Type	Public Land Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
49	Agency/Group/Organization	Cal Water Service
	Agency/Group/Organization Type	Water District/Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
50	Agency/Group/Organization	Family Promise of South Bay
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
51	Agency/Group/Organization	El Nido Family Centers
	Agency/Group/Organization Type	Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
52	Agency/Group/Organization	Volunteers of America LA
	Agency/Group/Organization Type	Services – Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
53	Agency/Group/Organization	Kids in Need of Defense
	Agency/Group/Organization Type	Services – Unaccompanied Youth
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
54	Agency/Group/Organization	County of Los Angeles – Commission of HIV
	Agency/Group/Organization Type	Services-HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.
55	Agency/Group/Organization	Lakewood Park Manor
	Agency/Group/Organization Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation with City residents, service providers, and selected departments. Engagement was conducted through surveys and community meetings.

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

The City maintains a comprehensive list of agencies, organizations, and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency's choice.

Table 4– Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	The Homelessness Prevention goal within the Strategic Plan is consistent with the Ten-Year Plan to End Homelessness.
Housing Elements	City of Paramount	The Affordable Housing goals within the Strategic Plan are consistent with the Adopted and Certified 2021-2029 Housing Element.
2022 Assessment of Fair Housing	City of Paramount	The goals of the Assessment of Fair Housing are integrated into the Consolidated Plan.

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

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health, and service agencies, the City invited each to provide input on the needs of the community in the development of this Consolidated Plan. The City monitors CoC policy making to ensure local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income people. Further, the Community Services and Public Safety Departments works with recipients of the City’s community grant program to ensure a coordinated effort among service agencies in the region who address the needs of Paramount residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City’s Planning Department implements the Commercial Rehabilitation Program to work with local business owners to enhance the appearance of their business to promote commerce that leads to jobs and other economic opportunities for low- and moderate-income residents. To the greatest extent feasible, the City also disseminates information on job opportunities through appropriate channels when implementing housing construction, housing rehabilitation or other public construction contracts assisted with \$100,000 or more of CDBG or HOME funds, consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200€ AND 91.300€

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

In preparation for the Consolidated Plan the City followed the established processes of the Citizen Participation Plan to ensure broad community engagement. These activities were coordinated and implemented by the Finance Department with assistance from the Community Services Department and other groups. The City sought input from its residents by circulating a survey to residents inquiring about community needs. The survey was available online and in hardcopy format in English and in Spanish. The City received a total of 315 responses from its Resident Survey and eight from its Stakeholder Survey. The survey results and the English and Spanish survey forms are included in Appendix B.

In accordance with the City’s Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2022-2026 Consolidated Plan through surveys, community meetings, and public hearings. Two publicly noticed meetings were held in the fall of 2021, and one was held in the spring of 2022. The first two publicly noticed meeting were convened on Friday, October 29, 2021 at 10 am and 6 pm to obtain the views of the community on the City’s housing and community development needs. Four written public comments were received during this hearing. On Tuesday, May 3, 2022, at 6 pm the third publicly noticed meeting was conducted before the City Council to obtain the views of the community concerning the draft 2022-2026 Consolidated Plan. A summary of any comments received is included in Appendix B, including any comments not accepted and the reasons why (as applicable).

In accordance with the City’s Citizen Participation Plan, all public notices for community meetings, public hearings, and the availability of the resident survey were published in the *Long Beach Press-Telegram*, a media of general circulation in the City. Additionally, the City used social media platforms such as Facebook, Twitter, and Instagram to advertise the opportunities to participate. At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments	Summary of comments not accepted and reasons	URL
1	Newspaper Ad	Non-targeted/ broad community English Speaking Non-English Speaking – Specify other language: Spanish	Newspaper ad published October 15, 2021, in the <i>Long Beach Press-Telegram</i> announcing two Community Meetings and the Resident Survey to receive input on the preparation of the City's 2022-2026 Consolidated Plan and the 2022-2023 Action Plan.	No comments were received	NA	NA
2	Public Meeting	Non-targeted/ broad community	Publicly noticed meeting on October 29, 2021, at 10:00 a.m. and 6:00 p.m. at the Progress Park Mariposa Building, 8550 Jefferson Street, Paramount, CA.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with City Staff. Four written comments were received about affordable housing and community engagement.	All comments were accepted.	Not applicable.
3.	Internet Outreach	Non-targeted/ broad community	The Resident Survey was available online and in paper format from October 29, 2021, to January 14, 2022. The City advised residents and stakeholders of the availability of the survey via email to stakeholders, posting on the City website, Facebook, Twitter and Instagram accounts.	The purpose of the survey was to allow all residents the opportunity to provide their assessment of the level of need in Paramount for a variety of housing, community, and economic development activities. In total, 315 residents completed the survey. A summary of all survey responses is provided in Appendix B.	All survey response were accepted.	https://forms.office.com/r/YA6KQKdGMD

4	Newspaper Ad	Non-targeted/ broad community English Speaking Non-English Speaking – Specify other language: Spanish	Newspaper ad published April 1, 2022, in the <i>Long Beach Press- Telegram</i> announcing two Community Meetings and the Resident Survey to receive input on the preparation of the City's 2022-2026 Consolidated Plan and the 2022-2023 Action Plan.	To be determined (TBD)	TBD	TBD
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Table 5– Citizen Participation Outreach

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

The Consolidated Plan Needs Assessment examines housing, homelessness, non-homeless special needs, and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups, and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Los Angeles County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless, but due to various reasons need services. This population includes elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of human trafficking, veterans with Posttraumatic Stress Disorder (PTSD), and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements, and public services to benefit low- and moderate-income residents.

Methodology

To assess community needs, the City examined data, held community meetings, conducted a survey of residents and stakeholders, and consulted with experts and local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2013-2017 5-year estimates)
- Comprehensive Housing Affordability Strategy (2013-2017 5-year estimates)
- 2020 Point-In-Time Homeless Count

The 2013-2017 ACS 5-year estimates and the 2013-2017 5-year estimates were the most recent available complete datasets supplied through HUD's eConPlanning Suite planning framework.

Consolidated Plan Survey for Residents and Stakeholders

Paramount residents and stakeholders had the opportunity to respond to the 2022-2026 Consolidated Plan survey to rate the need and/or to identify highest priority need for public facilities, infrastructure and services, housing facilities and services, business services. The survey also provided insight into internet access, cost, type, and speed and disaster preparedness and experiences of discrimination in housing. The tabulation of survey results from over 300 Paramount residents and eight community stakeholders who responded to the survey are integrated throughout the Needs Assessment (NA) and Market Assessment (MA) of Consolidated Plan and can be found in the following sections:

- Housing facility and service results – NA-10 Housing Needs Assessment,
- Public facility, infrastructure, and service results – NA-50 Non-Housing and Community Development Needs,
- Discrimination in housing results – MA-40 Barriers to Affordable Housing, and
- Business service results – MA-45.

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

According to ACS data in Table 6, the City of Paramount’s population growth was stagnant at about 55,000 for the five years from 2009 to 2017. During this time, the number of households decreased a negligible amount, one percent, from 14,516 to 14,340, and the median household income increased from \$42,588 to \$49,064. According to the 2017 data, almost 81 percent of all households in Paramount earn less than 100 percent of Area Median Income (AMI).

Table 7 presents the number of different household types in the City for different levels of income. Small-family households consist of two-to-four family members, while large family households have five or more persons. The income levels are divided by different AMI levels corresponding with HUD income definitions as follows:

- 0-30 percent AMI: extremely low-income – 23 percent of all households;
- 30-50 percent AMI: low-income – 20 percent of all households;
- 50-80 percent AMI: moderate-income – 25 percent of all households;
- 80-100 percent AMI: medium-income – 13 percent of all households; and
- Greater than 100 percent AMI: upper-income – 19 percent of all households.



Figure 1

Data Source:

2013-2017 CHAS

The most common household type in Paramount is small-family, representing 49 percent of all households in the City. Over 60 percent of all household types earn less than 80 percent AMI, with the highest rates, 72 percent, of occurrence among households with one or more children 6 years of age or younger.

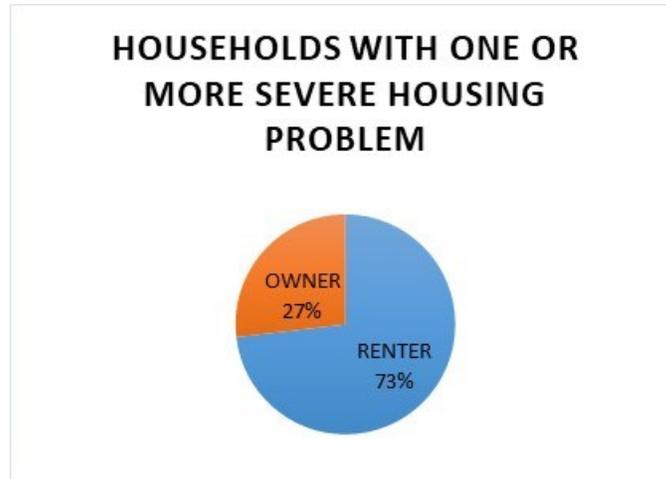


Figure 2

Data Source: 2013-2017 CHAS

Tables 8 and 9 delve into the tenure type and income range of households earning less than 100 percent of AMI and experiencing housing problems. These tables make clear housing cost burden is the greatest housing problem across renter and owner households, and renter households are most impacted by severe housing problems. Just over 28 percent of the 9,680 households earning 0-80 percent AMI experience a housing cost burden over 50 percent of income, and about 25 percent are cost burdened over 30 percent of income (Table 8). The majority, 73 percent, of the 4,990 households earning 0-80% AMI with one or more severe housing problem are renters. HUD defines four different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet, and a bathtub or shower.
3. Overcrowding / severe overcrowding: A household is overcrowded if there are more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage, taxes, insurance, and utilities.

Table 12 shows 23 percent of Paramount’s households earning less than 80 percent of AMI are overcrowded.

Table 6 – Housing Needs Assessment Demographics

	Base Year: 2009	Most Recent Year: 2017	% Change
Population	55,106	55,020	0%
Households	14,516	14,340	-1%
Median Income	\$42,588.00	\$49,064.00	15%

Data Source: 2013-2017 CHAS

Table 7 – Total Households Table

	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	>100% AMI
Total Households	3,250	2,840	3,590	1,905	2,750
Small-family Households	1,380	1,475	1,685	950	1,605
Large Family Households	740	725	1,035	615	550
Household contains at least one person 62-74 years of age	525	420	595	430	580
Household contains at least one person age 75 or older	254	195	260	70	215
Households with one or more children 6 years old or younger	890	600	875	420	490

Data Source:

2013-2017 CHAS

Housing Needs Summary Tables

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

Table 8 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	15	4	0	19	35	0	10	0	45
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	260	200	135	30	625	0	35	65	25	125
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	470	330	385	110	1,295	35	105	195	135	470
Housing cost burden greater than 50% of income (and none of the above problems)	1,315	520	15	0	1,850	410	290	165	0	865
Housing cost burden greater than 30% of income (and none of the above problems)	240	870	760	55	1,925	75	115	385	120	695
Zero/negative Income (and none of the above problems)	75	0	0	0	75	15	0	0	0	15

Data Source:

2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

Table 9 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,045	1,065	540	140	3,790	480	430	430	160	1,500
Having none of four housing problems	400	1,000	1,545	875	3,820	235	350	1,075	735	2,395
Household has negative income, but none of the other housing problems	75	0	0	0	75	15	0	0	0	15

Data Source:

2013-2017 CHAS

3. Cost Burden > 30%

Table 10 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,075	945	494	2,514	130	250	280	660
Large Related	545	390	175	1,110	190	150	180	520
Elderly	235	145	40	420	150	89	140	379
Other	425	245	195	865	69	20	50	139
Total need by income	2,280	1,725	904	4,909	539	509	650	1,698

Data Source:

2013-2017 CHAS

4. Cost Burden > 50%

Table 11 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	965	310	4	1,279	115	180	75	370
Large Related	470	120	0	590	165	95	25	285
Elderly	165	80	0	245	120	54	65	239
Other	345	110	10	465	65	20	0	85
Total need by income	1,945	620	14	2,579	465	349	165	979

Data Source:

2013-2017 CHAS

5. Crowding (More than one person per room)

Table 12 – Crowding Information

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	630	495	355	80	1,560	20	105	145	105	375
Multiple, unrelated family households	80	50	165	55	350	15	35	100	60	210
Other, non-family households	20	0	0	4	24	0	0	10	0	10
Total need by income	730	545	520	139	1,934	35	140	255	165	595

Data Source:

2013-2017 CHAS

6. Households with children

Table 13 – Households with children

	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with children 6 years of age or younger present	800	525	570	1,895	90	75	305	470

Data Source:

2013-2017 CHAS

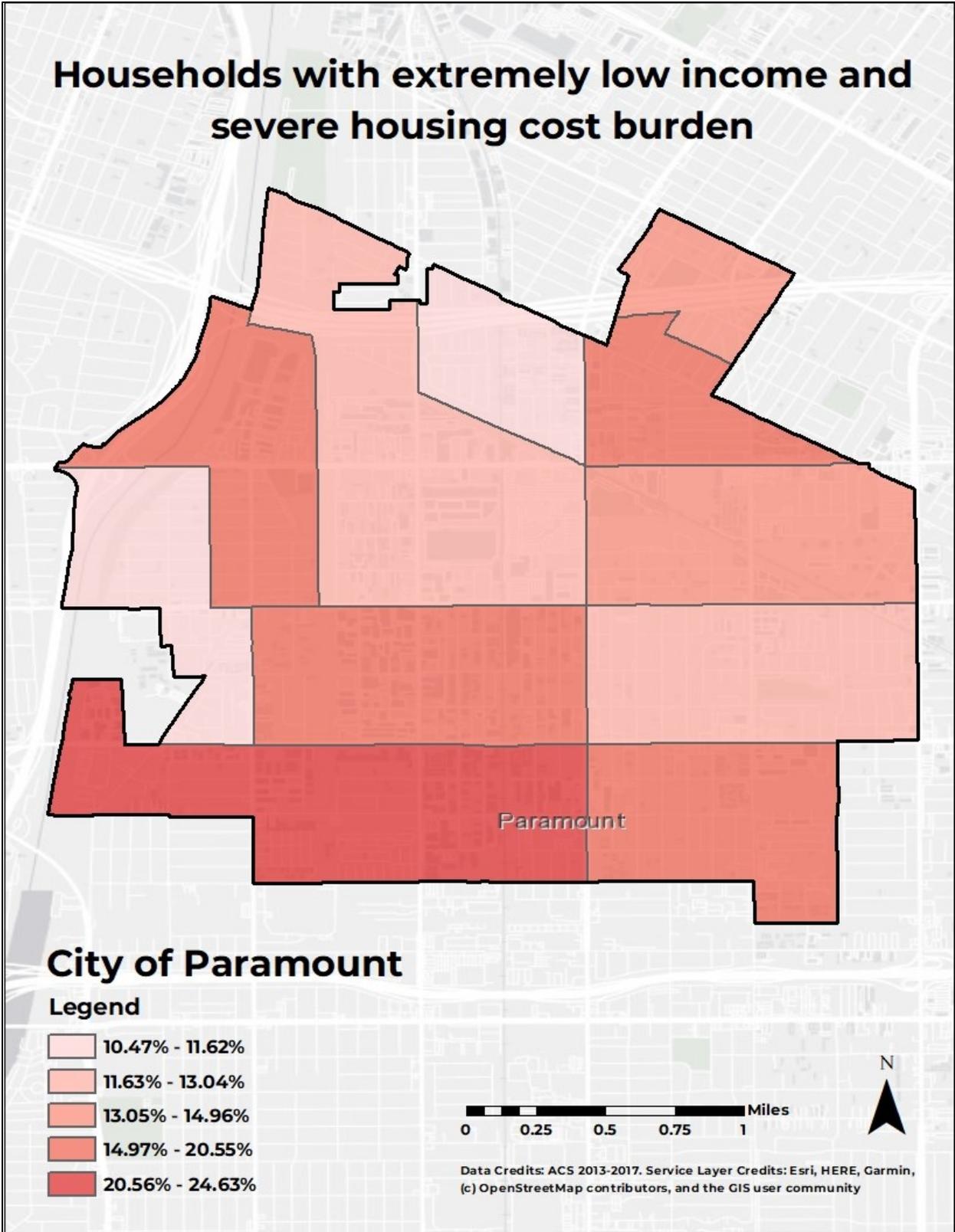


Figure 3: Extremely Low-Income Households with Severe Cost Burden

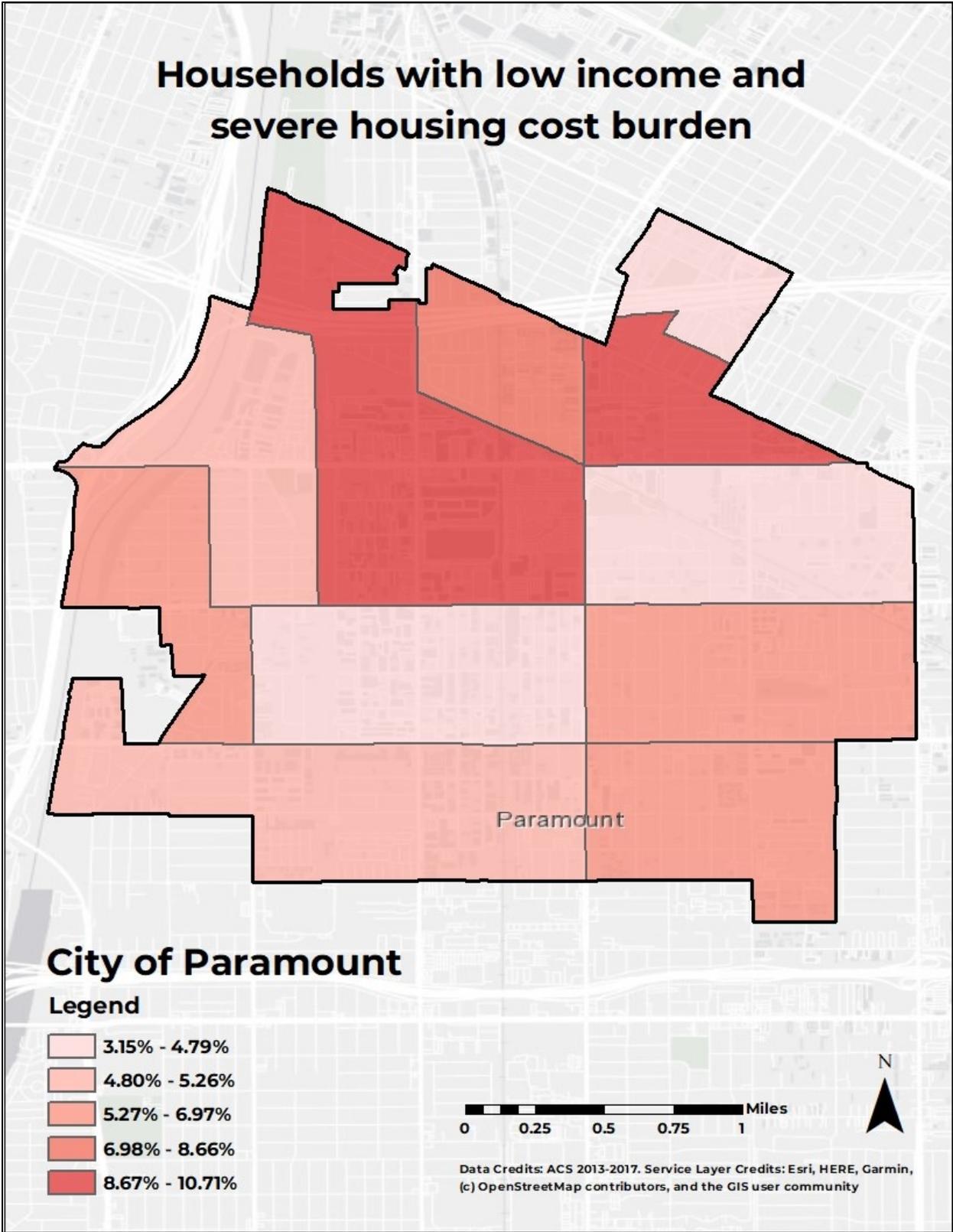


Figure 4: Low-Income Households with Severe Cost Burden

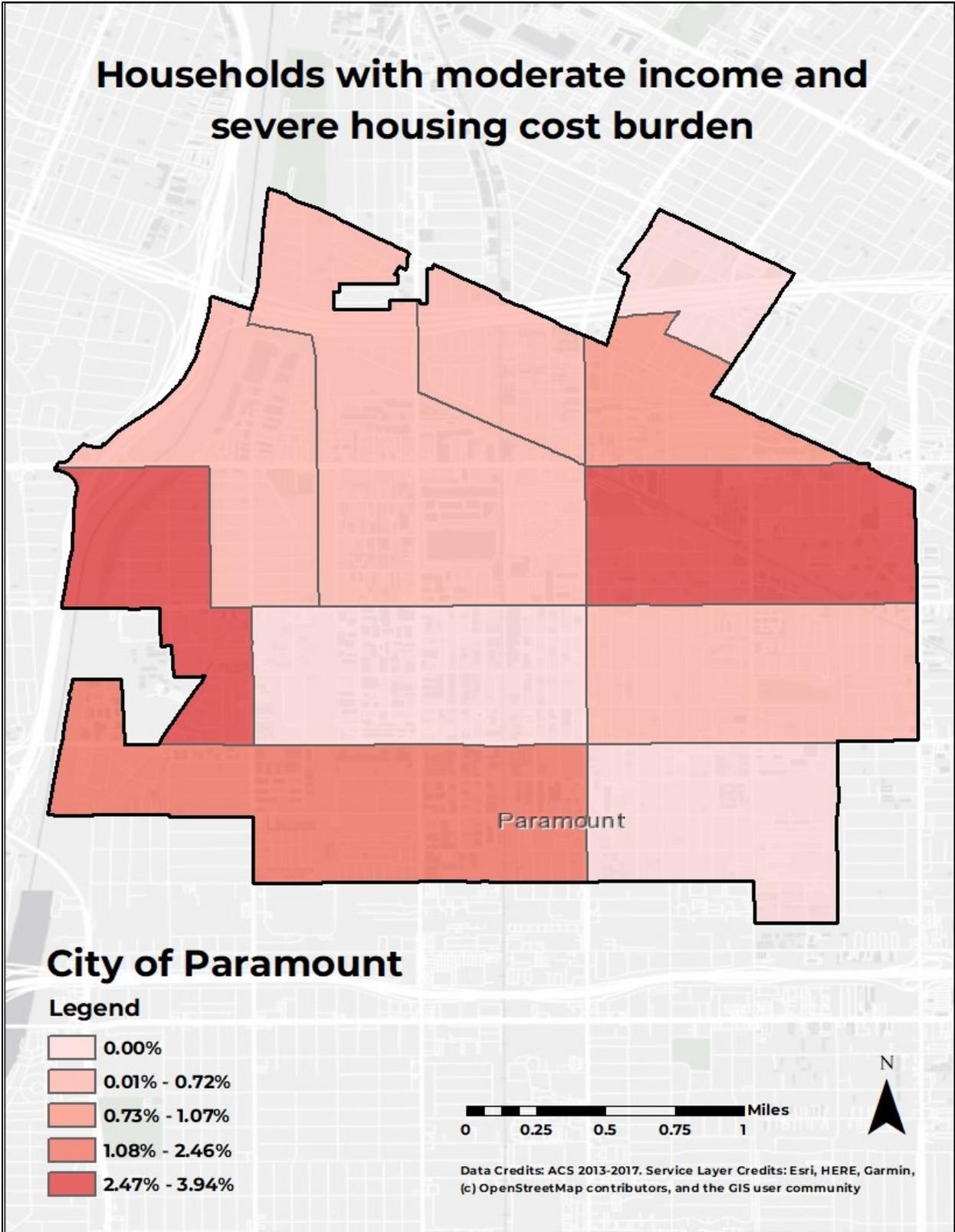


Figure 5: Moderate-Income Households with Severe Cost Burden

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

According to ACS 2017 five-year estimates (Table B25009), there are 2,354 single-person households in the City, accounting for over 16 percent of the City’s households. Approximately six percent of single householders are over 65 years of age, according to the ACS 2017 five-year estimates (Table S1101), indicating approximately 94 percent of single-person households are ages 18-64. Of the single-person households, 40 percent are homeowners and 60 percent are renters. Taken together, single-person households and small-family households account for nearly 65 percent of the City’s households.

According to Table 10, 1,004 “other” households earn less than 80 percent of AMI and are cost burdened at a rate of 30 percent of income. According to Table 11, 550 “other” households in the same income group are severely cost burdened at a rate of 50% of income. The “other” category includes single-person households.

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

Domestic violence, assault, and stalking are not always reported. According to the 2019 National Crime Victimization Survey, only 58 percent of all domestic violence events were reported to the police. The State of California Department of Justice maintains statistics on domestic violence calls to local law enforcement statewide by jurisdiction (openjustice.doj.ca.gov). In 2020, 200 calls related to domestic violence were made from Paramount. Of these calls:

- 159 of these domestic incidents involved a weapon
 - 1 involved a firearm
 - 1 involved a knife or cutting instruments
 - 5 involved other dangerous weapons
 - 152 involved personal weapons (i.e., feet or hands)

There were at least 200 households during the period of a year in need of some type of domestic violence services. In households where physical violence occurred, it is possible that at least one member of the household will need to relocate within the next five years to escape recurring violence. If 75 percent need to move, approximately 150 individuals — possibly with minor children — may require temporary and long-term housing assistance.

Furthermore, according to the Los Angeles County Continuum of Care’s 2020 Point in Time Count 3,884 people experiencing homelessness reported being victims of domestic violence, and most of those people (3,143) were unsheltered.

Victims of domestic violence suffer in many ways including economically which impacts access to safe and affordable permanent housing. There is a demonstrated need for emergency shelter and affordable permanent housing.

What are the most common housing problems?

The most common housing problem in the City is cost burden. Table eight shows 53 percent of households earning less than 80 percent of AMI are paying over 30 percent in income for rent. This includes 3,720 renter households and 1,440 owner households. Within this group of cost burdened households, 2,715 are severely cost burdened households paying more than 50 percent of their monthly gross income for housing costs, including 1,850 renter households and 865 owner households. Renter households bear the brunt of housing problems.

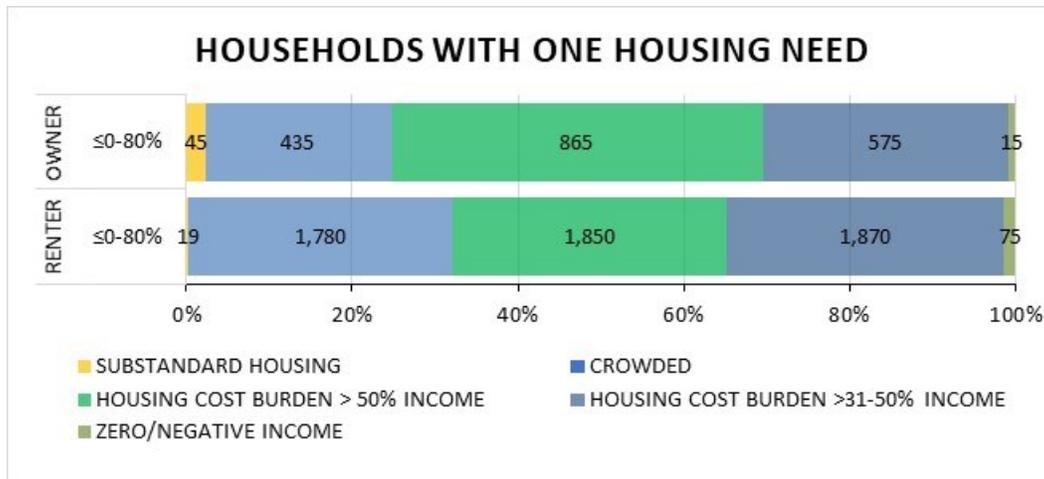


Figure 6

Data Source:

2013-2017 CHAS

The second most common housing problem, as shown in Table 8, in the City is housing overcrowding, which affects 2,215 household or almost 23 percent of low- and moderate-income households. Renter households account for over 80 percent of households with more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms.

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

Low- and moderate-income renters and owner, small households, elderly households, and single-family households are most impacted by housing problems. Tables 10 and 11 analyze household types earning 0-80 percent of AMI and experiencing cost burden at rates between 30 percent and 49 percent (Table 10) and 50% and over (Table 11). According to Table 10, small and large related households carry the greatest proportional impact, with nearly 70 percent of small related, and 65 percent of large, related households impacted. According to Table 11, small and large related households carry the greatest impact, representing 36 and 35 percent of their respective groups. Extremely low- and low-income, single family renter households are most impacted by overcrowded housing conditions comprising 1,125 or about 44 percent of the 2,529 households affected by this housing problem (Table 12).

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

According to 2013-2017 CHAS data, there are 3,275 households in Paramount with children six years of age or younger. Of those households earning 0-80 percent of AMI, 1,895 were renters and 470 were owners. Approximately 72 percent of the households with children six years of age or younger earn less than or equal to 80 percent of AMI. Of particular concern are the 890 extremely low-income households with children six years of age or younger, of which 800 are renters and could be at risk of becoming homeless. According to kidsdata.org, data from 2014-2018 revealed that 41.8 percent of Paramount children, ages 0-17, lived in crowded households. However, for the purposes of this analysis, the City considers

overcrowding to be a secondary statistic to severe housing cost burden within the 0-30 percent of AMI extremely low-income bracket.

Tables 10 and 11 show across cost burdened households earning 0-80 percent AMI, renter households are more impacted than owner households, and small and large related households are more impacted than elderly or other household types. Within these groups, the risk of experiencing homelessness increases as AMI decreases. Among households earning 0-50 percent of AMI small, related renter households are more than four times as likely as small related owner households to be greater than 30 or 50 percent cost burdened. The number of elderly households earning less than or equal to 50 percent of AMI who are cost burdened varies little based on housing tenure.

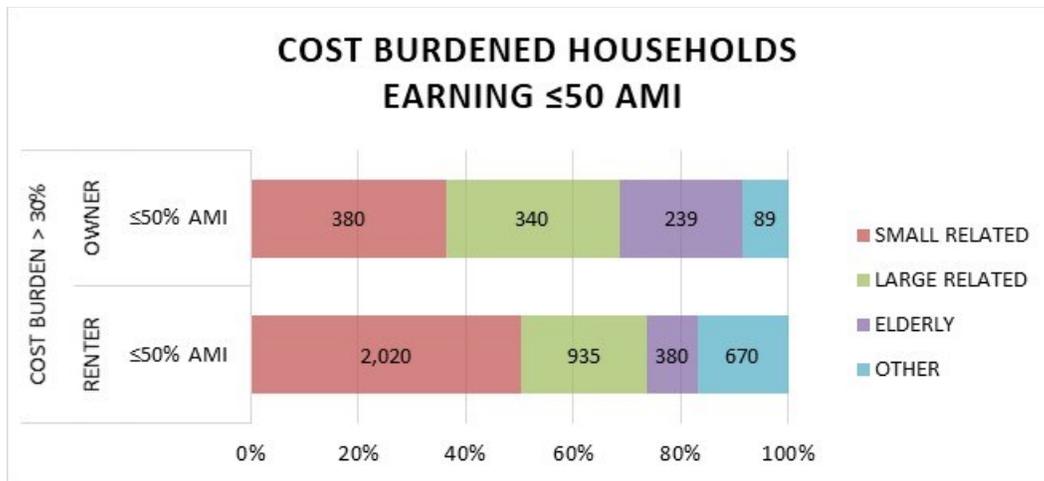


Figure 7

Data Source: 2013-2017 CHAS

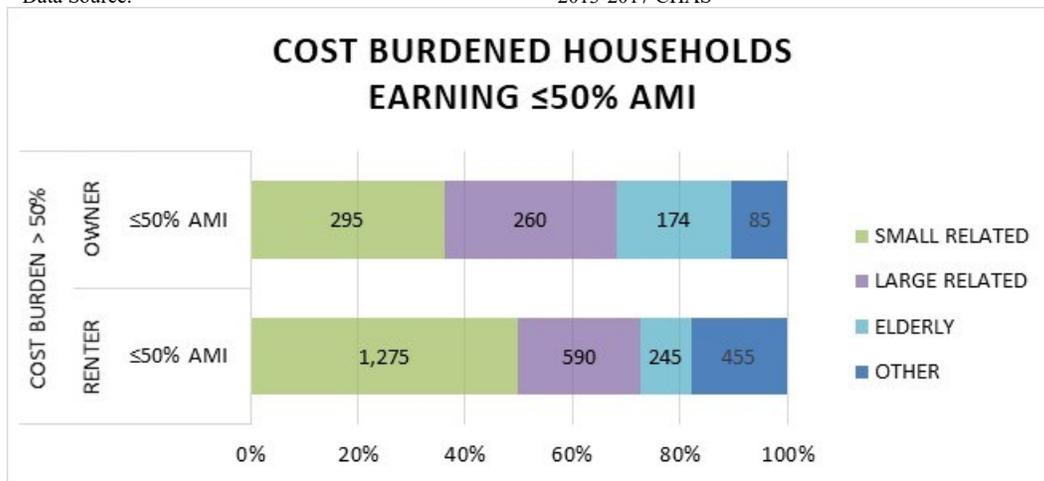


Figure 8

Data Source: 2013-2017 CHAS

Across households earning 0-50 percent AMI, 84 and 87 percent of small and large related households, respectively, are cost burdened at a rate of 30 to 49 percent of income and 55 and 58 percent of the same household types are cost burdened at a rate of equal to and over 50 percent of income (Tables 10 and 11).

According to Table 7, 1,490 (24 percent) of the 6,090 households earning less than 50 percent of AMI have one or more children six years old or younger.

As described in the Market Analysis, rental housing costs have risen steadily over the past five years – creating more pressure on extremely low-income households. According to Zumper, a rental listing aggregator, a market-rate two-bedroom apartment rose from \$1,580 in October 2017 to \$2,058 in October 2021, an increase of 30 percent. One-bedroom units increased at a more affordable rate of eight percent. As rental prices continue to rise in Los Angeles County, the pressure on extremely low-income households will continue to increase.

Rapid rehousing programs may help these homeless individuals or families, but near the termination of assistance, finding replacement housing is difficult for the same reasons it was difficult before becoming homeless: cost and an eviction record.

Unless a housing unit is within a subsidized development, formerly homeless families and individuals receiving rapid re-housing assistance nearing termination face considerable uncertainty with respect to their monthly housing costs and ability to remain housed at the end of the assistance contract.

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

The assessment of at-risk populations described in the foregoing paragraphs is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems, supplemented by available local data for certain groups specified by HUD, such as households with children and victims of domestic violence, dating violence, sexual assault, and stalking.

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

According to Table 11, there are 2,565 renter households who earn less than 50 percent of AMI that are severely cost burdened paying more than 50 percent of their income for housing costs. Of these households:

- 1,275 are small, related households with four or fewer members
- 590 are large, related households with five or more members
- 245 are elderly households with one or more members over the age of 62
- 465 are other households

These extremely low- and low-income households are considered the most at risk of becoming homeless.

Discussion

Evaluation of ACS and CHAS data shows the highest priority housing need exists for the development of additional rental housing units affordable to extremely low-income households. This is confirmed by residents who identified affordable rental housing as the most needed type of housing in the City (Figure 9). According to Table 10, Paramount's 2,280 extremely low-income renters represent over one third of all cost burdened households— meaning those households pay more than 30 percent of income for housing costs. According to Table 11, Paramount's 1,945 extremely low-income households represent over half of all severely cost burdened households— meaning they pay more than 50 percent of income for housing costs. Extremely low-income and cost burdened renters are precariously housed, especially those who are severely cost burdened. These households are most at risk of becoming homeless.

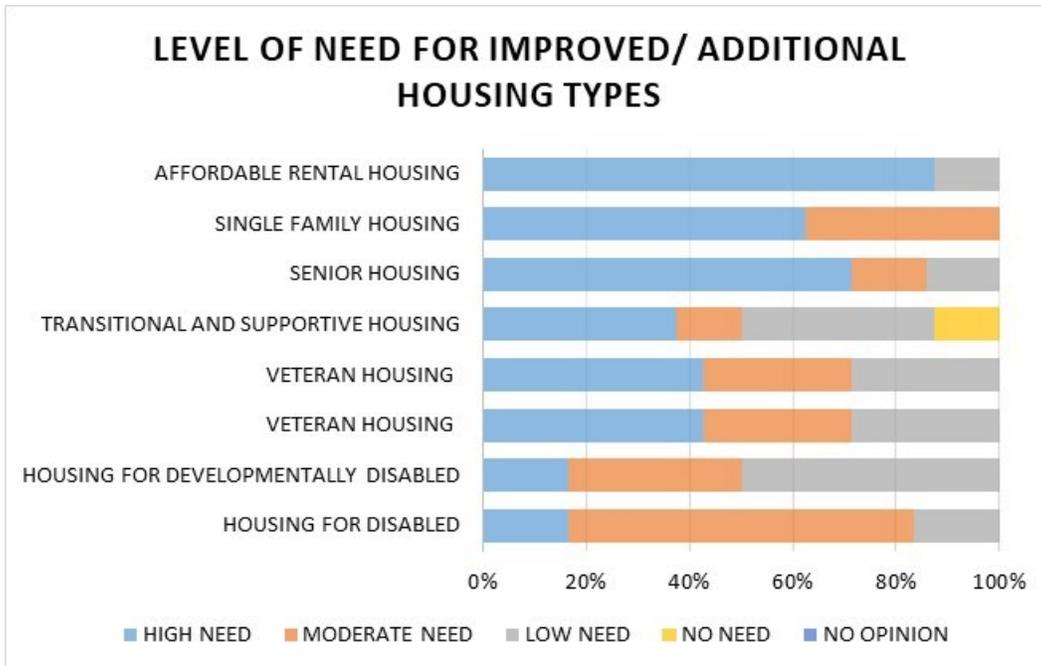


Figure 9: Stakeholder Survey

The Strategic Plan addresses this priority need through the implementation of an affordable housing development goal. To the greatest extent feasible, assistance should be directed toward the development of units affordable to severely cost burdened renter households who earn less than 50 percent of AMI, and the subset of 1,945 extremely low-income renter households. Of these extremely low-income renter households, 956 are small, related households, 470 are large, related households, 345 are other households, and 165 are elderly households.

The development of additional affordable rental housing will also address overcrowding — the second most prevalent housing problem — by increasing the supply of housing units that are appropriately sized to accommodate small families and single-person households.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

Sections NA-15, NA-20, and NA-25 of the Needs Assessment examine housing problems experienced by racial or ethnic groups and identifies when a need is experienced at a disproportionately greater frequency. A disproportionately greater need exists when members of a racial or ethnic group in a certain income range experience housing problems at a greater rate (10 percentage points or more) than the rate of housing problems experienced by all households within that income level. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 14-17 below are defined as:

- Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
- Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
- Overcrowding: A household is considered overcrowded if there are more than 1.01 people per room.
- Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

According to the 2014-2017 ACS (Table DP05), most residents identify as ethnically Hispanic. Of those residents who do not identify as ethnically Hispanic, most identify racially as Black or African American, followed by White, Asian, Native Pacific Islander, Two or more races, and American Indian or Alaska Native. Maps depicting the four most populous ethnic and racial groups were prepared and can be seen in Figures 12 through 15.

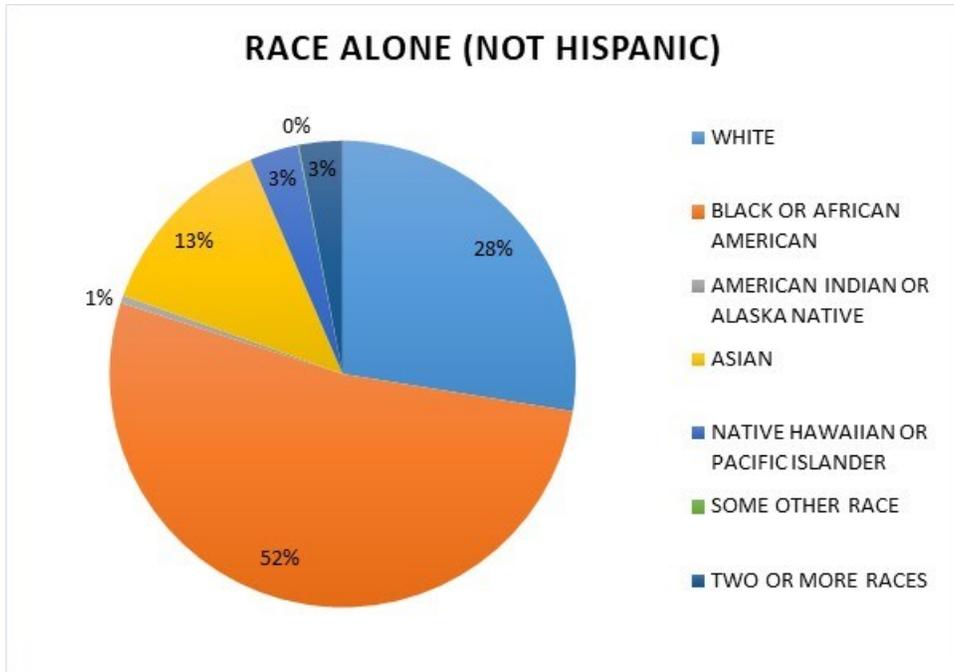


Figure 10

Data Source:

2013-2017 ACS

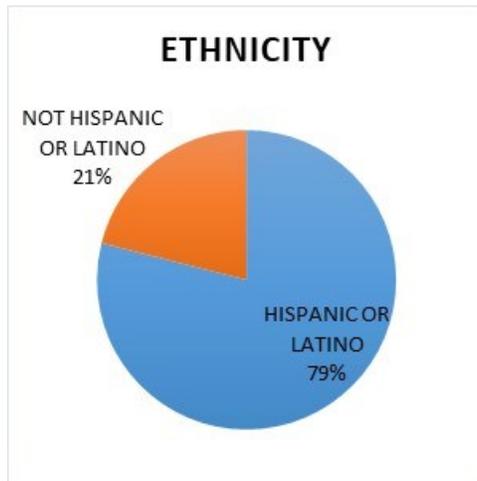


Figure 11

Data Source:

2013-2017 CHAS

0%-30% of Area Median Income

Table 14 – Disproportionally Greater Need 0 – 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,840	315	90
White	125	40	0
Black / African American	590	70	40
Asian	75	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	2,015	175	49

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Table 15 – Disproportionally Greater Need 30 – 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,480	365	0
White	120	70	0
Black / African American	190	20	0
Asian	20	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,080	240	0

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Table 16 – Disproportionally Greater Need 50 – 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,115	1,475	0
White	85	120	0
Black / African American	319	130	0
Asian	90	95	0
American Indian, Alaska Native	0	35	0
Pacific Islander	25	4	0
Hispanic	1,610	1,090	0

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Table 17 – Disproportionally Greater Need 80 – 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	470	1,435	0
White	4	150	0
Black / African American	20	160	0
Asian	19	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	35	0
Hispanic	415	1,045	0

Data Source: 2013-2017 CHAS

Community Planning and Development Maps

The maps in Figures 10-17 shown below illustrate the racial or ethnic composition of the City by Census Tract as reported in the 2013-2017 American Community Survey Estimates.

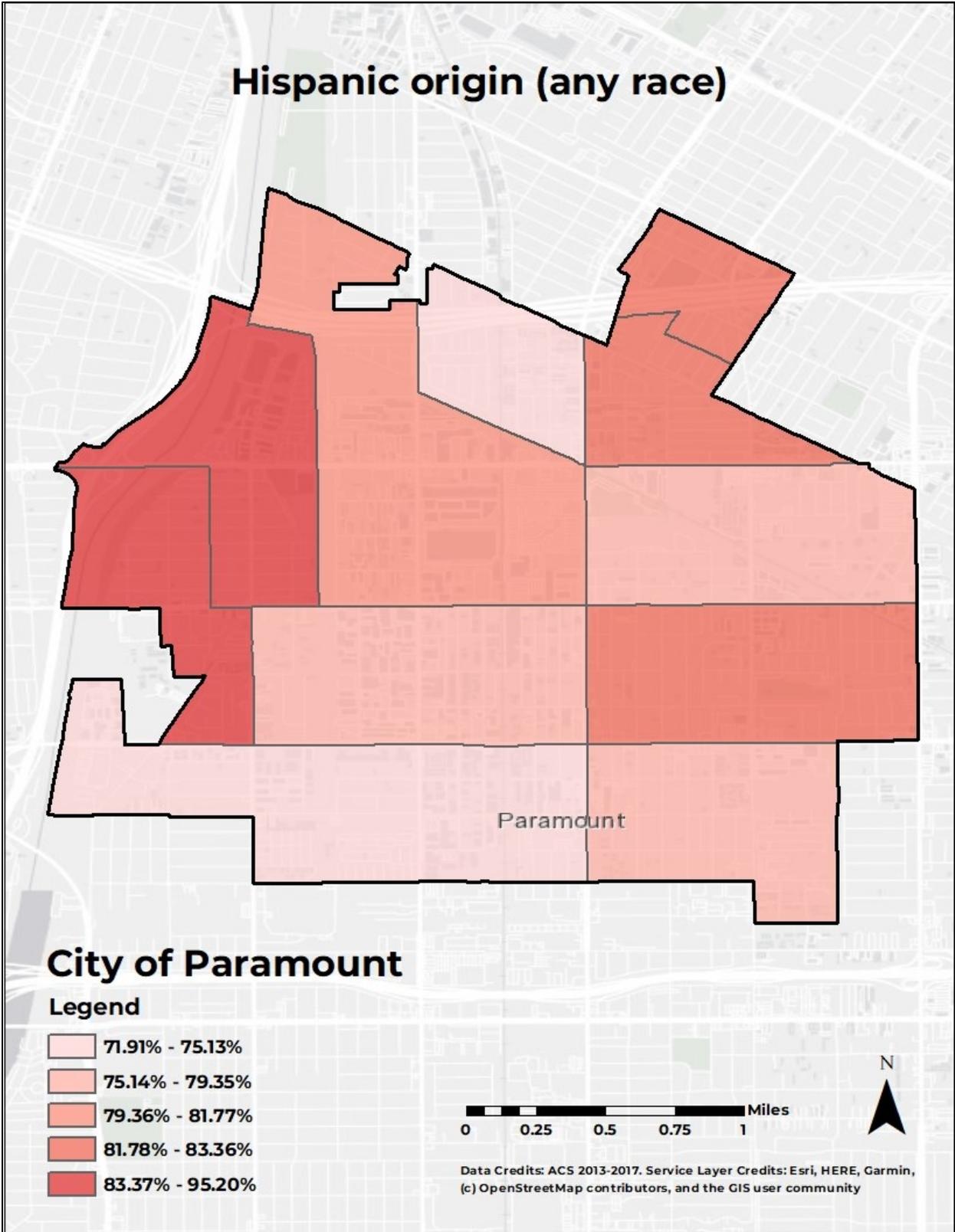


Figure 12: Hispanic Origin (any race)

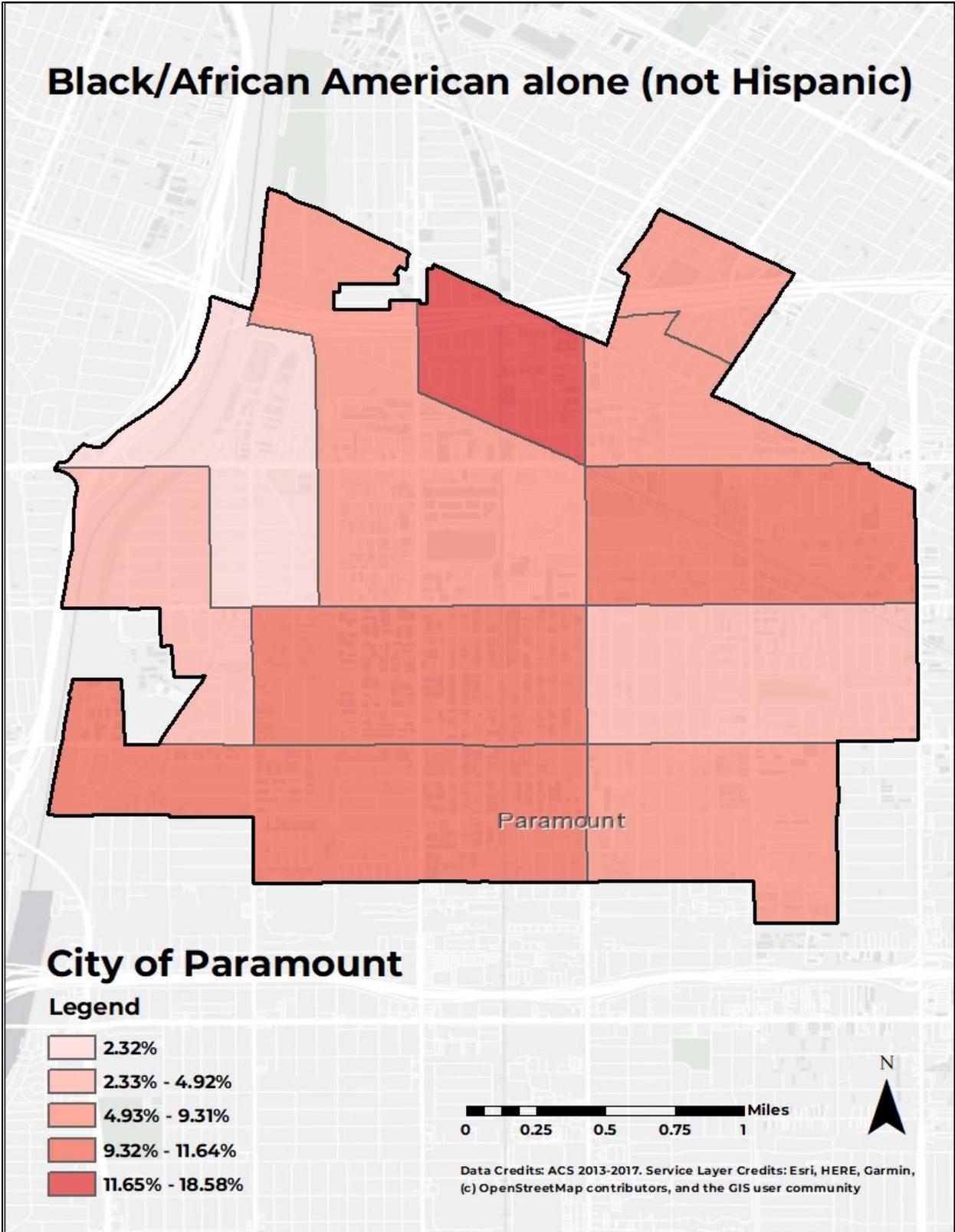


Figure 13: Black / African American

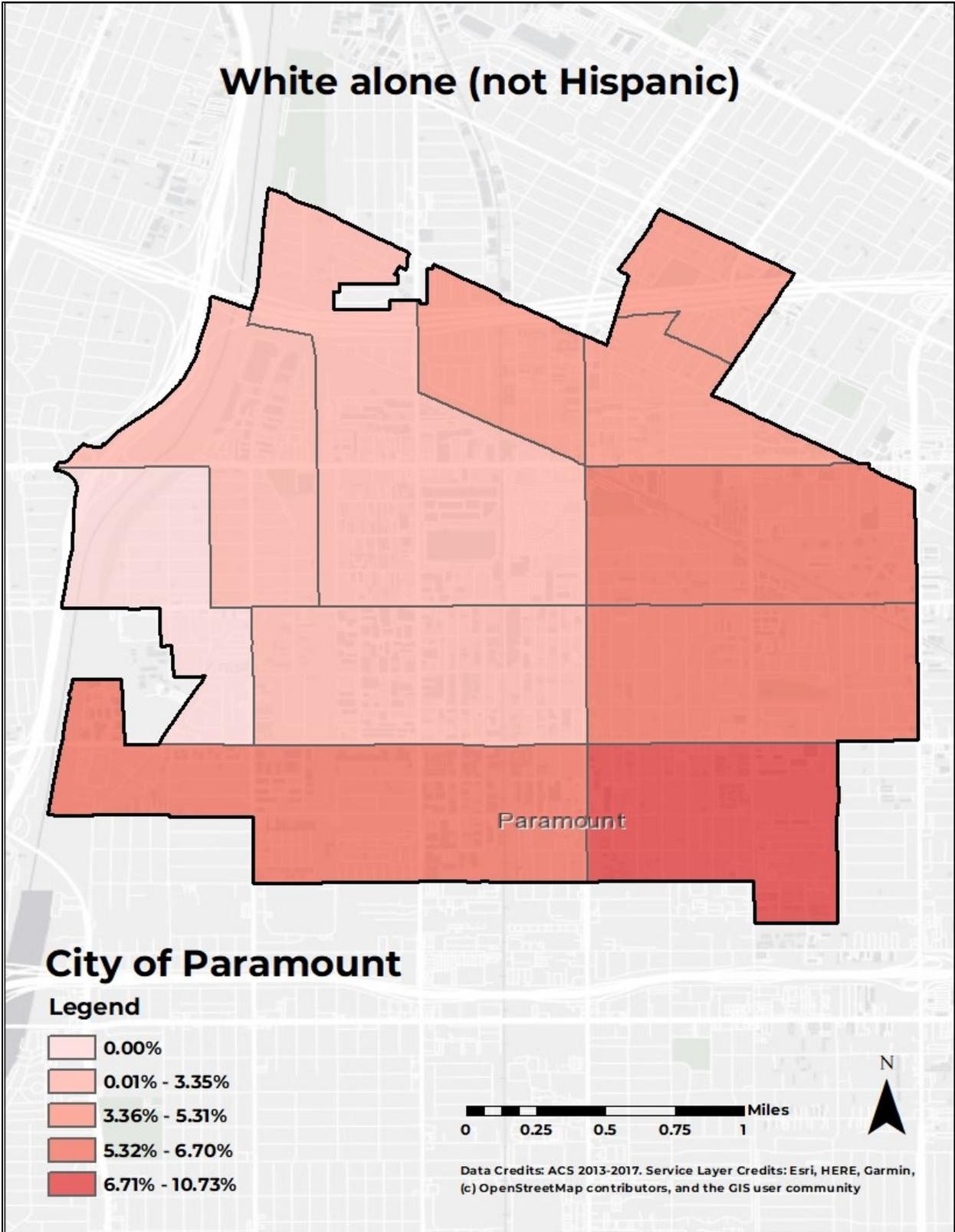


Figure 14: White alone (not Hispanic)

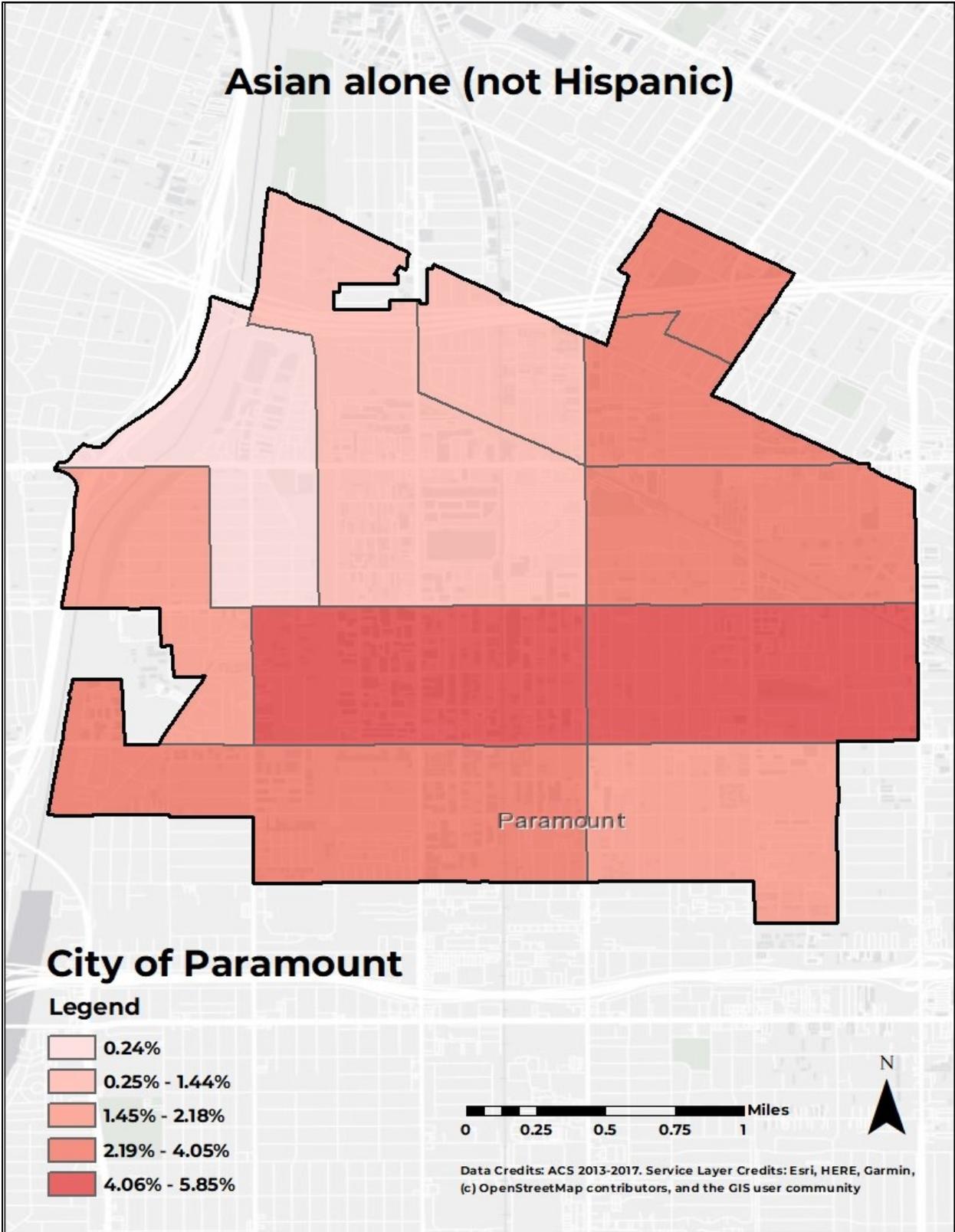


Figure 15: Asian

Discussion

The method of calculating disproportionate need sets different groups of different sizes on equal footing, making it possible for any outsized impact on groups to be identified. However, throughout the city and across different races and ethnicities about 88 percent of residents with one or more of four housing problems earn 0-30 percent of AMI and 87 percent of residents earn 30-50 percent of AMI. These are very high rates of need which require almost an entire sub-population to be in need for disproportional impact to register.

The analysis shows:

1. Pacific Islander households are disproportionately impacted by one or more of four housing problems in the 0-30 percent, 30-50 percent, and 50-80 percent of AMI ranges.
2. Black/ African American households are disproportionately impacted in the 50-80 percent of AMI range
3. 100 percent of Pacific Islanders earning 0-30 and 30-50 percent of AMI have one or more of four housing problems.
4. American Indian/Alaska Native households have none of the four housing problems.

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of one or more housing problem relative to the percentage of all households in the given income category.

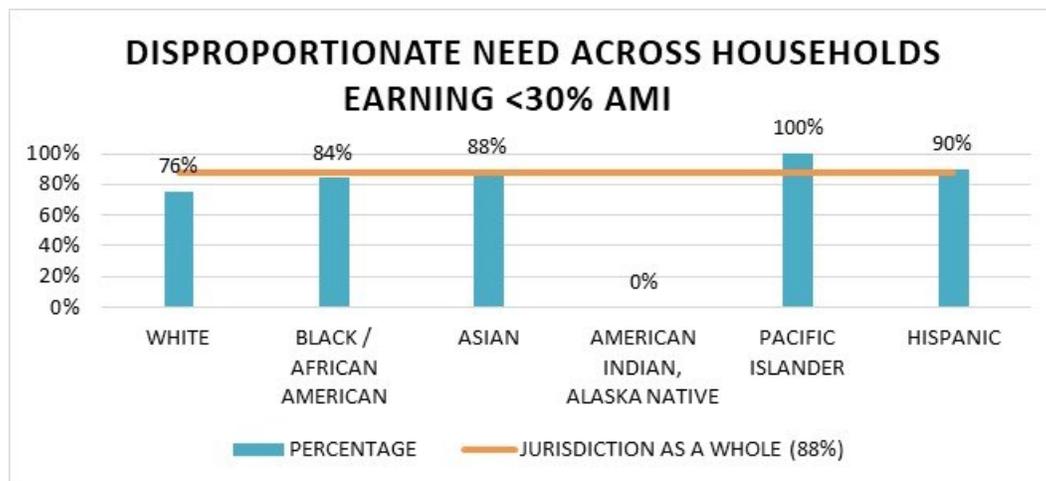


Figure 16

Data Source: 2013-2017 CHAS

Within extremely low-income (0-30 percent AMI) households the high frequency of need is experienced similarly across White, Black/ African American, Asian and Hispanic households. Pacific Islander households are disproportionately impacted.

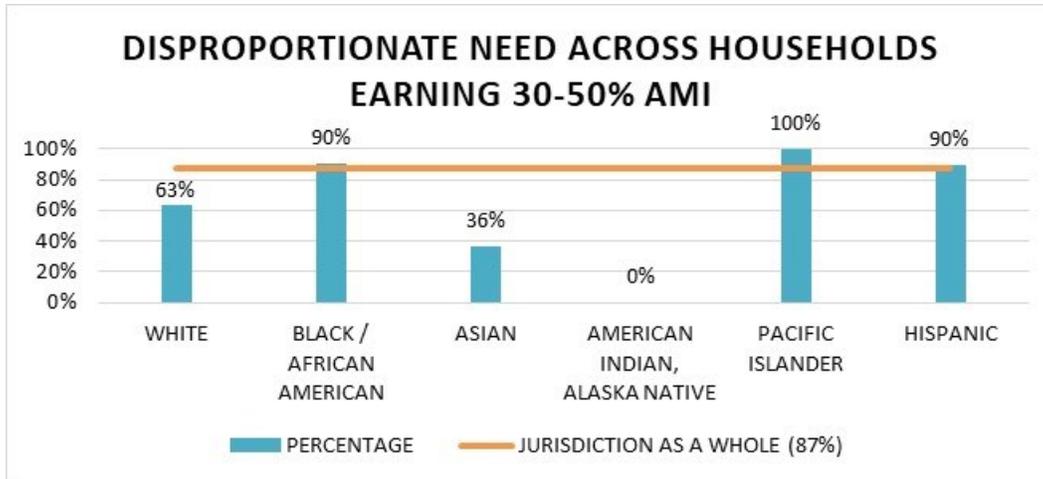


Figure 17

Data Source: 2013-2017 CHAS

Within low-income (30-50 percent AMI) households the high frequency of need is experienced similarly across Black/ African American, and Hispanic households. Pacific Islander households are disproportionately impacted.

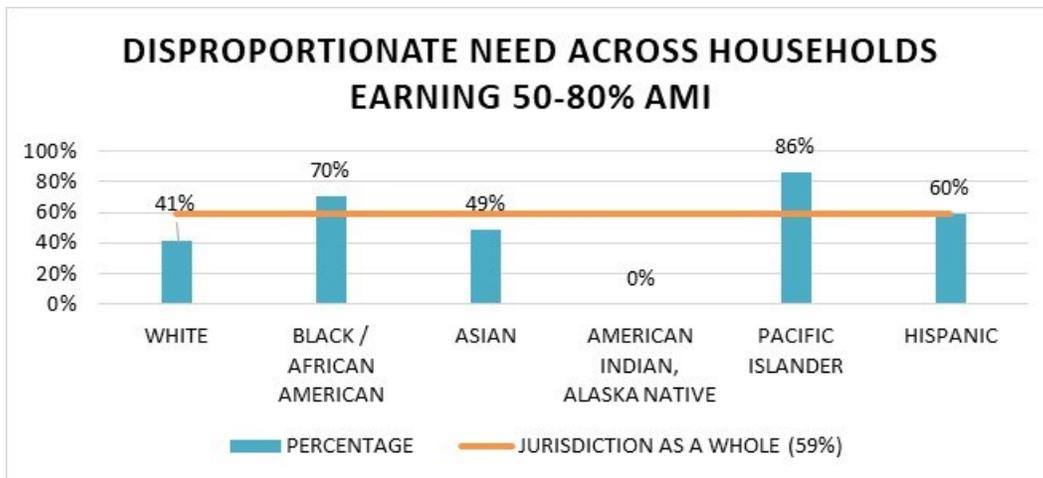


Figure 18

Data Source: 2013-2017 CHAS

Across moderate income households earning 50-80 percent AMI Black/ African American, and Pacific Islander households are disproportionately impacted.

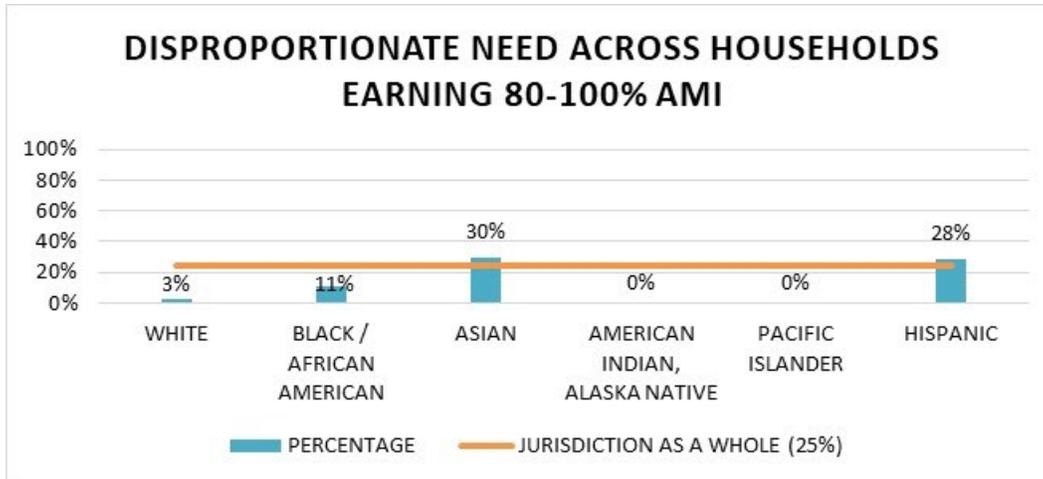


Figure 19

Data Source: 2013-2017 CHAS

There is a low rate of need across households earning 80-100 percent of AMI, with no race or ethnicity disproportionately impacted.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

Like the previous section, Tables 18-21 provide data to determine if disproportionate housing needs exist for any racial or ethnic group that experiences severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Table 18 – Severe Housing Problems 0 – 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,525	635	90
White	110	55	0
Black / African American	505	155	40
Asian	75	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	1,800	400	49

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Table 19 – Severe Housing Problems 30 – 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,495	1,350	0
White	65	125	0
Black / African American	140	65	0
Asian	20	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	1,205	1,115	0

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Table 20 – Severe Housing Problems 50 – 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	970	2,620	0
White	45	155	0
Black / African American	40	405	0
Asian	4	180	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	30	0
Hispanic	880	1,820	0

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Table 21 – Severe Housing Problems 80 – 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	300	1,610	0
White	0	155	0
Black / African American	10	170	0
Asian	0	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	35	0
Hispanic	290	11,75	0

Data Source: 2013-2017 CHAS

Discussion

The method of calculating disproportionate need sets different groups of different sizes on equal footing, making it possible for any outsized impact on groups to be identified. The analysis shows American Indian, Alaska Native households are not impacted by severe housing problems, and one or more racial or ethnic group is disproportionately impacted by one of four severe housing problems in the 0-30 and 30-50 percent of AMI ranges. Furthermore, it shows 100 percent of Pacific Islander households earning 0-30 and 31-50 percent of AMI have one or more of four severe housing problems.

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing one or more severe housing problems.

Within extremely low-income (0-30 percent AMI) households the high frequency of need is experienced similarly across White, Black/ African American, and Hispanic households. Asian and Pacific Islander households are disproportionately impacted.

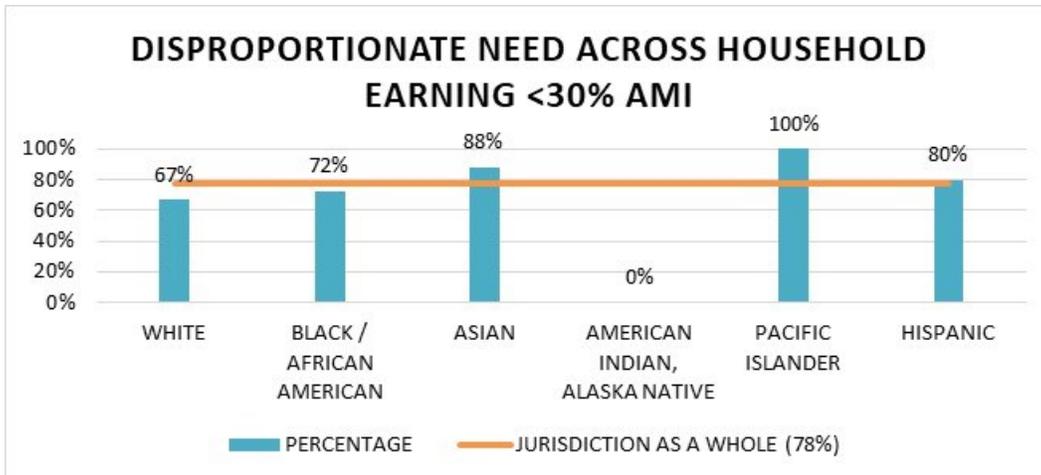


Figure 20

Data Source: 2013-2017 CHAS

Across low-income households earning 30-50 percent AMI Black/ African American, and Pacific Islander households are disproportionately impacted.

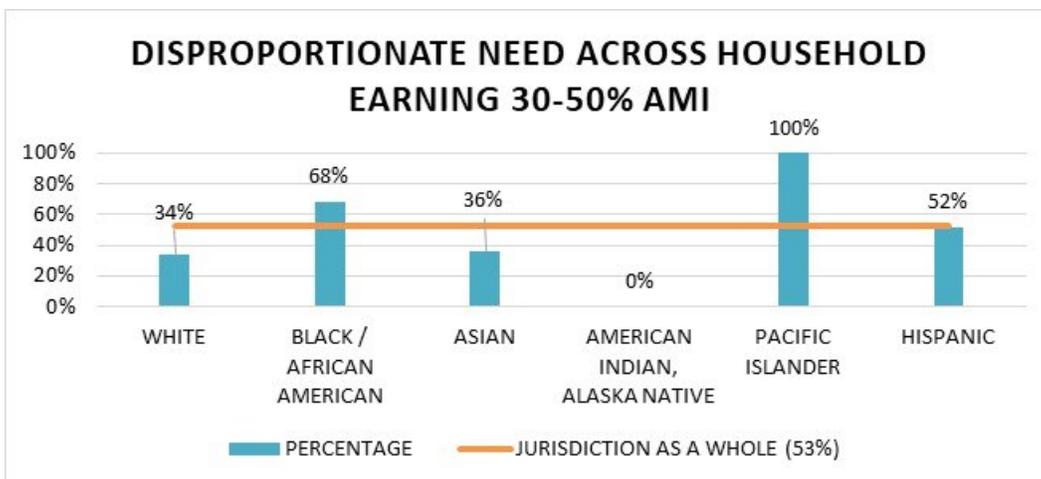


Figure 21

Data Source: 2013-2017 CHAS

There is a low rate of need across households earning 50-80 percent AMI.

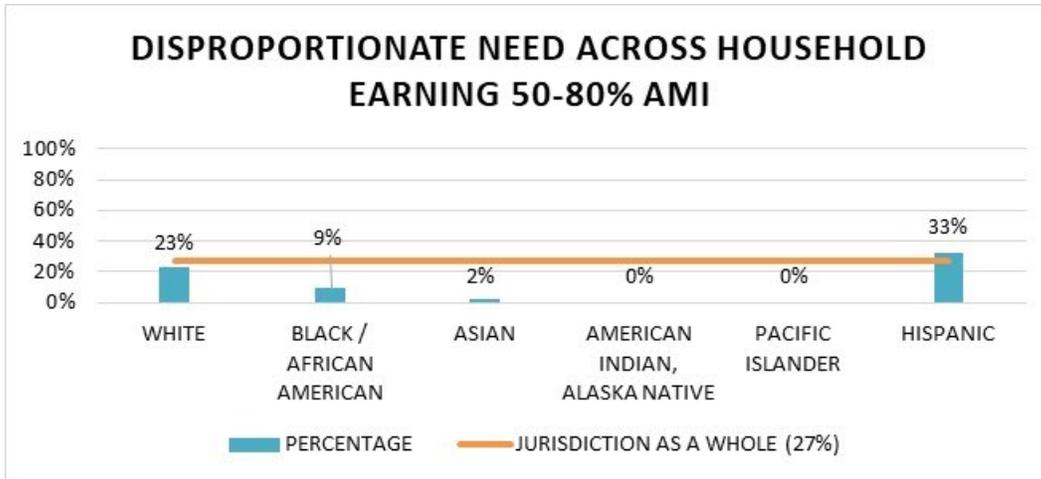


Figure 22

Data Source: 2013-2017 CHAS

Within in high-income (80-100 percent) AMI households there is a relatively low rate of need.

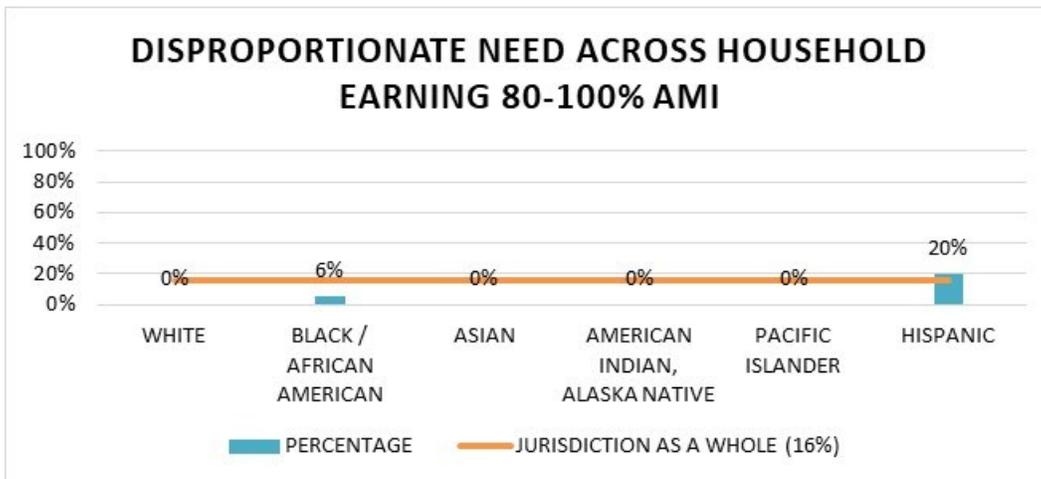


Figure 23

Data Source: 2013-2017 CHAS

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Introduction

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household’s gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceed 50 percent of a household’s gross income.

Table 22 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,275	3,410	3,580	100
White	705	145	180	0
Black / African American	815	455	670	50
Asian	310	110	95	0
American Indian, Alaska Native	35	0	0	0
Pacific Islander	50	35	45	0
Hispanic	5,295	2,630	2,530	49

Data Source: 2013-2017 CHAS

Discussion

Based on this analysis, about 24 percent of Paramount households experience a cost burden, and about 25 percent experience a severe cost burden. The following racial or ethnic group was found to have a disproportionately greater cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden.

No racial or ethnic sub-group are disproportionately impacted by housing cost burden ranging from 30-50 percent of income.

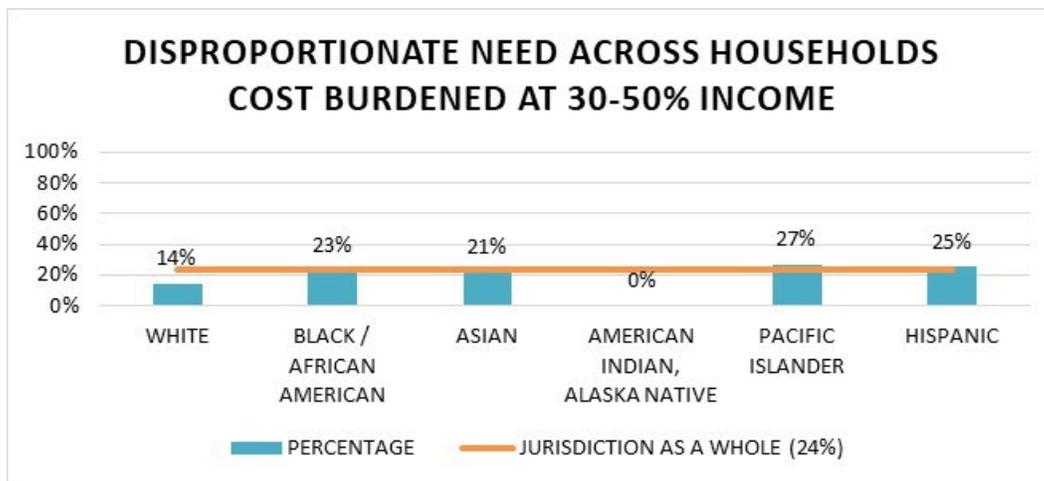


Figure 24

Data Source: 2013-2017 CHAS

Pacific Islander households are disproportionately impacted by house cost burden greater than 50 percent of income.

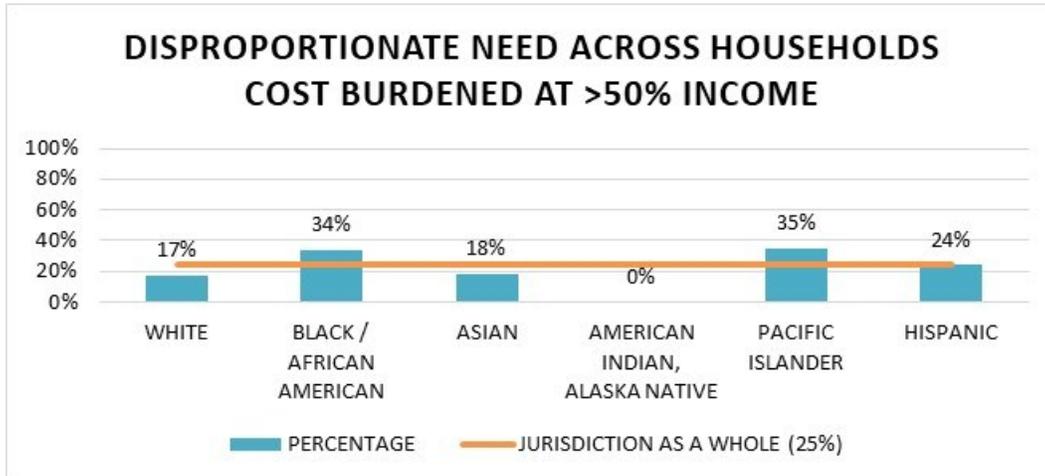


Figure 25

Data Source: 2013-2017 CHAS

NA-30 DISPROPORTIONATELY GREATER NEED

DISCUSSION

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

The following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- 0-30 percent AMI:
 - Pacific Islander households.
- 30-50 percent AMI:
 - Pacific Islander households.
- 50-80 percent AMI:
 - Black/African American, and
 - Pacific Islander households.

The following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- 0-30 percent AMI:
 - Asian, and
 - Pacific Islander households.
- 30-50 percent AMI:
 - Black/ African American, and
 - Pacific Islander households.

The following racial or ethnic groups had a disproportionately greater level of housing cost burden:

Based on this analysis, 49 percent of Paramount households experience a cost burden or a severe cost burden, with 24 percent of households experiencing a cost burden and 25 percent of households experiencing a severe cost burden. The following racial or ethnic group was found to have a disproportionately greater cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden: 62 percent of Pacific Islander households are severely cost burdened.

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

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

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

Paramount has low levels of segregation between White and Black, White and Hispanic, and White and Asian/Pacific Islander residents. Hispanic and White residents are most integrated, according to the dissimilarity calculation in the 2022 Assessment of Fair Housing, while Black and White residents are the least integrated. Over the last few decades Paramount has become slightly more segregated.

NA-35 PUBLIC HOUSING

Introduction

Public housing and other assisted housing programs are part of the efforts by Los Angeles County to address the affordable housing needs of extremely low- and very low-income families in Paramount. The Los Angeles County Development Authority (LACDA) oversees HUD public housing programs for participating jurisdictions, including Paramount.

LACDA administers the Section 8 Housing Choice Voucher Program (Section 8), which provides rental assistance to 62 incorporated cities and towns and all the unincorporated areas in Los Angeles County. LACDA provides affordable housing for low-income families, seniors and disabled persons.

The mission of LACDA is “provide safe, decent and sanitary housing conditions within a suitable living environment for very low-income and low-income families and to manage resources efficiently. The LACDA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.”

Table 23 – Public Housing by Program Type

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

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
 Data Source: PIC (PIH Information Center)

Table 24 – Characteristics of Public Housing Residents by Program Type

Characteristics of Public Housing Residents	Program Type						
	Mod-Rehab	Certificate	Vouchers				
			Total	Project-based	Tenant-based	Special Purpose Voucher	
Veterans Affairs Supportive Housing	Family Unification Program						
Average Annual Income	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	6	8	8	0	8	0	6
Average Household size	3	2	2	2	2	1	4
# Homeless at admission	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	40	543	4,416	17	4,269	83	16
# of Families requesting accessibility features	253	2,883	NA	NA	NA	NA	NA
# of HIV/AIDS program participants			0	0	0	0	0
# of Domestic Violence victims			0	0	0	0	0

Data Source: PIC (PIH Information Center)

Table 25 – Race of Public Housing Residents by Program Type

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

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

Data Source: PIC (PIH Information Center)

Table 26 – Ethnicity of Public Housing Residents by Program Type

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

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

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services, or any services that are made available to other residents.

When possible, LACDA fulfills reasonable accommodation requests. These include disabled access, desire to live near family, and senior appropriate housing. In the past five years, LACDA has awarded almost 5,000 vouchers to disabled families in an effort to better serve disabled residents.

LACDA reported in its 2021-2022 Annual Action Plan to HUD, the Section 8 program and Public Housing program waitlists. The Section 8 waitlist was 37,388 applicants long, of which 45 percent were black, 30 percent were white, six percent were Asian, and 19 percent identified as other. Of these applicants, 29 percent identified as Hispanic and 16 percent did not disclose ethnicity; 28 percent of applicants on the waitlist identified as elderly, and 30 percent identified as disabled. The Public Housing waitlist was 22,557 applicants long, of which 47 percent were African American, 27 percent white, six percent Asian, one percent American Indian, one percent Pacific Islander, and 18 percent “other” or declined to state. No ethnicity is reported. About 32 percent of applicants on the waitlist were elderly and 23 percent were non-elderly disabled. The wait time for Section 8 can be several years, and for Public Housing it tends to be three to five years depending on the size of the household. LACDA waitlists are currently closed.

LACDA takes is working proactively to enhance accessible housing and supportive services to persons with disabilities. The authority is working to increase independence for the elderly or families with disabilities, increase accessible housing in a range of unit sizes, preemptively identify people with disabilities becoming homeless, reduce barriers to mobility, improve access to mental health services for school-aged residents, and improve access to transportation.

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

The most pressing need is the high demand for affordable housing throughout Los Angeles County. This is documented by the long waitlist, which consists of 60,000 families.

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

The needs experienced by LACDA residents are similar to the needs of very low-income and low-income households throughout the City of Paramount.

Discussion

In the upcoming five years, LACDA’s goals and objectives are as follows:

- Goal: Improve the availability and quality of LACDA housing
- Objectives:
 - Explore ways to increase housing opportunities for target populations
 - Continue to preserve and maintain public housing and affordable housing portfolios
 - Continue public housing security improvements
 - Pursue moving to work designation
- Goal: Promote self-sufficiency and provide supportive services
- Objectives:
 - Increase the number and percentage of employed persons
 - Provide supportive services to improve recipients’ quality of life and employability
 - Increase the number of participants in the family self-sufficiency program
 - Provide services to increase independence for elderly or families with disabilities
 - Partner with community-based organizations to provide education, prevention, and intervention activities
- Goal: Reduce homelessness in Los Angeles County
- Objectives:

- Continue to strengthen and develop measures that are in line with the Los Angeles Board of Supervisors homeless initiatives plan and measure activities
- Explore methods to reduce recidivism for homeless participants housed by the LACDA
- Partner with other county agencies to identify and provide supportive services to the homeless and at-risk populations
- Goal: Affirmatively further fair housing
 - Promote lower rate of crime
 - Enhance accessible housing and supportive service to persons with disabilities
 - Create viable communities
 - Promote healthy communities
 - Promote more affordable and accessible housing
 - Promote understanding and knowledge of fair housing and ADA laws
 - Enhance employment opportunities
 - Facilitate access to proficient schools
 - Promote facilities and services for the homeless
 - Enhance transit services
 - Other fair housing goals

NA-40 HOMELESS NEEDS ASSESSMENT

Introduction

There are four federally defined categories under which individuals and families are considered homeless:

- 1) Literally Homeless – An individual or family:
 - a. Living unsheltered on the streets;
 - b. Living in a vehicle or other place not meant for habitation;
 - c. Living in an emergency shelter or transitional housing program, including a motel/hotel paid by a charitable organization or government program; or
 - d. Exiting an institution (resided 90 days or less and previously resided in one of the two items listed above).
- 2) Imminent Risk of Homelessness – An individual or family imminently losing their housing:
 - a. Housing will be lost within 14 days; and
 - b. Has no subsequent residence; and
 - c. Lacks the resources and support network.
- 3) Homeless Under other Federal Statutes – An unaccompanied youth under the age of 25 or families with children and youth, who do not otherwise qualify as homeless under this definition, but who do meet all of the following:
 - a. Are defined as homeless under Section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), Section 637 of the Head Start Act (42 U.S.C. 9832), Section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), Section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), Section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), Section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or Section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - b. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - c. Have experienced persistent instability as measured by two or more moves during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - d. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment.
- 4) Fleeing or Attempting to flee Domestic Violence – An individual or family:
 - a. Fleeing or attempting to flee domestic violence situation, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member; and
 - b. Has no subsequent residence; and
 - c. Lacks the resources and support network.

According to the 2020 Annual Homeless Assessment Report (AHAR) to Congress, during the Point-in-Time Count in January, California had the highest rate of homelessness and unsheltered homelessness as well as the greatest increase in homelessness year over year in the county. Over one quarter of the nation's

homeless population was in California, and more than half of all the nation’s homeless individuals are concentrated in four states: California (28 percent), New York (16 percent), Texas (five percent), and Florida (five percent). The number of people experiencing homeless on a given night in California increased from 38 per 10,000 in 2019, to 41 per 10,000 in 2020.

The Los Angeles Homeless Services Authority (LAHSA) is governed by a politically appointed, 10-member Commission. The Commission has the authority to make budgetary, funding, planning, and program policies. LAHSA staffs and administers the Los Angeles County Continuum of Care (LACoC). It administers the Coordinated Entry System, distribution of funds, the LACoC Homeless Management Information System (HMIS), the homeless count and more. The LACoC is divided into eight service planning areas (SPA). City of Paramount is part of SPA 6. It is a smaller geography than the County as a whole and includes substantial area beyond Paramount. SPA 6 follows Venice Boulevard along the north, the contours of the City of Los Angeles on the east and the west, and Compton, Lynwood, and Paramount are the southern bounds of the area. SPA 6 had the second highest count of all planning areas in 2020.

Every year, the LACoC conducts a Point-in Time (PIT) Count to create a census of unsheltered and sheltered individuals experiencing homelessness. Homelessness in Los Angeles County has been on the rise since 2014. Since 2013, the rate of homelessness experienced by children under the age of 18 has increased 61 percent from 4,667 children to 7,491 children. The rate of homelessness experienced by transitionally aged children, those 18 to 25, was six percent below what it was in 2013. For those over the age of 24 years, the rate of homeless has increased nearly 100 percent from 26,429 people to 52,034 people.

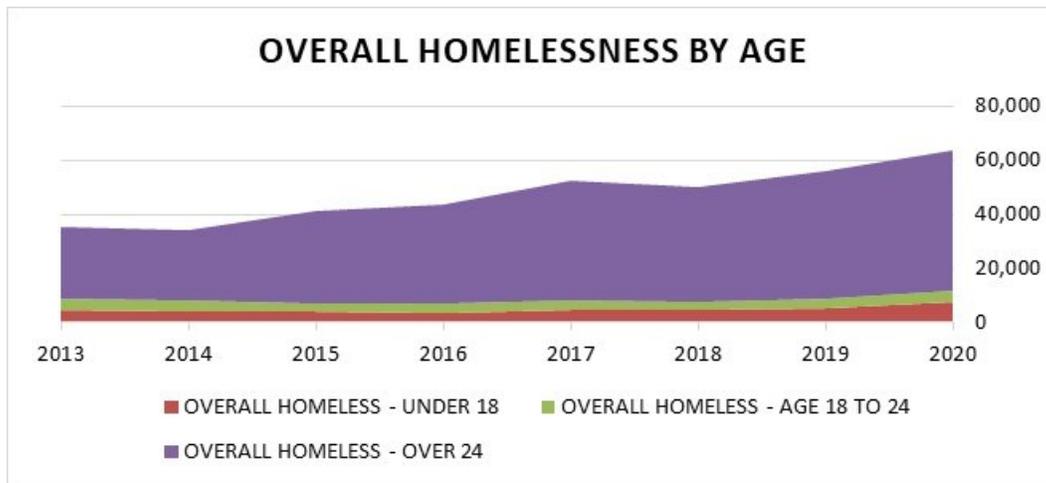


Figure 26

Data Source: Los Angeles County Homeless PIT count 2013-2020

Most of the Point in Time data is collected at the County level and is presented as such in the tables below.

Homeless Needs Assessment Los Angeles County CoC Data (2020 Point in Time Count)

Table 27 – Homeless Needs Assessment

Population	Estimates homelessness					
	On a given night		Experiencing each year	Becoming each year	Exiting each year	Days each year
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	9,473	2,943				
Persons in households with only children	25	44				
Persons in households with only adults	8,118	43,103				
Chronically homeless individuals	2,425	22,057				
Chronically homeless families	204	220				
Veterans	877	2,804				
Unaccompanied Child	25	44				
Persons with HIV/AIDS	308	857				

Alternate Data Source Name:

Los Angeles County 2020 Point-In-Time Count

Data Source Comments:

2020 PIT count.

Indicate if the homeless population type:

Has No Rural Homeless

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

A Chronically Homeless Individual or Family is living in an emergency shelter or in an unsheltered location with a disabling condition and has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years. Of those homeless people in Los Angeles County reported as chronically homeless, 2,425 were sheltered and 22,057 were unsheltered. Within this group there were 204 sheltered and 220 unsheltered chronically homeless families. In SPA 6 there were 3,660 chronically homeless individuals, 465 of whom were part of a family unit.

Families with children include at least one household member aged 18 or over and at least one household member under the age of 18. According to the PIT Count in Los Angeles County, there were 12,416 people experiencing homelessness in households with at least one adult and one child, comprised of 9,473 people living in emergency or transitional shelters and 2,943 people living in unsheltered conditions and in urgent need of housing assistance. In SPA 6 there were 1,370 families consisting of 4,089 individuals who were homeless.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called to active duty. The

PIT count revealed 877 veterans who were sheltered and homeless and 2,804 veterans who were unsheltered and homeless. In SPA 6 there were 399 veterans experiencing homelessness.

Unaccompanied youth, individuals under the age of 18 years old, are presumed to be emancipated if they are unsheltered without an adult. According to the PIT count, there were 69 unaccompanied youth who were homeless, consisting of 25 sheltered and 44 unsheltered people. Among unaccompanied transitionally aged youth, ages 18 to 24, who were homeless, 1,132 were sheltered and 2,077 unsheltered. In SPA 6 24 unaccompanied minors were homeless.

Further, the PIT count found 1,165 homeless people with HIV/AIDS, including 308 individuals who were sheltered and 857 who were unsheltered. In SPA 6 there were 283 homeless individuals living with HIV/AIDS.

Table 28 – Nature and Extent of Homelessness

Race	Sheltered	Unsheltered (optional)
White	7,382	21,854
Black or African American	9,153	19,845
Asian	193	975
American Indian or Alaska Native	225	1,224
Pacific Islander	108	289
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	6,279	16,726
Not Hispanic	11,337	29,364

Alternate Data Source Name:

Los Angeles County 2020 Homeless Point-In-Time Count

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

According to the PIT Count in Los Angeles County, there were 12,416 people in households with at least one adult and one child, comprised of 9,473 sheltered people in households, which included 25 families, and 2,943 people in households, which included 44 families, unsheltered and in urgent need of housing assistance. There was a total of 628 parenting youth, and 649 children of parenting youth; 1,109 parenting youth and their children were sheltered and 466 were unsheltered.

The PIT count revealed 877 sheltered veterans and 2,804 unsheltered veterans. It is unclear how many unique families are represented in this number. In the universe of homeless individuals, it is not clear how many are families of deceased or estranged veterans.

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

According to the PIT Count, an estimated 46 percent of homeless individuals were identified as White and 46 percent identified as Black/African American in terms of race and 64 percent of homeless individuals were identified as non-Hispanic in terms of ethnicity. The next largest unsheltered racial groups experiencing homelessness were people identifying as multiple races (four percent) and American Indian/Alaska Native (two percent).

According to the PIT Count, 29,236 individuals were identified as White and 28,998 identified as Black/African American in terms of race; 25 percent of White respondents and 32 percent of Black/ African American respondents were sheltered; 40,701 homeless individuals were identified as non-Hispanic in terms of ethnicity, 28 percent of which were sheltered. The next largest homeless racial groups include

2,458 people identified as multiple races (23 percent sheltered) and 1,449 people identified as American Indian or Alaska Native (16 percent sheltered).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In SPA 6 there were 7,891 people were living unsheltered and homeless and 5,121 were living sheltered and homeless.

Of the 46,090 people who are homeless and unsheltered in Los Angeles County, 48 percent meet the definition of chronic homelessness, which is a person with a disabling condition who has been living in a place not meant for human habitation continuously for one year or on at least four occasions (totaling at least 12 months) over the past three years. Additionally, an estimated 31 percent of those unsheltered people face substance use issues, and nearly 25 percent have mental health issues. Nearly seven percent have experienced domestic violence.

Of the 17,616 people who are sheltered, about 15 percent meet the definition of chronic homelessness and approximately 15 percent of these chronically homeless people face substance use issues. Of sheltered homeless people, about five percent face chronic substance abuse, approximately 34 percent have mental health issues, and an estimated four percent have experienced domestic violence.

Discussion

In consideration of the PIT Count results from January 2020 indicating on any given night in Los Angeles County, approximately 63,706 people were homeless, and in SPA 6 approximately 13,012 were homeless. The City of Paramount considers homelessness prevention and rapid re-housing as high priority needs for the 2022-2026 Consolidated Plan strategy.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

Special needs populations consist of persons who are not homeless, but due to various reasons need services and supportive housing. Persons with special needs include the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, and victims of domestic violence. The City of Paramount will consider allocating CDBG public services funding to programs that provide services to special needs populations; including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking, and veterans with PTSD or other needs.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, grooming, or home management activities. Generally, elderly people have lower incomes than the population at large. Based on 2013-2017 CHAS data of the 3,544 households containing at least one elderly person in Paramount, over 63 percent (2,249 households) earn less than 80 percent of the AMI for Los Angeles County and may require public services to continue to live independently.

Persons with Disabilities

HUD defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have high health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. Based on 2017, 1-year ACS estimate, of the total Civilian Noninstitutionalized Population age 18 and to 64 (34,191) in Paramount, an estimated 2,245 persons have a disability.

Alcohol and Other Drug Addictions

The U.S. Department of Health and Human Services’ Substance Abuse and Mental Health Services Administration (SAMHSA) conducts the National Survey on Drug Use and Health (NSDUH) which measures use of illegal and prescription drugs, alcohol, and tobacco and misuse of prescription drugs; substance use disorder and substance use treatment major depressive episodes and depression care; and, serious psychological distress, mental illness, and mental health care among those aged 12 and above in the civilian noninstitutionalized population. In the NSDUH substate analysis, Los Angeles County is divided into the same service planning areas (SPA) as used by the CoC. SPA 6 includes the City of Paramount. The percentages are based on annual averages from 2016, 2017, and 2018. The data shows an unmet need for treatment at a specialty facility in the last year for illicit drug use of over three percent, for alcohol use of almost five percent, and for substance use of nearly seven percent. The survey also shows while nearly 17 percent of the population had any mental illness in the past year only about eight percent received mental health services during the same period. There is an indicated need for improved access to mental health services and specialty treatment facilities.

HIV/AIDS

Human Immunodeficiency Virus (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. The Center for Disease Control’s (CDC) Atlas Plus program reported in Los Angeles County an estimated 55,100 persons living with HIV disease at the end of 2019 (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed October 2021). Of those people, 49,404 were HIV diagnosed, which includes 1,482 new diagnoses during that year. New HIV diagnoses (nearly 38 percent) were most concentrated among those 25 to 34 years of age. For persons living with HIV/AIDS, access to affordable housing, supportive services, and quality health care is important to maintaining their health and well-being.

Victims of Domestic Violence

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2020, the Lakewood Station of the Los Angeles Sheriff’s Department responded to a total of 200 calls related to domestic violence (openjustice.doj.ca.gov, accessed September 2021). Of these calls, 152 of these domestic incidents involved a person weapon such as hands or feet, one included a firearm, one a knife or cutting instrument, and five “other” dangerous weapons.

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

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers, and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation, and job training provided for the purpose of facilitating a person’s stability and independence.

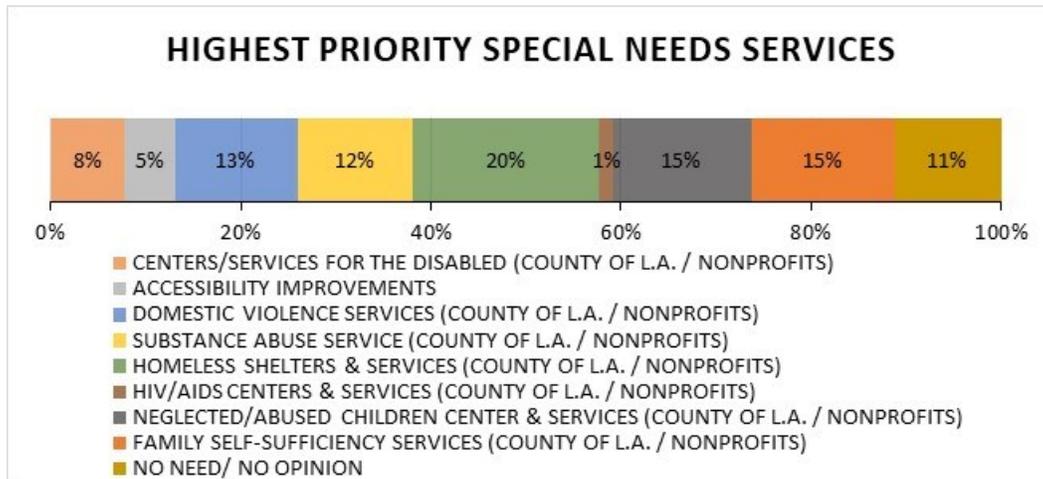


Figure 27: Resident Survey

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no-step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware. The needs of residents with sensory disabilities are different from those with

mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it difficult to maintain a stable residence. Often these segments of the population rely on support services from various Los Angeles County nonprofit organizations to avoid becoming homeless or institutionalized.

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

According to the CDC, at the end of 2019, 1,059,784 people in the United States had HIV and 36,740 were newly diagnosed the same year ([cdc.gov](https://www.cdc.gov), accessed October 2021). In Los Angeles County 49,404 people had been diagnosed with HIV as of the end of 2019. CDC data show the number of persons living with HIV in Los Angeles County has increased from 40,056 in 2009 to the 2019 Figure of 49,678. Of those with knowledge of their status 74 percent were in receipt of medical care and 65 percent had reached viral suppression. Viral load is an indicator of health and adherence to medication. A high viral load is indicative of illness. Viral load suppression (less than 200 copies/ml) is suggestive of improved health.

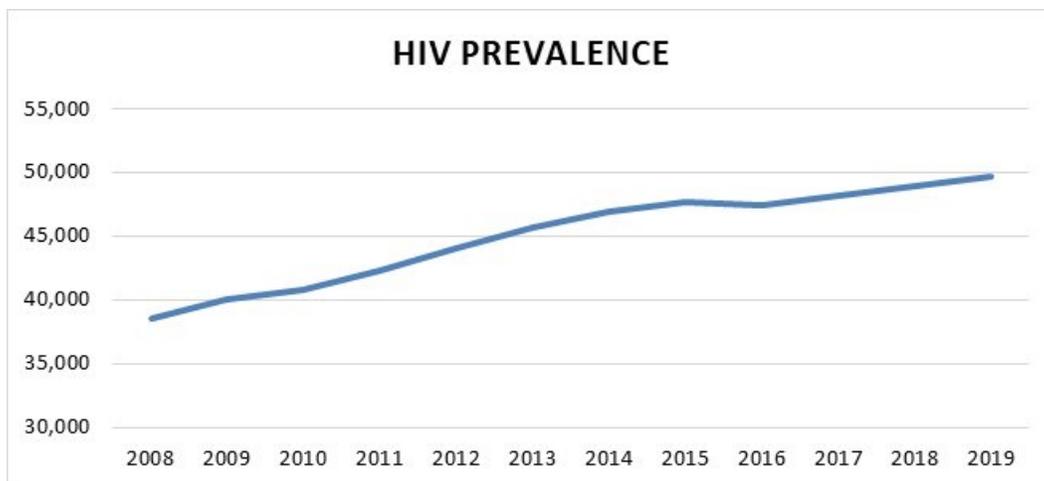


Figure 28

Data Source: Centers for Disease Control Atlas Data

In 2019, there were a reported 1,482 new HIV diagnoses in Los Angeles County. People aged 25 to 34 accounted for just nearly 38 percent, the greatest concentration of new cases. Of the newly diagnosed an estimated 90 percent were male and 10 percent were female; 50 percent were Hispanic, 21 percent were White, 21 percent were African American, five percent were Asian, and almost three percent were multiple races. The data was suppressed for those identifying as American Indian/ Alaska Native and Native Hawaiian/ Other Pacific Islander because the number were deemed low enough to threaten individual anonymity. Furthermore, 81 percent of new diagnoses had been linked to care.

Discussion

In addition to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS, and victims of domestic violence described above. Two other subpopulations with special needs in Los Angeles County include victims of human trafficking and individuals with PTSD.

Victims of Human Trafficking

Human trafficking is a crime that involves the forceful, fraudulent or coercive methods of entrapping a person, real or perceived, to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage, or commercial sex acts. Human trafficking is extremely difficult to track; there is no recent or reliable prevalence rate to report. Between 2015 and 2019, the National Human Trafficking Hotline received the most calls from California, of all 50 states (<https://humantraffickinghotline.org/> accessed October 2021). Of national cases reported to the hotline the majority were sex trafficking, adult, and women.

The United States Department of State *Trafficking in Persons Report*, published in June 2021, reports victims of human trafficking found in every state in the country and victims trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras. *Trafficking in Persons* reports individuals most vulnerable to human trafficking “include: children in the child welfare and juvenile justice systems, including foster care; runaway and homeless youth; unaccompanied children; individuals seeking asylum; American Indians and Alaska Natives, particularly women and girls; individuals with substance use issues; migrant laborers, including undocumented workers and participants in visa programs for temporary workers; foreign national domestic workers in diplomatic households; persons with limited English proficiency; persons with disabilities; LGBTQI+ persons; and victims of intimate partner violence or domestic violence.”

Posttraumatic Stress Disorder

The National Institute of Mental Health (NIMH) explains Post-traumatic Stress Disorder (PTSD) can “develop after exposure to a potentially traumatic event that is beyond a typical stressor,” and potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran’s Affairs National Center for PTSD recognizes the disorder impacts populations inside and outside of the military including families, children, and non-combatants. The National Center reports an estimated six percent of the population, eight percent of women, and four percent of men, will have PTSD at some point in their lives. The 2019 PIT count reported 2,414 sheltered and 11,711 unsheltered individuals live with severe mental illness, representing nearly 20 percent of all homeless people in Los Angeles County. Within this group are those suffering from PTSD. It may be assumed people who are experiencing homelessness and are also victims of domestic violence (741 sheltered, 3,143 unsheltered) have experienced trauma which could lead to PTSD. Veterans (877 sheltered, 2,804 unsheltered) may have experienced military or other trauma. Among this group there is likely a high rate of PTSD.

Challenges these special needs populations and subpopulations face include low-income and high housing cost. This segment of the population also struggles for a decent quality of life that includes access to basic necessities, adequate food, clothing, and medical care.

Novel coronavirus COVID-19

COVID-19 caused a global pandemic. Its widespread impact on the United State began in March 2020. In the ensuing years, ways of life and individuals' lives have changed dramatically, from the impact of measures to prevent spread of disease – including stay-in-place orders, social distancing, mask wearing and vaccination – to death. As of November 10, 2021, the Centers for Disease Control's (CDC) COVID-19 tracking systems reported upwards of 46.5 million cases of and 754,000 deaths in the United States; and, the State's COVID-19 reporting system, California ALL, reported 4.7 million cases and over 72,000 deaths in California; over 1.4 million cases and over 26,000 deaths in Los Angeles County, and the numbers increase daily. In Los Angeles County 83 percent of the population over the age of 11 have received at least one vaccine, according to the CDC, as of November 10, 2021.

In the last five years and during the height of the pandemic, the City of Paramount provided CDBG-CV and General Fund monies to public service activities including youth programming, food access, essential service, transportation, health, recreation and employment, and emergency rental assistance.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Facilities.

The City of Paramount has experienced a prolonged period of redevelopment. A geographically small City, covering a total of 4.8 square miles, with limited financial resources Paramount has become adept at partnering with outside entities to increase the resources available to residents. The City has 11 parks, three baseball fields, three public facilities available upon request in addition to two community centers and a senior center. The resident survey shows parks and recreation facilities, youth centers, and health care facilities are high priority needs. Respondents to the stakeholder survey ranked community centers, health care, and senior centers are the highest priority needs. Both residents and stakeholders ranked health care centers as the second greatest need in the community.

The City of Paramount seeks strategic opportunities to increase and improve existing amenities, including programming available to residents. While new facilities and amenities continue to be added, older facilities in some of the City's original neighborhoods require rehabilitation to address the changing needs of the community, to modernize amenities to better meet resident needs or to comply with the Americans with Disabilities Act.

CDBG public facility projects that meet CDBG eligibility requirements align with a Strategic Plan goal and address a CDBG National Objective will be considered for funding in the five Annual Action Plans. The Strategic Plan includes a goal to improve public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income, such as elderly people and adults with disabilities. Some of the types of facilities and infrastructure that may require rehabilitation during the next five years include, but are not limited to community centers, senior centers, parks, and recreational facilities.

How were these needs determined?

The needs identified for public facilities were determined through Community Meetings, responses from the Consolidated Plan Survey, and consultation with City officials. Over the next five years, the Strategic Plan continues to prioritize additional or improved public facilities to enhance or maintain the high level of services and amenities available to Paramount residents.

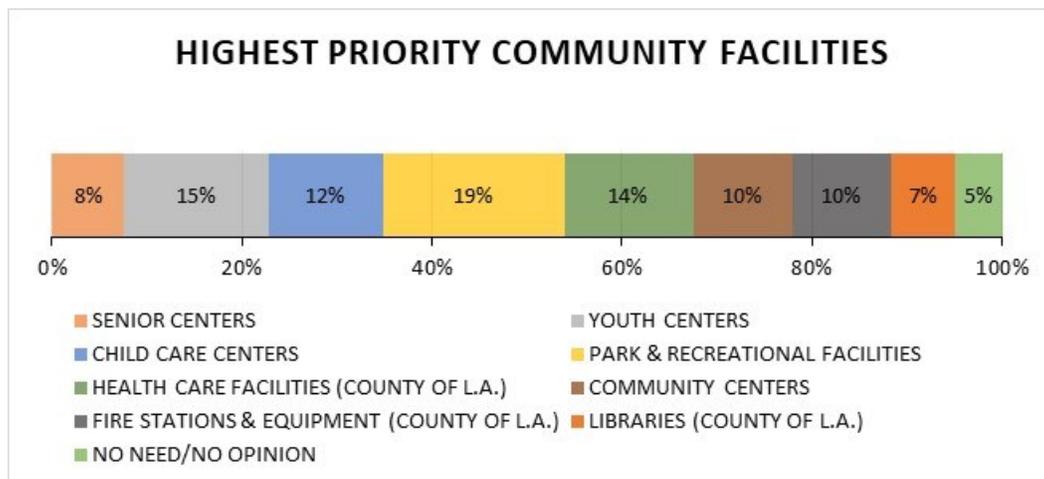


Figure 29: Resident Survey

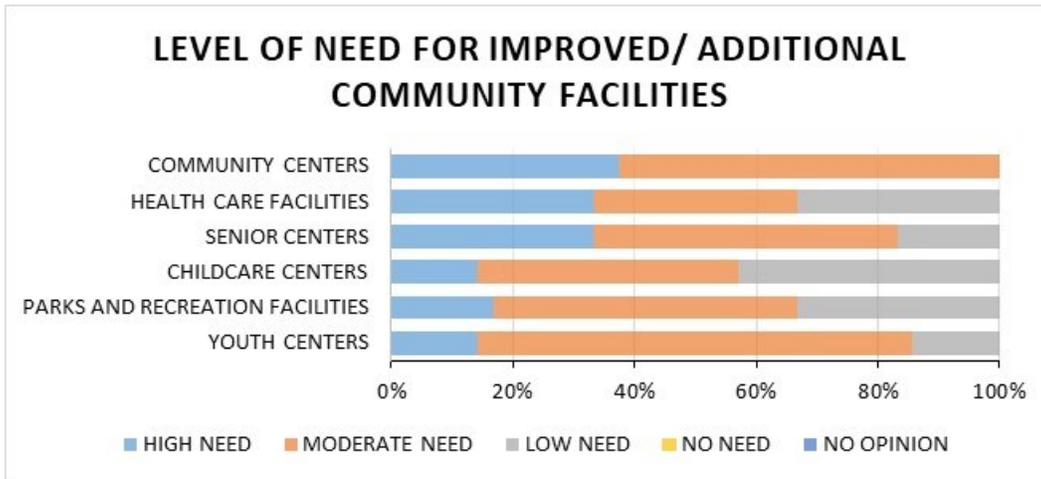


Figure 30: Stakeholder Survey

Describe the jurisdiction’s need for Public Improvements.

Infrastructure improvements are included as part of the Strategic Plan goal of neighborhood facilities, services and infrastructure. Should the need arise to modify existing infrastructure or install new infrastructure to support a project that benefits an identifiable segment of the population comprised of low- and moderate-income residents or residents presumed under HUD regulations to be low- and moderate-income.

The resident survey shows street/ alley, street lighting, and sidewalk improvements as the highest priority.

How were these needs determined?

The needs identified for public infrastructure improvements were determined in consultation with the City of Paramount’s Public Works Department, Community Services Department, residents, and affordable housing developers.

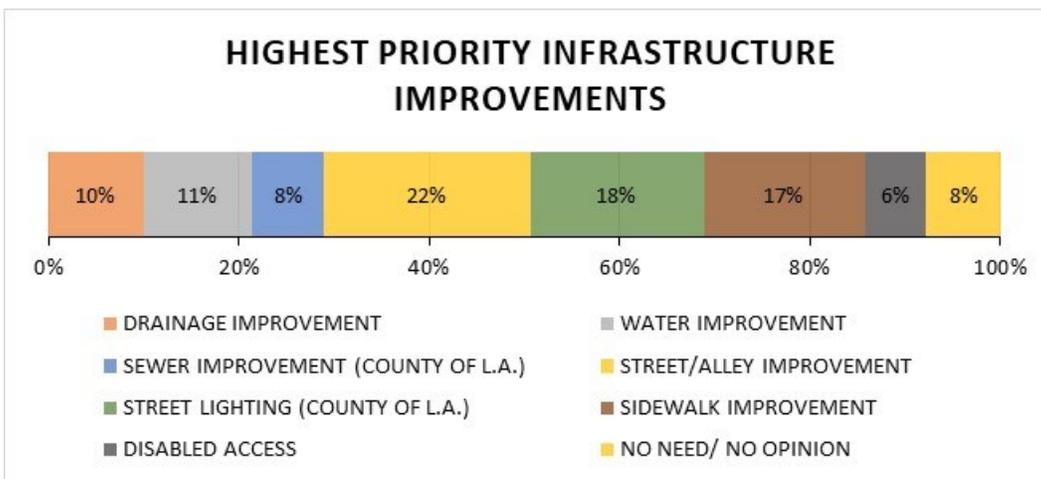


Figure 31: Resident Survey

Describe the jurisdiction’s need for Public Services.

The City of Paramount provides services to residents through direct and indirect programming funded by CDBG and offered by City departments, local nonprofits, and other contractors. The resident survey shows many services are needed, and the need is spread closely across all services. The top three priority services identified by the resident survey were activities for youth ages 13 to 18, mental health services, and anti-crime programs. The top three priority services identified by stakeholder surveys were childcare activities, crime prevention programs, and mental health services. Both residents and stakeholders identified mental health services as a high priority need. Resident surveys identified trash and debris removal, parking facilities, and cleanup of abandoned lots and buildings as top priority neighborhood services.

How were these needs determined?

The needs identified for public services, including neighborhood services, were determined in consultation with the City of Paramount’s Public Works Department, Community Services Department, residents, and public service organizations.

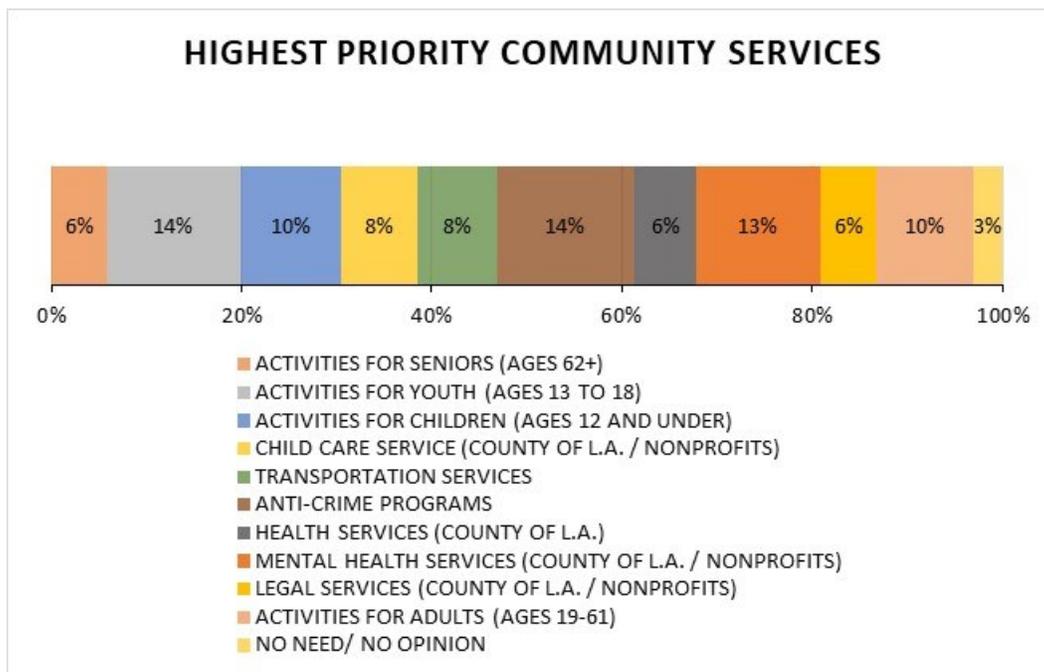


Figure 32: Resident Survey

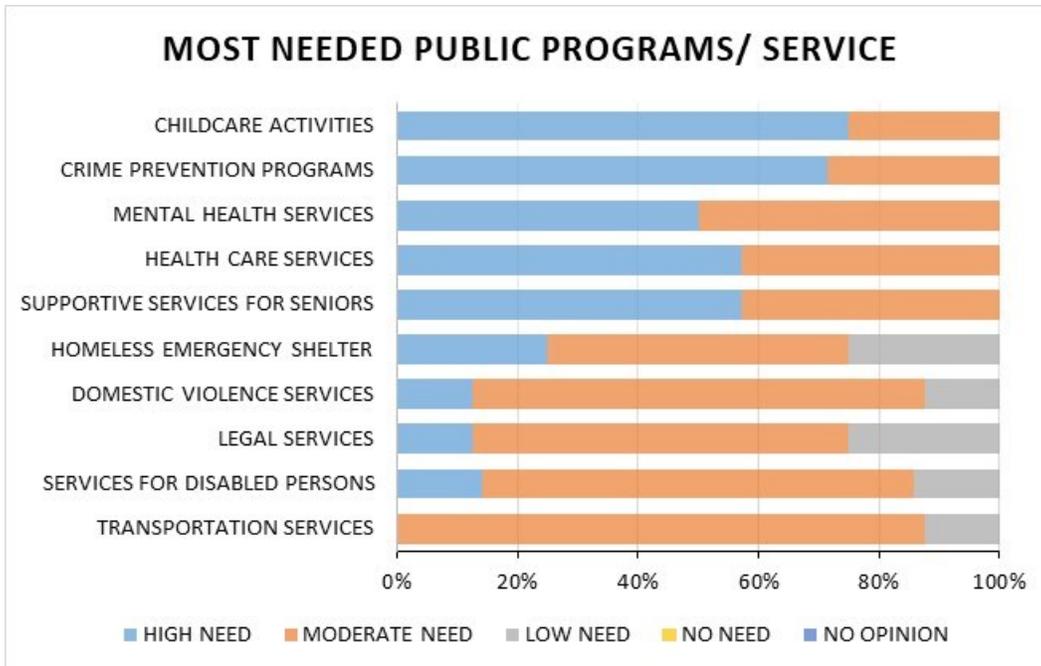


Figure 33: Stakeholder Survey

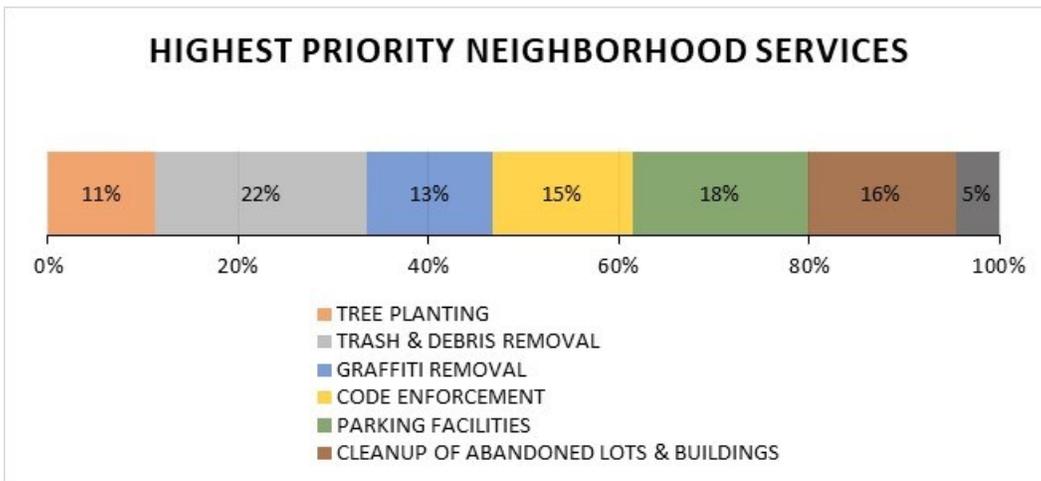


Figure 34: Resident Survey

Housing Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

This section of the Consolidated Plan evaluates housing market conditions in Paramount including housing supply, demand, condition, and cost. Paramount’s housing stock primarily consists of single-family detached residential dwellings (45 percent), with 4,105 or 47 percent of the renter-occupied housing stock consisting of units with two bedrooms and 3,500 and 63 percent of the owner-occupied housing stock consisting of units that have three or more bedrooms.

From September 2017 to September 2021 the median value for homes in Paramount increased 40 percent from \$393,000 to \$552,000, according to Zillow Home Value Index. Median monthly market rent for a two-bedroom unit increased by 30 percent from \$1,445 to \$1,566, as reported by Zumper, a rental listing aggregator. As a result, Paramount households have become increasingly cost-burdened. Data from 2013-2017 shows that there is an insufficient number of housing units affordable to people with incomes less than 80 percent of AMI.

Of the households earning 0-80 percent of AMI, 6,607 are cost burdened— meaning households paying more than 30 percent of their income for housing (Table 10). Furthermore, 3,558 households are considered severely cost burdened households — meaning they pay more than 50 percent of their income for housing (Table 11). Of the 3,558 severely cost burdened households earning 0-80 percent of AMI, 2,579 are renters. Of those severely cost burdened renter households, 2,565 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless (Tables 10 and 11).

According to Table 35 in Section MA-15, there are 7,490 rental and 1,915 owner housing units in the City of Paramount affordable to households earning less than 80 percent of AMI. According to Table 7 in Section NA-10, there are 9,680 households in Paramount earning less than 80 percent of AMI, resulting in an estimated need for approximately 275 additional housing units that are affordable to households earning 50 to 80 percent of AMI. The deficit of affordable housing is just over of 4,000 units for those earning less than 50 percent of AMI.

MA-10 NUMBER OF HOUSING UNITS

Introduction

According to 2013-2017 ACS data, 71 percent of the City’s housing stock is comprised of single-family housing (one to four units). Multifamily housing (five or more units) accounts for only 30 percent of total housing units in the City. Mobile homes comprise the smallest portion of the housing stock in the City (10 percent).

Most ownership housing units in the City of Paramount are comprised of larger units containing three or more bedrooms (63 percent). In comparison, only 22 percent of the City’s rental housing is comprised of units with three or more bedrooms. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

Table 29 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	6,670	45%
1-unit, attached structure	1,545	10%
2-4 units	910	6%
5-19 units	1,725	12%
20 or more units	2,630	18%
Mobile Home, boat, RV, van, etc.	1,468	10%
Total	14,948	100%

Data Source: 2013-2017 ACS

Table 30 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	1%	295	3%
1 bedroom	240	4%	2,425	28%
2 bedrooms	1,790	32%	4,105	47%
3 or more bedrooms	3,500	63%	1,925	22%
Total	5,580	100%	8,750	100%

Data Source: 2013-2017 ACS

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

As of March 2022, the City of Paramount monitors a total of five affordable housing projects, which were constructed or rehabilitated with Housing Set-Aside, Housing Bond, tax credit, or HOME funds. The projects consist of 237 units, of which 50 are restricted to extremely/very low, low- and moderate-income households. There are no assisted housing developments in Paramount are at risk of losing their affordability status.

Affordable Housing Projects

Address	Total Units	Assisted Units	Subsidy Type	Date of Conversion	Risk of Conversion
15909 Vermont	153	31	Housing Bonds	12/31/2033	Low
8421 Adams	35	9	HOME	12/31/2034	Low
6424 Alondra	5	1	Housing Set-Aside	06/08/2049	Low
15007 Downey Ave.	24	5	Housing Set-Aside	09/21/2062	Low
13919 Paramount Blvd.	20	4	Housing Set-Aside	12/16/63	Low
Total	237	50			

Table 31

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

HUD requires the City to analyze federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government-assisted rental units is the typical reason that affordable units convert to market-rate and are "lost." Much of the housing at risk of conversion from affordable housing to market-rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by state law, means any federal, state or local statute, regulation, ordinance, or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

Conversion Risk

Table 31, provides an inventory of affordable housing developments in the City of Paramount, including funding sources, number of units, target populations, and earliest date of conversion to market-rate housing due to expiration of affordability controls or subsidy contracts. An assessment of this information for the period ending December 2021 revealed no affordable housing units are at risk of converting to market-rate housing.

Preservation and Replacement Options

When affordability periods expire, to maintain the existing affordable housing stock, the City may either attempt to preserve the existing assisted units or facilitate the development of new units. Each negotiation to preserve affordable units is unique in the sense that each project's ownership interests and economic needs will vary and City resources may be insufficient to preserve all expiring units. Depending on the circumstances of each project that includes at-risk units, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to nonprofit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of extended affordability covenants. In terms of replacement, the most direct option is the development of new affordable units with long-term covenants.

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

The current availability of housing units in Paramount does not meet the needs of the population. There is a significant need for additional rental housing units of all sizes affordable to households earning less than 80 percent of AMI. According to the data discussed in the Needs Assessment, the most common housing problems in the City are cost burden and overcrowding. There are 2,565 renter households who earn less than 50 percent of AMI that are severely cost burdened, paying more than 50 percent of their income for housing costs (Table 11). Overcrowding, having more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms, affects over 2,225 low- and moderate-income Paramount households, 81 percent of whom are renters (Table 12). This data is supported by responses to the resident survey which show nearly 70 percent of respondents found it extremely difficult or difficult to find an affordable rental unit in Paramount.

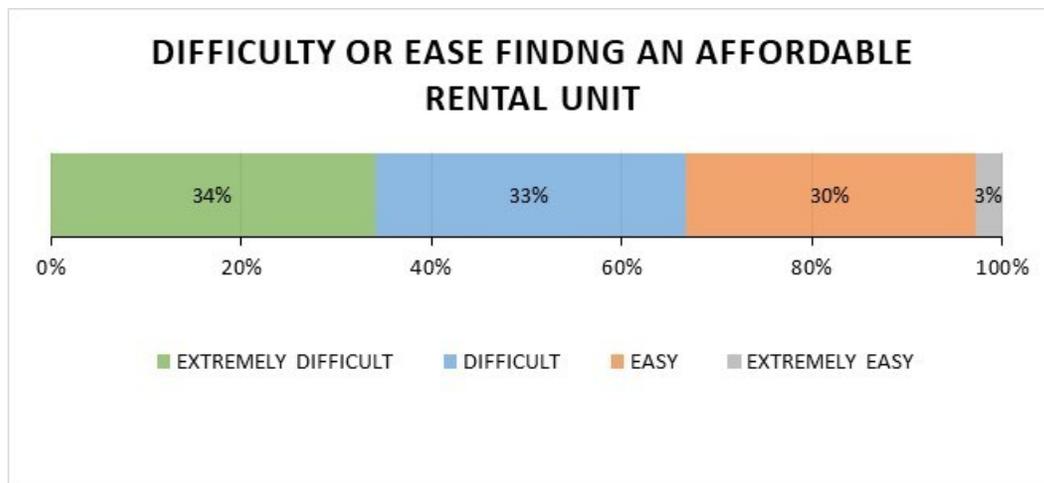


Figure 35: Resident Survey

Describe the need for specific types of housing.

Of the 2,565 renter households who earn less than 50 percent of AMI and are severely cost burdened, paying more than 50 percent of their income for housing costs:

- 1,275 are small, related households with four or fewer members
- 590 are large, related households with five or more members
- 245 are elderly households with one or more members over age 62
- 455 are other/single-person households

This breakdown by tenure, income, cost burden, and household type indicates a need for additional affordable units of all sizes in the City of Paramount.

Discussion

For decades, California's housing market has been among the most expensive in the country, and those conditions persist in 2021. Not only is renting expensive, but purchasing a home is also largely out of reach.

To afford median market rent for a two-bedroom rental unit in 2021, a household needs to earn \$43 per hour or work 123 hours per week at minimum wage of \$14 per hour, which equates to over three full-time jobs. These calculations were made using the same method as the National Low Income Housing Coalition in the *Out of Reach* series and using median rents from Zumper a rental listing aggregator. Median rents are significantly higher than fair market rents and more accurately reflect the experience low- and moderate-income households are facing.



Figure 36

Data Source: Zumper Research (accessed November 2021) & CA Department of Industrial Relations

As noted in the 2021-2029 Housing Element, it is the City’s goal to encourage the development of an adequate and diverse supply of housing that accommodates the changing housing needs of all Paramount residents. Over the next eight years the City will strive to meet the following housing goals and priorities:

- Housing and residential neighborhoods that are well maintained.
- A range of housing types, densities, and affordability levels that meet the diverse needs of the community, including a balanced supply of ownership and rental units.
- Adequate housing and resources that meet the needs of low- and moderate-income and special needs households
- A regulatory environment that does not constrain housing production – and production of affordable housing in particular
- Affirmatively furthering equal and fair access to housing and services for all residents

Through these efforts, the City will strive to maintain a healthy community that encourages family stability and economic growth.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING

Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and whether the housing is affordable to households who live there or would like to live there. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding will typically occur.

Table 33 indicates the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously over the past five years.

According to Zumper, a rental listing aggregator, from 2017 to 2021 median rents increased eight percent for one-bedroom units and 30 percent for two-bedroom units. There was a short-lived decline in rents for one-bedroom units in 2019. The 2017 median rents reported by Zumper significantly exceeded the median contract rent as reported by the ACS 2013-2017 estimates. This information is documented in the Cost of Housing Table below.



Figure 37

Data Source: Zumper Research (accessed November 2021)

Median home values have increased significantly since the last Consolidated Planning process. In 2017, according to ACS data, median home values in Paramount were ten percent below what they had been in 2009, prior to the mortgage-backed securities housing foreclosure crisis. By 2019, according to the same source, housing prices had finally rebounded to just over 2009 levels. From September 2017 to 2021 housing values for Paramount increased 40 percent, from \$393,000 to \$552,000, according to the Zillow Home Value Index. This data is supported by responses to the resident survey which only five percent of respondents are upside down on their mortgage, 15 percent have some degree of concern their home may go into foreclosure, and over 60 percent cannot afford homeownership.

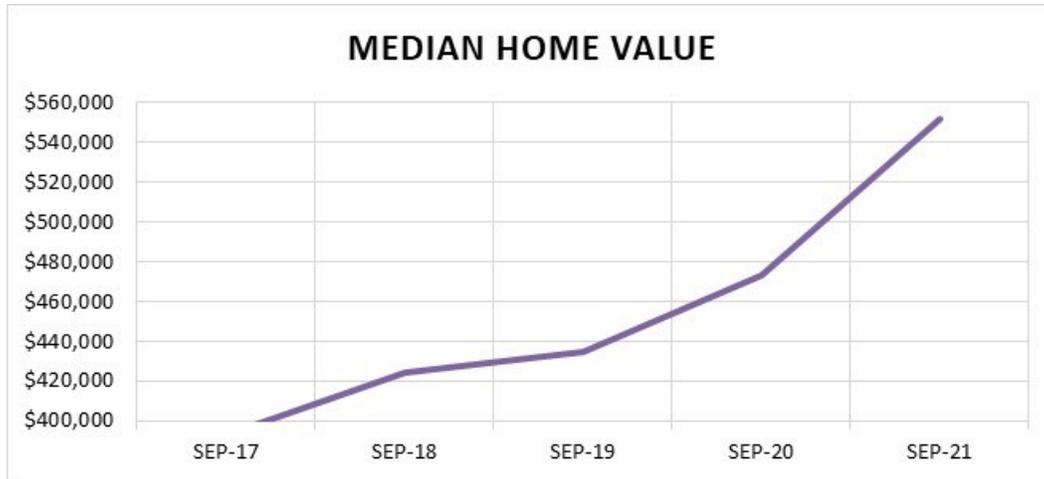


Figure 38

Data Source: Zumper Research (accessed November 2021)

Based on the reported housing costs, Table 35 indicates the number of units that are currently affordable to households at different levels of the HUD AMI. It is important to note, that simply because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Table 32 – Rental Housing Cost Estimates

	Oct. 2017	Oct. 2021	Percent Change
1-bedroom	\$1,445	\$1,566	8%
2-bedroom	\$1,580	\$2,058	30%

Data Source: Zumper Research (accessed November 2021)

Table 33 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	337,700	304,400	-10%
Median Contract Rent	976	1,171	20%

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Table 34 – Rent Paid

	Number	%
Less than \$500	509	0%
\$500-999	2,425	28%
\$1,000-1,499	4,380	50%
\$1,500-1,999	1,185	14%
\$2,000 or more	249	3%
Total	12,058	100.0%

Data Source: 2013-2017 ACS

Table 35– Housing Affordability

Units affordable to Households at:	Renter	Owner
30% HAMFI	130	No Data
50% HAMFI	460	105
80% HAMFI	1,560	284
100% HAMFI	No Data	687
Total	2,150	1,076

Data Source: 2013-2017 CHAS

Table 36 – Monthly Rent

Monthly Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market	\$1,369	\$1,695	\$2,058	\$2,735	\$2,982
High HOME	\$1,325	\$1,421	\$1,708	\$1,964	\$2,117
Low HOME	\$1,035	\$1,108	\$1,330	\$1,536	\$1,715

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Housing cost burden and severe housing cost burden data from section NA-10 indicates that there is an insufficient supply of affordable housing units in the City. Quantifying the number of additional affordable housing units needed to eliminate or significantly reduce cost burden and severe cost burden is complicated because there is no guarantee a household of a particular income level will occupy a unit that is affordable to their income level – even if a unit is available in the open marketplace.

In Paramount there does not appear to be enough affordable housing available at any income level. Table 35 provides 2013-2017 CHAS data concerning the supply of housing units in the City that are affordable to households. According to 2013-2017 ACS data in Table 7, there are 3,250 households in Paramount earning 0-30 percent of AMI and there are a total of 330 units affordable to households at this income level. Based on this data, there is an apparent need for 2,920 additional housing units affordable to households earning 0-30 percent of AMI. At the 31-50 percent of AMI level, there are 2,085 affordable units and 6,090 households in this income category – a shortfall of 4,005 units. At the 51-80 percent of AMI level, there are 9,405 affordable units and 9,680 households in this income category – a shortfall of 275 units.

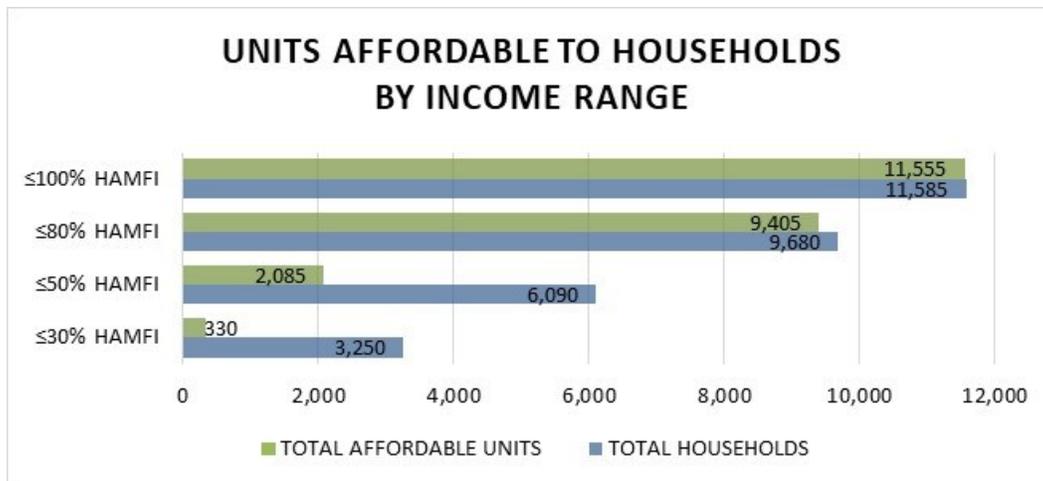


Figure 39

Data Source: 2013-2017 CHAS

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

Rental housing costs have increased steadily over the past five years – creating more pressure on extremely low-income households. According to data in Table 32 from Zumper, a rental listing aggregator, average rents for one-bedroom apartments rose from \$1,445 per month in October 2017 to \$1,566 per month in October 2021, an eight percent increase. Two-bedroom apartment rents increased from \$1,580 to \$2,058 on average, an increase of 30 percent. These rents for the City of Paramount are well aligned with the Fair

Market Rents for Los Angeles County and represent a significant burden for low- and moderate-income households struggling to remain housed. Similarly, median home sales prices increased from \$393,000 to \$552,000 from September 2017 to 2021 according to sales data supplied by Zillow as shown in Figure 38. Based on this information and barring significant regional and national changes in economic conditions, the price of housing in Paramount is forecast to continue increasing during the period of the 2022-2026 Consolidated Plan.

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

For Paramount the low HOME and market-rate rent closest to the median contract rent was for a one-bedroom unit. The foregone rent over a 20-year period at low HOME rates was \$15,120. The foregone rent over a 20-year period for market-rate was \$109,920.



Figure 40

Data Source: HUD FMR & HOME Rents, ACS, Zumper Research

Discussion

Economic expansion over the last decade and a lag in production of new housing units in Southern California have created a housing economy that is over-burdened. As a result, Paramount households have become increasingly cost-burdened. Data from 2013-2017 shows an insufficient number of housing units affordable to people with incomes less than 80 percent of AMI. Considering the scarcity of land and monetary resources available to create new affordable housing units, housing affordability is expected to remain a significant challenge in the next five years.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

Assessing the age and physical condition of housing in Paramount forms the basis of strategies to maintain and improve housing quality for low- and moderate-income residents. For this assessment, the ACS defines a “selected condition” as owner- or renter-occupied housing units with at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Just about half of both renter- and owner-occupied units have one or two selected conditions.

Definitions

Substandard housing is housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers health, safety, or well-being of occupants). A substandard condition is one that adversely affects habitability of the housing unit. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Such conditions include:

- Inadequate sanitation
- Structural hazards
- Any nuisance that endangers the health and safety of the occupants or the public
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition
- Faulty weather protection
- The use of construction materials not allowed or approved by the health and safety code
- Fire, health, and safety hazards (as determined by the appropriate fire or health official)
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained
- Inadequate structural resistance to horizontal forces
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for such occupancies
- Inadequate maintenance that causes a building or any portion thereof to be declared unsafe

Standard housing condition in the City of Paramount is defined as housing that meets the minimum standards of the State Housing Code. For the purposes of the CDBG program, a unit in substandard condition is considered suitable for rehabilitation provided the unit is structurally sound, and the cost of rehabilitation is considered economically warranted.

Table 37 – Condition of Units

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,160	30%	4,670	53%
With two selected Conditions	290	5	1,210	14%
With three selected Conditions	8	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	3,130	50%	2,875	48%
Total	3,130	100%	8,755	100%

Data Source: 2013-2017 ACS

Table 38 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	475	0%	185	2%
1980-1999	1,380	25%	2,825	32%
1950-1979	2,325	42%	4,775	55%
Before 1950	1,405	25%	970	11%
Total	5,585	101%	8,755	100%

Data Source: 2013-2017 ACS

Table 39 – Risk of Lead-Based Paint

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,730	67%	5,745	66%
Housing Units build before 1980 with children present	1,090	20%	370	4%

Data Source: 2013-2017 ACS

Blood Lead Levels

Level	Los Angeles County	California
4.5-9.4	1,572	5,850
9.5+	310	1,291
Total Tested	142,023	480,954
Estimate of the number of children under the age of 6	686,799	2,922,681

Table 40 – Number of State of California and Los Angeles County Children with Elevated Blood Lead Levels (EBLLs) 2018-2019, Source: California Department of Public Health Childhood Lead poisoning Prevention Branch, California Blood Lead Data 2019 and 2018

Notes for 2018-2019 BLL Data

Data are from the RASSCLE surveillance database archive of 3/2/2021. Each individual is counted only once, using their highest blood lead level (BLL) during 2019. Measures are in micrograms per deciliter (mcg/dL) of whole blood and include arterial, cord, venous, capillary, and unknown samples. Not all elevated capillary samples are confirmed by a follow-up venous sample. Results later determined to be false positive and errors have been excluded. All results of blood lead analyses are reportable under California law, and the State works to ensure complete reporting. Results that are not submitted to the State, however, would not be included here. Those BLLs reported from the analyzing laboratory as “< 5 mcg/dL” are included in the category “BLL < 4.5 mcg/dL.” Patient jurisdiction is determined by geocoding the address

associated with the child’s highest BLL using Esri’s StreetMap Premium North America locator. Data are suppressed for local health jurisdictions that did not have enough blood lead tests in 2019 to meet the California Health and Human Services Agency’s Data De-Identification Guidelines for public release.

Table 41 Vacant Addresses

	June 2021	June 2020	June 2019
Residential Addresses	0.34%	0.37%	0.37%
Business Addresses	2.85%	2.53%	2.0%
All Addresses No-Stat	1.62%	1.55%	1.48%

Data Source: Policy Map with Valassis List, November 2021

Notes for Vacancy Data

All address No-Stat data is based on the percent of all addresses that were no-stat in Quarter 2 (ending in June) of 2021. No-stats are inactive addresses that are under construction, demolished, blighted, or are otherwise unable to receive postal mail. Rural route addresses that are vacant for more than 90 days are also classified as no-stat. Percentage calculated as the number of all addresses that were no-stat, divided by the total number of valid postal addresses, including vacant and no-stat addresses.

Need for Owner and Rental Rehabilitation

The age and condition of Paramount’s housing stock is an important indicator of potential rehabilitation needs. Housing over 30 years of age can be presumed to need some form of major rehabilitation, such as roof replacement, foundation work, and plumbing systems. Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters, and finish plumbing fixtures. Housing values in Paramount have increased significantly over a relatively short period of time. Longtime homeowners, especially the elderly and disabled, are more likely to have fixed and limited incomes and may have difficulty maintaining their homes.

According to 2013-2017 HUD Comprehensive Housing Affordability Strategy (CHAS) data, about 34 percent of owner- and renter-occupied housing in Paramount was built after 1979, making those properties 42 years old or less as of 2022. Nearly 50% percent or 7,100 of 14,340 owner- and renter-occupied units were built between 1950 and 1979, and approximately 17 percent, totaling 2,375 units, were built before 1950. There are 3,544 households with at least one member over the age of 62 and 2,624, or 23 percent, of those households earn at or below 80 percent of AMI, according to 2013-2017 CHAS data. There are approximately 2,245 people ages 18 to 64 with disabilities, according to 2017, ACS one-year estimates. It is reasonable to anticipate a significant number of housing units are in need of repair and a significant number of households are in need to financial assistance to complete those repairs.

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

Any housing built before 1978 may contain lead-based paint. If ingested, lead may cause severe damage to young children including decreased growth, learning disabilities, impaired hearing, hyperactivity, and nerve and brain damage. Lead attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through

prenatal exposure. Children are more susceptible to the effects of lead because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. Most children do not have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses.

Children under the age of five are considered most susceptible to lead poisoning. The majority of housing stock in Paramount was built before 1979 and is presumed to contain lead paint. Based on 2013-2017 CHAS data there were 5,745 renter- and 3,730 owner-occupied units built at for before 1980 and children live in 1,460 of those units.

Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an “elevated blood level (EBL).” However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an “elevated” blood lead level is no longer defined at a specific cut-off point. Of Los Angeles County children under the age of six whose blood lead level has been fully tested, less than two percent have levels of 4.5 mcg/dL and less than one percent had blood lead levels greater than 9.5 mcg/dL. Blood lead level testing rates are low in Los Angeles County and throughout California.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families that Contain Lead-Based Paint Hazards

Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. The majority of Paramount’s housing stock (66 percent) was built before 1979, when the use of lead-based paint was outlawed, eliminating the residents of these homes from risk of lead-based paint hazards.

The 2013-2017 CAHS data shows over 15 percent of households with children live in housing built before 1980, and renter households represent 61 percent of those households. Given the age of this housing stock there is a greater chance it contains lead paint. This number is constantly changing due to the nature of the children and renter households place of residence on which it is based.

Discussion

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Many different types of housing services are needed, as is reflected by the response to the resident survey. The top three areas of need are affordable rental housing, homeowner purchase assistance, and rental rehab. As required by HUD’s Lead Safe Housing Rule, the City’s housing rehabilitation programs will include appropriate safety measures such as testing and abatement for projects involving units constructed prior to 1978.

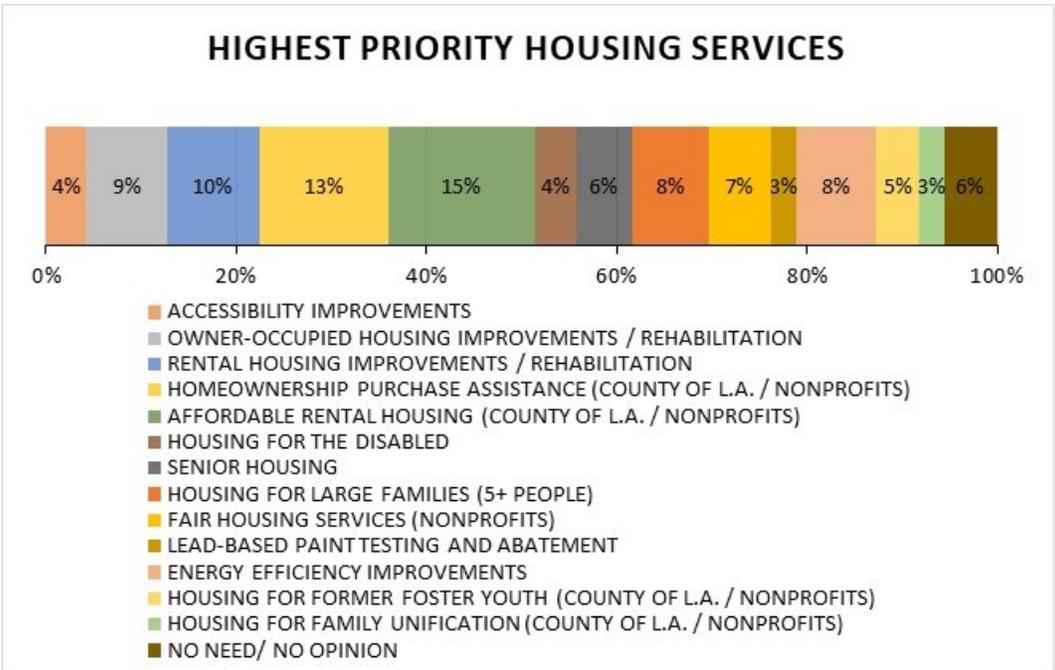


Figure 41

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

As indicated in section NA-35, Paramount is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is countywide and the narrative responses address the needs for the entire County, with specific references to the City of Paramount.

Table 42 – Total Number of Units by Program Type

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

PIC (PIH Information Center)

Data Source:

*Note – Data was not available on vouchers by project-based and tenant-based designation

Describe the supply of public housing developments.

According to the 2020 HUD Picture report there are no public housing developments in Paramount. All public housing is administered via housing choice vouchers of where there are 463 in Paramount. LACDA monitors all units to ensure they are in adequate condition.

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

There are no public housing developments in Paramount. All public housing is administered via housing choice vouchers. LACDA monitors all units to ensure they are in adequate condition.

Table 43 – Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	Not Applicable

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

There are no public housing units in Paramount. LACDA uses Housing Quality Standards for the inspection of all voucher units.

Describe the public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing.

LACDA’s admission policies include an approach to promote the de-concentration poverty and mixed-income environments by bringing higher-income residents into lower-income developments and lower-income residents into higher-income developments. LACDA works to increase assisted housing choices by expanding the supply and improving the quality of assisted housing. The Housing Authority promotes self-sufficiency within assisted housing programs by connecting households with various workforce programs. LACDA strives to ensure equal opportunity and affirmatively further fair housing.

Discussion

According to HUD data, LACDA administered 463 Housing Choice Vouchers in the City of Paramount in 2020. Each unit houses about two people. The average household income is \$20,319 and about 37 percent of households have children present. The vouchers assist 928 individuals. About a quarter of households report the head of household with a disability, and the majority (69 percent) of those householders are over 62 years of age. The racial and ethnic breakdown is as follows: 57 percent Black Non-Hispanic, 32 percent White Hispanic, six percent White Non-Hispanic, one percent Black Hispanic, one percent White Hispanic, and three percent Asian Pacific Islander Non-Hispanic.

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

Regionally, there are many emergency shelters, transitional shelters, and permanent supportive housing facilities targeted to residents at risk of becoming homeless and experiencing homelessness. HUD uses the following definitions for these facility types:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- **Permanent Supportive Housing:** Permanent supportive housing (PSH) is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

Table 44 – Facilities and Housing Targeted to Homeless Households

Facilities and Housing Targeted to Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal /Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8,650	1,169	1,528	5,934	
Households with Only Adults	6,069		2583	1,6749	
Chronically Homeless Households	N/A		N/A	4,236	
Veterans	149		535	6,287	
Unaccompanied Youth	369		790	493	

Data Source: 2020 Housing Inventory Chart

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

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, childcare, and cash payments to meet basic needs such as housing and transportation.

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these families may be eligible to receive immediate short-term help with housing, food, utilities, clothing, or medical care. Childcare is also available through this program.

CalFresh, formerly the Food Stamp Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people receiving public assistance to purchase food and other essential items.

The Medi-Cal program provides health coverage for people with low-income and limited ability to pay for health coverage, including seniors, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS) are also eligible.

CDBG, HOME and ESG-Funded Activities

Congress designed the CDBG programs to serve low-income people, some of which may meet the federal poverty definition. The City of Paramount received funding to run CDBG and HOME programs. At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- and moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: benefit low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- and moderate-income); address slums or blight; or meet a particularly urgent community development need. CDBG programs assist the homeless and those at-risk-of homelessness directly and indirectly.

Under the HOME program, households must earn no more than 80 percent of the AMI, adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME allocation that is invested in affordable rental housing must be directed to assist households earning no more than 60 percent of AMI. The City of Paramount does not receive ESG funds.

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

For many Los Angeles County residents, the first entry into the CoC is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. The next component of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing. Appendix C provides a list of different facilities and service agencies in Los Angeles County that serve the homeless and those at risk of becoming homeless.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

Special needs populations include persons who are not homeless, but due to various reasons need services and supportive housing. The City of Paramount will consider allocating CDBG public service funding to programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, alcohol or substance abusers, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking, and veterans with PTSD or other needs.

Elderly is defined under the CDBG program as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to independently perform at least three “activities of daily living” including eating, bathing, grooming, or home management activities. Based on 2013-2017 CHAS data of the 3,544 households containing at least one elderly person in Paramount, over 63 percent (2,249 households) earn less than 80 percent of the AMI for Los Angeles County. According to ACS data in 2017 there were approximately 4,456 people over the age of 65 living in Paramount. Within this age category over 25 percent of people had ambulatory and independent living difficulty, and nearly 12 percent had difficulty with self-care.

People with disabilities that have a physical or mental impairment that substantially limits one or more major life activities generally rely on supportive services to perform activities of daily living. The Civilian Noninstitutionalized Population age 18 and to 64 in Paramount includes 34,191 individuals, an estimated 2,245 of whom have a disability (ACS, 2017 1-year estimates). Of those who have a disability about three percent have ambulatory difficulty, three percent have an independent living difficulty, two percent have cognitive difficulty, one percent have a hearing difficulty, one percent have a vision difficulty, and one percent have a self-care difficulty.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. Substance abuse can be indicative of addiction disorder and may stem from physical and mental health issues. The U.S. Department of Health and Human Services’ Substance Abuse and Mental Health Services Administration (SAMHSA) conducted the National Survey on Drug use and Health (NSDUH) and found for Service Planning Area 6 (SPA 6), the region of Los Angeles County in which City of Paramount is located,

- Over three percent of people needed but did not receive treatment at a specialty facility for illicit drug use
- Almost five percent of people needed but did not receive treatment at a specialty facility for alcohol use in the last year, and
- Almost seven percent of people needed but did not receive treatment at a specialty facility for substance use in the past year.

Human Immunodeficiency Virus (HIV) is a virus that weakens one’s immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. The Center for Disease Control’s (CDC) Atlas Plus program reported an estimated 55,100 persons living with HIV disease at the end of 2019 in Los Angeles County, 1,482 of those people had been newly diagnosed during that year (<https://www.cdc.gov/nchhstp/atlas/index.htm>, accessed October 2021). New HIV diagnoses were most concentrated among those 25 to 34 years of age.

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2020, the Lakewood Station of the Los Angeles Sheriff's Department responded to a total of 200 calls related to domestic violence (openjustice.doj.ca.gov, accessed September 2021). Of these domestic incidents, 159 involved a weapon, and 41 did not.

Human trafficking is a crime that involves the forceful, fraudulent, or coercive methods of entrapping a person, real or perceived, to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage, or commercial sex acts. Human trafficking is extremely difficult to track; there is no recent or reliable prevalence rate to report. Between 2015 and 2019, the National Human Trafficking Hotline received the most calls from California, of all 50 states (<https://humantraffickinghotline.org/> accessed October 2021). Of national cases reported to the hotline the majority were sex trafficking. The United States Department of State *Trafficking in Persons Report*, published in June 2021, reports victims of human trafficking found in every state in the country and victims trafficked from every country in the world. Victims of human trafficking in the United States are most frequently trafficked from within the United States, Mexico, and Honduras.

The National Institute of Mental Health (NIMH) explains Post-traumatic Stress Disorder (PTSD) can “develop after exposure to a potentially traumatic event that is beyond a typical stressor,” and potential inducing events may include, but are not limited to, “violent personal assaults, natural or human-caused disasters, accidents, combat, and other forms of violence.” Symptoms of PTSD can be debilitating. The U.S. Department of Veteran's Affairs National Center for PTSD reports an estimated six percent of the population, eight percent of women, and four percent of men, will have PTSD at some point in their lives.

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

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers, and reviewed ACS and CHAS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation, and job training provided for the purpose of facilitating a person's stability and independence. The resident survey show the top three priorities are homeless shelters and service, neglected and abused children center and services, and family self-sufficiency services.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no-step thresholds, installation of ramps, grab bars, lowered countertops, and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell, and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

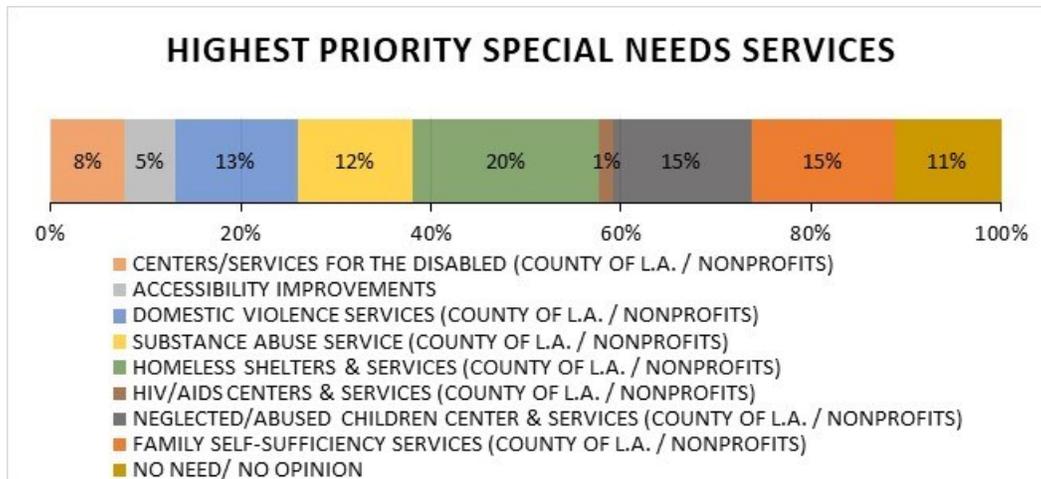


Figure 42: Resident Survey

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

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option in place. Coordinated discharge planning for those exiting foster, health and mental health care and corrections is recognized as a best practice by the Los Angeles County Board of Supervisors’ Homeless Initiative. County Supervisors adopted a “zero tolerance” policy for discharging individuals from any County institution or facility or any County-sponsored program to homelessness. The state mandates discharge planning policy for foster, health and mental health, and corrections.

In some cases, licensed community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, there zero licenses assisted living facilities in the City of Paramount, as of October 2021.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215€ with respect to persons who are not homeless but have other special needs. Link to one-year goals.

The City of Paramount will offer housing rehab through its Home Improvement Program to low- and moderate-income homeowners. Over the next five years the City anticipates assisting 26 households. During this time the City expects to direct \$350,000 in general funds to public service activities benefiting approximately 30,000 low- and moderate-income residents with special needs and those at risk of and experiencing homelessness.

MA-40 BARRIERS TO AFFORDABLE HOUSING

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land, and monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the 2022 Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan Resident Survey, the 2021-2029 Housing Element, and market analysis, the primary barriers to affordable housing in Paramount are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing, resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI, and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to Paramount's 2022 AI, when compared to the region, which is defined by HUD as the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, Paramount residents of all protected class groups are more likely to be exposed to poverty, less likely to live in environmentally healthy neighborhoods, less likely to live near employment centers, and less likely to live in neighborhoods with high labor force participation and educational attainment. Most Paramount residents, 95 percent, identify ethnically as Hispanic. Compared to the region Paramount has approximately double the percentage of Hispanic, Mexican-born, and Spanish with Limited English Proficiency residents.

Hispanic residents in Paramount have relatively better access to opportunities and lower exposure to adverse community factors than non-Hispanic Black/ African American, White, and Asian/ Pacific Islander residents. Despite majority minority status, Hispanic households and Black/ African American households are more likely to experience one or more housing problem than other groups and a lower rate of homeownership than non-Hispanic Whites and Asian/ Pacific Islander households.

Over 28 respondents to the Resident Survey have experienced discrimination in obtaining or maintaining housing. Most had these experiences with landlords or property managers, but others did with real estate agents, mortgage lenders, mortgage issuers, and real estate agents. The greatest proportion, 50 percent, of respondents believe they were discriminated at because of their race. Most who had these experiences did not report them because they did not believe it would make any difference or they did not know where to report to such an incident.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Introduction

Non-housing community development needs, including improvements to public facilities that serve low- and moderate-income residents or those residents presumed by HUD to be low- and moderate-income, are a high priority need. Such facilities include senior centers, community centers, facilities for victims of domestic violence, facilities for treatment of persons with HIV/AIDS, and ADA improvements to public facilities throughout the City. During the implementation of the 2022-2026 Strategic Plan, the City will use CDBG funds to address these needs and provide a suitable living environment for low- and moderate-income people. To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan and the 2022-2023 Annual Action Plan includes public economic opportunity programs supporting small retail businesses and youth development as well as commercial code enforcement.

Economic Development Market Analysis

Table 45 – Business Activity

Business Activity by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas	186	39	1%	0%	-1%
Arts, Entertainment, Accommodations	2,650	965	15%	6%	-9%
Construction	1,136	1,590	6%	10%	4%
Education and Health Care Services	3,311	1,960	18%	13%	-5%
Finance, Insurance, and Real Estate	861	541	5%	4%	-1%
Information	304	72	2%	0%	-2%
Manufacturing	2,709	4,000	15%	26%	11%
Other Services	653	671	4%	4%	0%
Professional, Scientific, Management	1,230	755	7%	5%	-2%
Public Administration	0	0	0%	0%	0%
Retail Trade	2,512	2,219	14%	15%	1%
Transportation and Warehousing	1,344	598	7%	4%	-3%
Wholesale Trade	1,325	1,853	7%	12%	5%
Total	18,221	15,244	--	--	--

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Table 46 – Labor Force

Labor Force Statistics	Number of People
Total Population in the Civilian Labor Force	25,950
Civilian Employed Population 16 years and over	24,070
Unemployment Rate	7.28
Unemployment Rate for Ages 16-24	14.24
Unemployment Rate for Ages 25-65	4.52

Data Source: 2013-2017 ACS

Table 47 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	2,490
Farming, fisheries and forestry occupations	1,580
Service	3,040
Sales and office	7,010
Construction, extraction, maintenance and repair	2,510
Production, transportation and material moving	1,850

Data Source: 2013-2017 ACS

Table 48 – Travel Time

Travel Time to Work	People	Percent
< 30 Minutes	11,9115	53%
30-59 Minutes	8,070	36%
60 or More Minutes	2,649	12%
Total	22,625	100%

Data Source: 2013-2017 ACS

Table 49 – Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,085	585	3,465
High school graduate (includes equivalency)	5,445	395	1,945
Some college or Associate's degree	5,800	200	1,115
Bachelor's degree or higher	2,450	85	360

2013-2017 ACS

Data Source:

Table 50 – Educational Attainment by Age

Educational Attainment by Age	Age (Years)				
	18–24	25–34	35–44	45–65	65+
Less than 9 th grade	55	345	1,370	4,015	1,925
9 th to 12 th grade, no diploma	555	1,115	1,490	1,805	450
High school graduate, GED, or alternative	2,325	2,410	2,505	2,865	900
Some college, no degree	3,185	2,275	1,355	1,930	445
Associate's degree	310	505	455	605	210
Bachelor's degree	360	725	585	655	190
Graduate or professional degree	10	205	380	340	160

Data Source: 2013-2017 ACS

Table 51 – Median Earnings in the Past 12 Months by Educational Attainment

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,765
High school graduate (includes equivalency)	30,355
Some college or Associate's degree	32,055
Bachelor's degree	35,080
Graduate or professional degree	61,860

Data Source: 2013-2017 ACS

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

According to 2017 Longitudinal Employer Household Dynamics (LEHD) data, the top five major private employment sectors in the City of Paramount by jobs were manufacturing (4,000 jobs), retail trade (2,219 jobs), education and health care services (1,960 jobs), wholesale trade (1,835 jobs), and construction (1,590 jobs).

U.S. Bureau of Labor Statistics' current employment data for Los Angeles County, selected for top industries, by number of jobs in Paramount offers a picture of employment trends over time. All top employing industries in Paramount show a decrease in employment beginning when COVID-19 hit. For the education and health services industry, which was experiencing a period of growth, the decline in jobs was real, but the industry appears to still be above 2015 levels. Construction employment has been relatively flat going back to 2015. Manufacturing and retail have been severely impacted by the pandemic throughout the country. These employment sectors had been steady since 2015, and in 2019 employment decreased significantly.

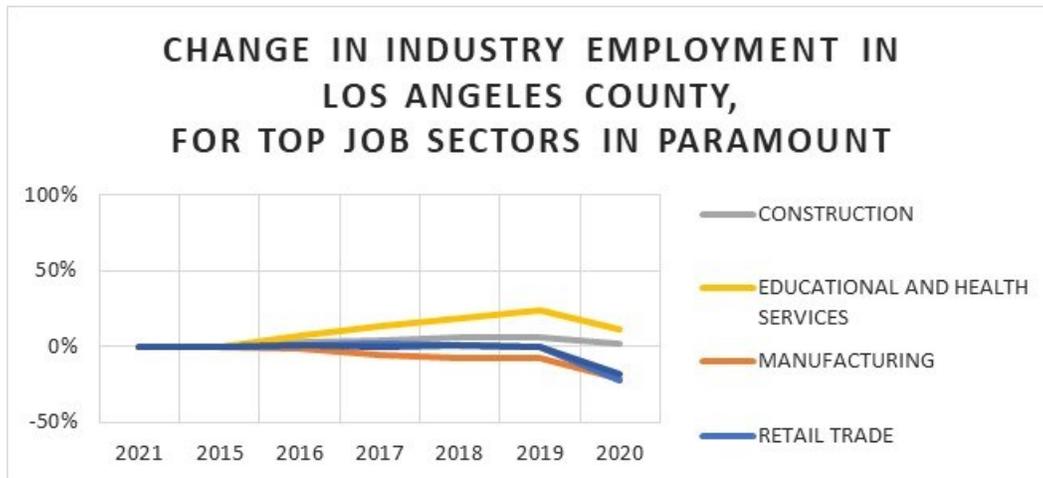


Figure 43

Data Source:

2015-2020 County Employment by Industry CA EDD

Describe the workforce and infrastructure needs of the business community

The business community in Paramount relies largely on a skilled workforce. Employers across all sectors, and especially those for which facilities in Paramount are part of a larger logistics chain such as manufacturing and wholesale trade, require a well-functioning transportation system.

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

Much of the City's planned investments to directly and indirectly support of the economy have been in response to the coronavirus pandemic. For example, the City has facilitated a shift in local restaurant dining from indoor to outdoor.

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

Over 40 percent of Paramount’s civilian labor force has some post-secondary education, approximately 29 percent have some college or Associate’s degree. The skills and education of the current workforce generally correspond to the employment opportunities in the City. Of the sectors in the Business Activity Table, just over half had more jobs than workers. The greatest demand for workers in manufacturing sector, the greatest demand for jobs is in the arts, entertainment, and accommodations sector. More than half the working population in Paramount travel less than half an hour to work while nearly a quarter travel an hour or more to work.

The resident survey shows the greatest need are for job creation and retention and employment training. This may speak to a mismatch of workforce skills and education to current employment opportunities.

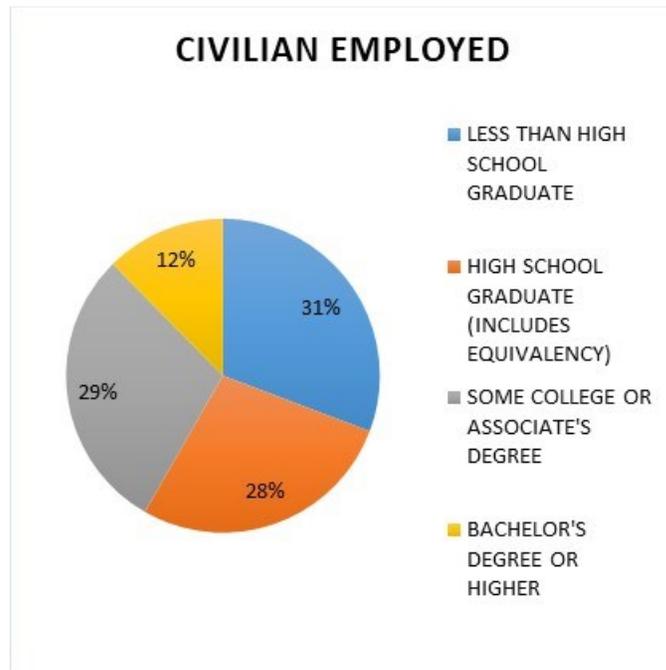


Figure 44

Data Source: 2013-2017 ACS

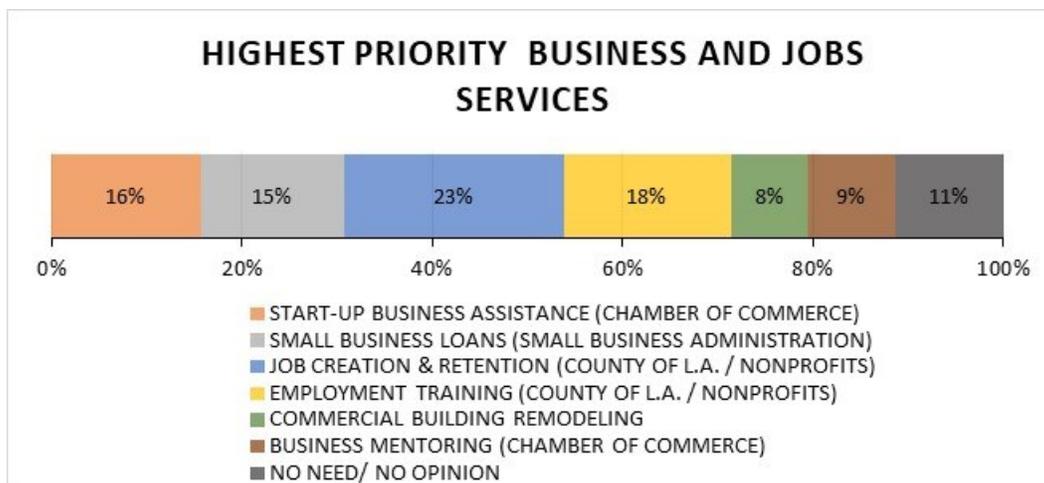


Figure 45: Resident Survey

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

The Southeast Los Angeles County Workforce Development Board (SELACO WDB) approaches workforce development from both the supply and demand supporting employers and workers in training, development and placement. SELACO is a private, nonprofit agency formed by the cities of Artesia, Bellflower, Cerritos, Downey, Hawaiian Gardens, Lakewood and Norwalk. Paramount recently joined in July 2020.

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

The City of Paramount was not directly consulted for the Los Angeles County 2020-2025 or the Gateway Cities Council of Government’s 2015 CEDs.

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

NA

Discussion

The highly contagious nature of COVID-19 and the scale of illness and death has had significant ripple effects on the economy. In the spring of 2020, unemployment rates in the United States reached the highest levels since the U.S. Bureau of Labor Statistics (BLS) began recording this data. According to the BLS, unemployment rates in the City of Paramount leapt from 6.4 percent in March 2020 to 18.6 percent one month later in April. Unemployment rates remained at historically high levels for almost six months. As of September 2021, unemployment rates had come down to 9.3 percent. This is higher than before the pandemic and Los Angeles County as a whole (8.2 percent as of September 2021). Employment is a more complicated consideration for employers and workers than it was before the pandemic. Another indication of the negative economic impact of the pandemic is the year-over-year decrease in personal consumption expenditures of over four percent from 2019 to 2020 in California, as calculated by the Department of Commerce’s Bureau of Economic Analysis (BEA). The BEA calculated pre-pandemic growth in Los Angeles County’s gross domestic product, in current dollar estimates, as \$765 billion in 2017 to \$819 billion in 2019. However, State level calculations, which are more current, show the negative economic impact cause by the pandemic. According to the BEA, in 2020, California GPD fell for the first time in ten years.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

Concentrations of individual housing problems are defined as ten percent over the rate at which one or more housing problems occurs throughout the City as a whole, based on CHAS 2013-2017 data. The threshold rate is 48.8 percent. There is a census tract where a concentration of households’ experience housing problems as can be seen in Figure 49.

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

Concentration of racial and ethnicity minorities and low-income are defined as ten percent over the rate at which those variables occur throughout the City as a whole. In the City of Paramount approximately 95 percent of residents in the City as a whole identify as racial and ethnic minorities and over 85 percent of residents in every census tract identify as racial and ethnic minorities.

The threshold rate for households with low-income is 78.5 percent. There are no census tracts that exceed this threshold.

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

According to Paramount’s 2022 AI, when compared to the region, which is defined by HUD as the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, Paramount residents of all protected class groups are more likely to be exposed to poverty, less likely to live in environmentally healthy neighborhoods, less likely to live near employment centers, and less likely to live in neighborhoods with high labor force participation and educational attainment.

Are there any community assets in these areas/neighborhoods?

Paramount is a relatively small city in terms of geography. It covers less than five square miles. Community assets are spread throughout these boundaries.

Are there other strategic opportunities in any of these areas?

Maintenance and improvement of accessibility to public facilities and infrastructure continue to be an area of strategic opportunity throughout the City of Paramount.

Concentration of households with multiple housing problems

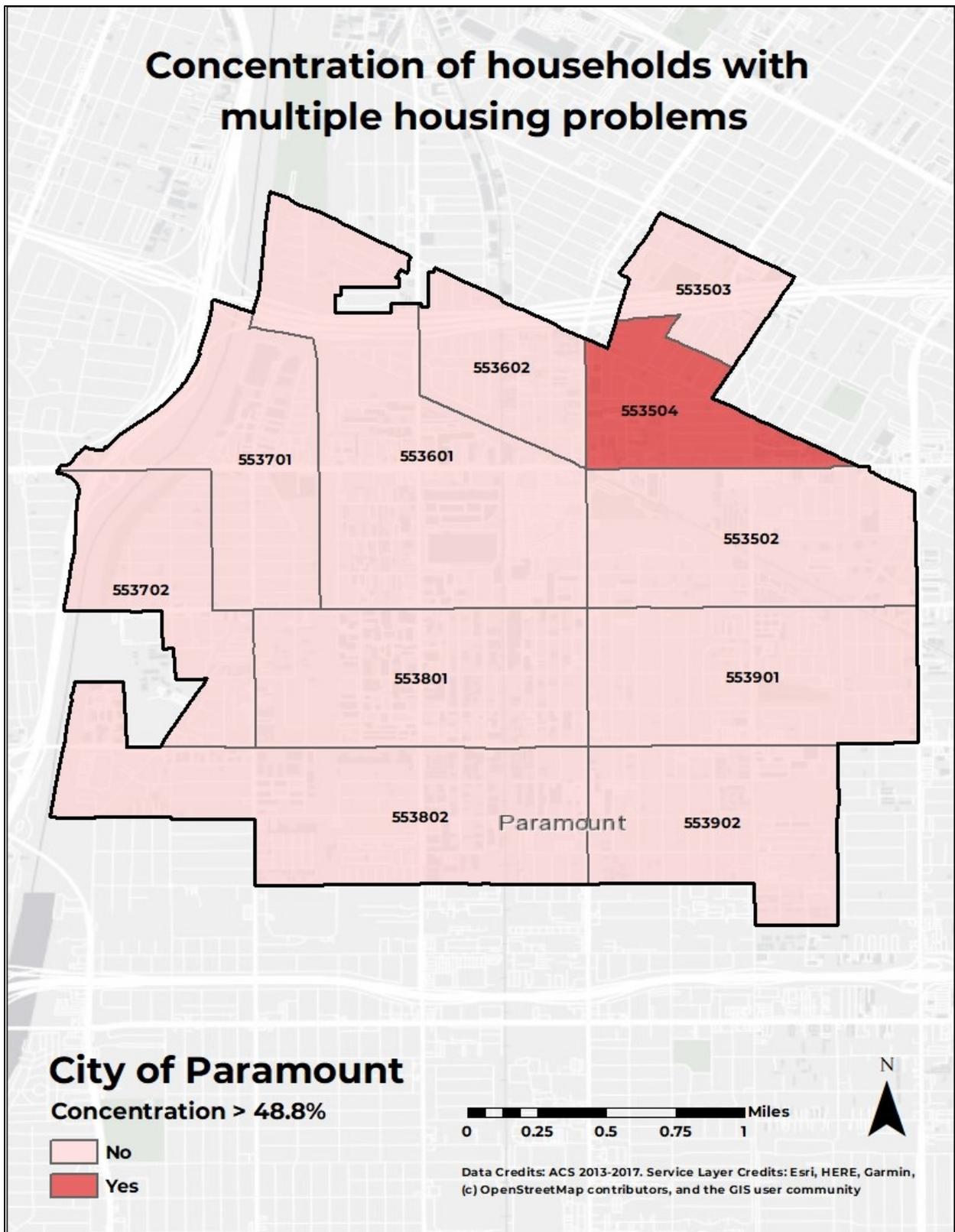


Figure 46: Concentration of households with multiple housing problems

MA-60 BROADBAND

Needs of Housing occupied by Low- and Moderate-Income Households

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadbandnow.com, a widely used source of information about internet availability throughout the county, reports that Paramount residents have several options for broadband internet service. There are 19 internet providers servicing Paramount, only six of which provide residential service. According to broadbandnow.com, the average download speed in Paramount is 29.24 megabit per second (mbps), based on speed tests conducted over the last 12 months. Satellite internet is available to 100 percent of residents, but the download speeds are much longer than the wired alternatives, which include fiber, digital subscriber line (DSL), IPBB (high-speed DSL), and cable. At least two wired residential broadband providers service about 90 percent of residents, with downstream/upstream speeds of 0.2/0.2 (mbps).

HUD's *Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing* ([81 FR 92626](#)) rule that became effective January 19, 2017. Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring, and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission, nearly 90 percent of Paramount households have access to at least two wired internet providers at their address. Throughout the City, residents are serviced by multiple high-speed internet service providers. Providers include, AT&T, Spectrum, EarthLink, Sonic, Viasat and HughesNet.

MA-65 HAZARD MITIGATION

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in Paramount. Intense dry seasons and wind conditions during the fall months have contributed to wildfires in the hills in and around Paramount in recent years, which threaten lives and property, damage local ecosystems, and negatively impact air quality.

City of Paramount published its Climate Action Plan (CAP) in July 2021. The CAP establishes goals to reduce the City's municipal and community-wide greenhouse gas emissions and the CAP acknowledges the work the City has already undertaken to protect the environment from previous planning processes through municipal code. The City adopted state legislation making development of small wind energy projects more feasible to permit. The City's Transit Demand Management (TDM) Ordinance is incorporated into the zoning ordinance and requires bike racks and other infrastructure of new development over 25,000 square feet. Construction debris and wastewater must be diverted as required by City code. The city maintains trees in public spaces and zoning regulates the removal of trees in private spaces. Local codes will continue to be a tool to reduce greenhouse gas emissions in years to come. Additionally, the City is presently updating the Local Hazard Mitigation Plan, which was most recently adopted in 2015.

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazards. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk during extreme weather events such as extreme heat events.

Strategic Plan

SP-05 OVERVIEW

The Strategic Plan is a guide for the City of Paramount to establish its housing, community, and economic development priorities, strategies, and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from HUD over the next five years, beginning July 1, 2022, and ending June 30, 2026. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the 2022 Resident and Stakeholder Surveys, and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2013-2017 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with and publicly available data from local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs, and those at risk of homelessness.

In consideration of community input and available data, the five priority needs listed below are established as part of this Strategic Plan.

- Improve neighborhoods, address inaccessible public facilities and infrastructure
- Promote economic opportunity
- Preserve the supply of affordable housing
- Provide service to low-income residents, those with special needs, and the homeless

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG- and HOME-funded activities aligned with the following nine measurable Strategic Plan goals as elaborated in Section SP-45:

Table 52 - Strategic Plan Summary

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1	Neighborhood services	Non-Housing Community Development	Improve neighborhoods, address inaccessible public facilities and infrastructure	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing: 16,664 people 696 Commercial code enforcement
2	Economic opportunity	Non-Housing Community Development	Promote economic opportunity	19 businesses assisted

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
3	Affordable housing preservation, development, and access	Affordable Housing	Preserve the supply of housing affordable to low- and moderate-income residents	26 households 1,800 housing units inspected 1,000 people assisted
4	Public services	Non-Housing Community Development	Provide services to low-income residents, those with special needs, and the homeless	30,000 people assisted

Historically, the City of Paramount has used CDBG and HOME funds to support activities that meet one of the four goals described above or similar goals established in prior Consolidated Plans.

The City has established the following priority ranking system for housing and community development activities to be funded over the next five years:

- **High Priority:** Activities meeting a high priority Strategic Plan Goal are expected to be funded during the 2022-2026 period.
- **Low Priority:** Activities meeting a low priority Strategic Plan Goal may be considered for funding if sufficient funds are available after high priority activities are funded, up to but not exceeding the five-year goal outcome indicator set forth in this Strategic Plan.

SP-10 GEOGRAPHIC PRIORITIES

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

HUD allows CDBG and HOME grantees to implement certain activities such as initial construction or expansion of community facilities and infrastructure that benefit certain neighborhoods or villages (but not the entire City) provided the service area for the facility or infrastructure is primarily residential and where at least 51 percent of residents are low- and moderate-income. According to 2013-2017 CHAS data at least 78 percent of households have low incomes throughout the City.

The City will use a place-based and citywide strategy to distribute funding. It is the City's intent to fund activities in the areas and for the populations most directly affected by the needs of low-income residents and those with other special needs. Where appropriate the Annual Action Plan will direct investment geographically to an area benefit neighborhood. The area benefit category is the most used national objective for activities benefitting a residential neighborhood. An area benefit activity is one that benefits all residents, where at least 51 percent are low- and moderate-income. Public infrastructure improvements are an area benefit activity when they are in a predominantly low- and moderate-income neighborhood.

SP-25 PRIORITY NEEDS

Table 53 – Priority Needs Summary

1.	Priority Need	Improve neighborhoods, facilities, and infrastructure
	Priority Level	High
	Population	All residents
	Geographies Affected	Citywide
	Associated Goals	Neighborhood services, facilities, and infrastructure
	Description	The City places a high priority on the implementation of activities including graffiti removal, commercial and residential code enforcement, and public facilities and infrastructure projects to improve accessibility.
	Relative Basis	The City of Paramount considers maintaining a suitable living environment with safe residential and commercial buildings, free from graffiti and other indicators of deterioration or crime a high priority. The resident survey shows the highest priorities, excluding parking, are trash and debris removal, code enforcement, graffiti removal, and cleanup of abandoned lots and buildings.
2.	Priority Need	Promote economic opportunity
	Priority Level	High
	Population	Extremely low; Low; Moderate
	Geographies Affected	Citywide
	Associated Goals	Economic opportunity
	Description	Promote economic and job opportunities for low- and moderate-income residents through the implementation of programs in support of Paramount businesses.
	Relative Basis	The highly contagious nature of COVID-19 and the scale of illness and death has had significant ripple effects on the economy. In the spring of 2020, unemployment rates in the United States reached the highest levels since the U.S. Bureau of Labor Statistics (BLS) began recording this data. According to data from the ACS the industries responsible for creating the most jobs in Paramount in 2017 were manufacturing, retail, education and health care services, wholesale trade, and construction. State of California Employment Development Department, Research Division, data show a significant decrease in employment beginning when COVID-19 hit. According to the BLS, unemployment rates in City of Paramountleapt from 6.4 percent in March 2020 to 18.6 percent one month later in April. Unemployment rates remained at historically high levels for almost six months. As of September 2021, unemployment rates had come down to 9.3 percent. This is higher than before the pandemic and Los Angeles County as a whole (8.2 percent as of September 2021). The 2022 resident survey shows the highest priority business and economic needs are for job creation and retention, employment training, and startup business assistance.
3.	Priority Need	Preserve the supply of housing affordable to low- and moderate-income residents
	Priority Level	High
	Population	Extremely low; Low; Moderate
	Geographies Affected	Citywide
	Associated Goals	Affordable housing preservation, development, and access
	Description	Preservation of the physical and functional integrity of existing housing units is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community.
	Relative Basis	As the City’s housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation

		<p>is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. The age and condition of Paramount’s housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehab, such as a roof replacement, foundation work, and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating/ cooling systems, hot water heaters, and finish plumbing fixtures. Below are housing units categorized by year built, and renter or owner tenure.</p> <p>2000 to later: Owner-occupied 475/ Renter-occupied 185 1980-1999: Owner-occupied 1,380/ Renter-occupied 2,825 1950-1979: Owner-occupied 2,325/ Renter-occupied 4,775 Before 1950: Owner-occupied 1,405/ Renter-occupied 970</p>
4	Priority Need	Provide services to low-income residents, those with special needs and the homeless
	Priority Level	Low
	Population	Extremely low, Low-, and Moderate-income Veterans, the Elderly; Persons with Mental, Physical, and Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families; Victims of Domestic Violence
	Geographies Affected	Citywide
	Associated Goals	Public services
	Description	In each of the last five years, the City of Paramount allocated approximately \$70,000 of General Funds to community groups which provide public services to individuals and families with low- and moderate-incomes and special needs, including the elderly, frail elderly, developmentally, physically, and mentally disabled, persons with HIV/AIDS, and victims of domestic violence. This approach will continue to guide how the City addresses public services.
	Relative Basis	While there is significant need across the identified populations as analyzed in the Needs Assessment and Market Analysis of the Consolidate Plan, this need a low priority for CDBG because the City uses General Funds for public services.

Narrative (Optional)

Paramount will incorporate the above goals along with specific needs identified through community engagement in considering funding applications for each of its five Action Plans covered by the 2022-2026 Consolidated Plan.

Pursuant to CDBG regulations, all projects must meet one of three national objectives set forth by the U.S. Department of Housing and Urban Development (HUD): (1) Benefit low- and moderate-income households, (2) Aid in the elimination/ prevention of slum and blight, or (3) Meet and urgent need (catastrophic events). Pursuant to HOME regulations, HOME funds are specifically focused on affordable housing activities and may be used to develop and support affordable rental housing and homeownership opportunities. Recommended project for funding should be consistent with addressing the needs identified, and priority strategies developed, in each five-year Consolidated Plan.

SP-30 INFLUENCE OF MARKET CONDITIONS

Table 54 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Due to the small difference between median rental contract relative to LOW HOME rents in Paramount, the City will focus most resources on preserving and expanding the affordable housing stock in a more permanent capacity.
TBRA for Non-Homeless Special Needs	The City will focus resources on preserving and expanding the affordable housing stock in a more permanent capacity. Many elderly and disabled households have fixed incomes. Based on 2013-2017 CHAS data of the 3,544 households containing at least one elderly person in Paramount, over 63 percent (2,249 households) earn less than 80 percent of the AMI.
New Unit Production	Due to the high cost of land and development, it is not possible to subsidize new unit production in Paramount. In partnership with housing developers and Community Housing Development Organizations (CHDO), the City may use HOME funds to acquire and rehab housing units for affordable rental or sale.
Rehabilitation	The City will invest HOME funds in the Home Improvement Program as a cost-effective means of preserving the supply of ownership housing. Preservation of the physical and functional integrity of owner-occupied affordable housing is a cost-effective way to assist the greatest number of households.
Acquisition, including preservation	Demand for affordable housing is high, and the supply is low. Over 10,000 households in Paramount experience a housing cost burden greater than 30 percent of their income and most of those households are low-income. The cost to construct new and preserve existing affordable housing together with relatively few financing options limits the number of affordable units the City can produce or support annually.

SP-35 ANTICIPATED RESOURCES

Introduction

During the five-year period of the Consolidated Plan from July 1, 2022 to June 30, 2026, the City anticipates investing an estimated \$5.3 million of CDBG and HOME funds to support the goals of this Strategic Plan. The annual allocations are subject to federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

Table 55- Anticipated Resources

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$777,492			\$777,492	\$3,109,968	Based on 2021 FY allocation from HUD.
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$300,303	\$8,000		\$308,303	\$1,233,212	Based on 2021 FY allocation from HUD.
General Fund	Public/Community Service Activities	\$70,000			\$70,000	\$280,000	Subject to the City Budget and Council approval

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

City of Paramount is expected to receive HOME funding which can be leveraged with CDBG funding if used for affordable housing. The City will leverage HOME funding if future projects are presented during the next five years. The HOME program requires a 25 percent match based on fund expenditure, unless a jurisdiction meets the thresholds to have the match requirements reduced; those threshold conditions are: 1) Fiscal distress; 2) Severe fiscal distress, and 3) Presidentially declared major disasters covered under the Stafford Act. The City of Paramount has been identified by HUD as a fiscally distressed jurisdiction and has been granted a 100 percent match reduction for the fiscal year 2021-2022 and expects this designation in 2022-2023 as well.

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- State Permanent Local Housing Allocation
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Homekey
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles County CoC
- Los Angeles County Development Authority (LACDA)
- Southern California Home Financing Authority (SCHFA)
- City of Paramount General Fund

Private Resources

- Federal Home Loan Bank, Affordable Housing Program
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

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

Land or property to address the affordable housing needs identified in this Consolidated Plan would need to be acquired with HUD grants funds or other resources.

Discussion

The City will utilize approximately \$5.3 million of CDBG and HOME funds during the Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, address homelessness, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Table 55 provides an overview of the institutional structure through which the City will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Table 56- Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Paramount	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in City of Paramount is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. The primary gap in the delivery system is inadequate resources to address all documented needs. As a result, even projects with a high priority may have to wait to be funded as listed institutions continue to seek additional funding sources.

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

Table 57 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Transportation	X		

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

In each of the last five years, the City of Paramount allocated approximately \$70,000 in General Funds to community groups which provide public services to low- and moderate-income individuals and families, including special needs populations. This approach will continue to guide how the City funds public service grants.

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

Paramount has a long track record of successful partnerships with the public and private sectors. These positive partnerships include HUD CPD programs, and are evidenced by strong intra- and inter-departmental and -agency communication. City staff works closely with other organizations to improve cooperation, partnerships, and technical capacity of projects awarded CDGB and HOME funds.

The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the Los Angeles County Continuum of Care. State funding has been reduced with several years of fiscal challenges for the State of California. It has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

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

To address the lack of resources necessary to fully address the needs of special needs populations and persons experiencing homelessness, the City will continue directing General Funds to public service organizations, and to leverage limited CHDO Set-Aside and Housing Asset funds with other state, federal, and local resources.

SP-45 GOALS SUMMARY

Table 58 – Goals Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Neighborhood services, facilities, and infrastructure	2022 – 2026	Non-housing community development	Citywide	Improve neighborhoods, facilities, and infrastructure	CDBG: \$1,333,115	Public Facility of Infrastructure other than Low / Moderate-Income Housing Benefit: 16,664 people 696 commercial code enforcement inspected
Description: Improve neighborhoods, address inaccessible public facilities and infrastructure through graffiti removal, commercial code enforcement, and public facilities and infrastructure improvement activities that remove material or architectural barriers to access.						
Goal 2 Economic opportunity programs	2022 – 2026	Non-housing community development	Citywide	Promote economic opportunity	CDBG: \$1526,855	19 businesses assisted
Description: Promote economic and job opportunities for low- and moderate-income residents through programs that support businesses and job opportunities such as Commercial Rehab, educational outcomes, and generational poverty.						
Goal 3 Affordable housing preservation, development, and access	2022 – 2026	Affordable housing	Citywide	Preserve the supply of housing affordable to low- and moderate-income residents	CDBG: \$1,330,000 HOME: \$1,166,140 HOME CHDO Set-Aside: \$225,225	26 households assisted 1,800 housing units inspected 1,000 people assisted
Description: Implement the Home Improvement Program to assist low- and moderate-income homeowners with critical home repairs and general property improvements. Implement the residential code enforcement program to identify housing quality concerns and protect residents from unsafe structures. Identify and engage a nonprofit housing development partner that qualifies as a CHDO to leverage the City's set-aside funds and other local affordable housing resources. Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services. This includes fair housing services.						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Public services	2022 - 2026	Public services, Homeless	Citywide	Provide services to low-income residents, those with special needs, and the homeless	General fund: \$350,000	30,000 people assisted
Description: Provide public services to low- and moderate-income residents including seniors, families, and youth with General Funds.						
Goal 5 Administration	2022 - 2026	All	Citywide	All	CDBG: \$697,490 HOME: \$150,150	
Description: Provide for the timely and compliant administration of the CDBG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.						

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates creating housing units for extremely low-, low-, or moderate-income families during the 2022-2026 Consolidated Plan period. The City anticipates acquiring or subsidizing the purchase of housing units for homeownership with CDBG or HOME funds. At this time the City is pursuing grant funds to match HOME CHDO set-aside funds for the development of affordable housing.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

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

N/A

Activities to Increase Resident Involvement

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

LACDA encourages residents to explore homeownership opportunities. LACDA administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, LACDA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation, and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent because of earned income, an escrow account in their name is established, and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds toward educational and homeownership endeavors.

Additionally, HACoLA provides residents with information on CDC's homeownership programs.

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

LACDA is not designated as troubled.

Plan to remove the 'troubled' designation

NA

SP-55 BARRIERS TO AFFORDABLE HOUSING

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land, and monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the 2022 Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan Resident Survey, the 2021-2029 Housing Element, and market analysis, the primary barriers to affordable housing in Paramount are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to Paramount's 2022 AI, when compared to the region, which is defined by HUD as the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, Paramount residents of all protected class groups are more likely to be exposed to poverty, less likely to live in environmentally healthy neighborhoods, less likely to live near employment centers, and less likely to live in neighborhoods with high labor force participation and educational attainment. Most Paramount residents, 95 percent, identify ethnically as Hispanic. Compared to the region Paramount has approximately double the percentage of Hispanic, Mexican-born, and Spanish with Limited English Proficiency residents.

Hispanic residents in Paramount have relatively better access to opportunities and lower exposure to adverse community factors than non-Hispanic Black/ African American, White, and Asian/ Pacific Islander residents. Despite majority minority status, Hispanic households and Black/ African American households are more likely to experience one or more housing problem than other groups and a lower rate of homeownership than non-Hispanic Whites and Asian/ Pacific Islander households.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of new and preservation of existing affordable rental housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, it will continue to leverage CDBG and HOME funds to attract private and other available public resources.

To promote fair housing, the following goals have been established for the City of Paramount.

Goal	Program Marketing
Description	Paramount shall ensure that all HUD-funded programs are marketed in high poverty areas within their jurisdiction in manners that will be accessible to residents to ensure that low-income residents and high poverty neighborhoods have best access to all program activities. Marketing shall be conducted in accordance with the City’s Language Access Plan.
Goal	Promote Fair Housing Education for Tenants and Homebuyers
Description	Paramount shall fund and promote fair housing training for tenants, homebuyers, and potential homebuyers to ensure that residents are fully informed of their rights as it relates to housing.
Goal	Promote Fair Housing Education for Landlords and Realtors
Description	Paramount shall fund and promote fair housing training for landlords and realtors to ensure that they understand the fair housing requirements and rights of tenants and homebuyers.
Goal	Maintain Fair Housing Resources on Website
Description	In collaboration with the fair housing provider for Paramount, maintain a page on the City’s website that provides access to fair housing resources and documents. Further, collaborate with the fair housing provider to promote trainings and other fair housing related events.
Goal	Maintain Housing and Community Development Resources List
Description	Establish and maintain a list of all housing and community development resources that is updated annually. This list may include services such as grant or loan programs for reasonable modifications and access to programs such as Meals on Wheels.

SP-60 HOMELESSNESS STRATEGY

Introduction

Preventing and ending homelessness is a HUD priority addressed regionally through coordination of strategies carried out locally by government agencies, community-based organizations, and faith-based groups. Consistent with this approach, the City supports the efforts of Los Angeles Homeless Services Authority (LAHSA) and the Continuum of Care (CoC) and its member organizations that address homelessness throughout the County. The City will use General Funds to support local service providers with programs that provide homeless services and to expand the supply of affordable housing. To prevent homelessness for low- and moderate-income residents.

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

The annual Point-In-Time (PIT) Count is an opportunity to reach out to homeless people assess their needs. The 2020 PIT Count reported 54,291 people homeless in Los Angeles County, and 85 people are homeless in the City of Paramount in any given night. From 2019 to 2020, homelessness in Los Angeles County fell by nine percent and in City of Paramount by 19 percent.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to work with LAHSA, which provides funding and a network of resources for homeless abatement. The COC provides emergency shelter, supportive services, transitional housing, and permanent housing and is working to increase the amount of permanent housing needed to ultimately end homelessness.

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

In support of COC efforts, this Strategic Plan provides for the use of City General Funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, and victims of domestic violence. The City will also leverage CDBG and HOME funds to expand the supply of affordable housing.

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

The strategies discussed above will help low-income individuals and families avoid becoming homeless. The City's General Fund will support public services to extremely low-, low-, and moderate-income residents. CDBG and HOME funds will support the maintenance of affordable housing throughout the City and ease pressure on the local housing market to the extent possible.

SP-65 LEAD BASED PAINT HAZARDS

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively old housing stock. Therefore, lead-based paint hazards are a concern. According to ACS data, 66 percent of the housing stock, most of which is occupied by low- and moderate-income households, was built after 1979 when the use of lead-based paint was outlawed, meaning that the residents of these homes should not be at risk of lead-based paint hazards. Only those units constructed prior to January 1, 1978, are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

To reduce lead-based paint hazards, the City takes the following actions:

- Include lead testing and abatement procedures, as required, in all residential rehabilitation activities falling under Strategic Plan Goal No. 2 for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Fair Housing Foundation and the City's residential rehabilitation activities.

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

Over time through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

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

In accordance with federal regulation the City of Paramount has established policies regarding the identification of lead-based paint (LBP) hazards. Housing build prior to 1978 must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, they must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint assessor prior to the issuance of the Notice of Completion. The City will continue to maintain policies and procedures to increase access to housing without LBP hazards. CDBG and HOME funding is not provided until it is determined properties are free of LBP hazards.

SP-70 ANTI-POVERTY STRATEGY

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

Poverty continues to be a significant challenge in the City. According to the 2013-2017 American Community Survey 5-Year Estimates, there are 11,099 residents living below the poverty level. Of these residents, 4,579, over a quarter, are children under the age of 18.

To meaningfully address this challenge, each of the goals included in the 2022-2026 Strategic Plan is aligned to support activities promoting the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Strategic Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Strategic Plan will help to reduce the number of poverty-level families by:

- Supporting activities to improve neighborhoods, facilities, and infrastructure;
- Supporting activities to promote economic opportunity;
- Supporting activities to preserve the supply of housing affordable to low- and moderate-income residents; and
- Supporting activities to provide services to low-income residents, those with special needs, and the homeless.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. In California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare, and cash payments to meet basic needs such as housing, nutrition, and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

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

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents to reduce the number of poverty-level families. For example, activities completed under the goal of affordable housing preservation, development and access will rehab low- and moderate income, owner-occupied homes over the next five years, and will keep residents safely housed. The economic opportunity programs goal will rehab commercial facades and create opportunities for youth empowerment and service. A stronger retail environment and engaged youth are investments in economic growth and stability. Activities completed under the public services goal will enable local nonprofit organizations to continue providing critical safety-net services to families in poverty and other low- and moderate-income housing with specific service needs.

SP-80 MONITORING

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

To ensure CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City of Paramount provides technical assistance to all subrecipients at least once a year..

Technical Assistance: To enhance compliance with federal program regulations, the Finance Department provides technical assistance to prospective applicants for any CDBG or HOME Notice of Funding Availability upon request to review the Strategic Plan goals, program requirements and available resources with potential applicants. Additionally, technical assistance is provided during the implementation of CDBG or HOME funded projects to ensure that appropriate resources are provided in furtherance of compliance with the program regulations.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above as soon as compliance concerns are identified.

For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements and may include annual monitoring to ensure renter occupied units' household income, rent and utility allowance comply with applicable limits pursuant to the affordability covenant. For HOME funded activities, annual monitoring is undertaken to ensure renter occupied unit household income, rents, and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

2022-2023 Action Plan

AP-15 EXPECTED RESOURCES

During the five-year period of the Consolidated Plan from July 1, 2022, to June 30, 2026, the City of Paramount anticipates investing an estimated \$3.8 million of CDBG and \$1.5 million of HOME funds to support the goals of this Strategic Plan. The annual allocation of CDBG and HOME is subject to federal appropriations and changes in demographic data used in HUD’s formulas for each respective program.

If Congress does not complete the appropriations process for HUD’s FY2022 appropriation prior to the thirty-day public review process for the Draft Action Plan and final public hearing in April, and City funding is either increased or decreased from what is presented in the Draft Action Plan, no additional public review will be required. Instead, City staff will inquire of each agency with City Council-approved public services activities and determine if the agency will be able to implement their program with the budget change. Once the City has determined the number of agencies willing to proceed with their program, City staff will proportionately increase or decrease all agencies’ grant awards.

For the 2022-2023 Program Year, the City anticipates receiving and will allocate in the Annual Action Plan an estimated \$777,492 of CDBG funds and \$300,303 of HOME funds to program activities that will be implemented from July 1, 2022, to June 30, 2023. There are \$8,000 in HOME Program Income and no available prior year resources.

Table 59 -Anticipated Resources

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$777,492			\$777,492	\$3,109,968	Based on 2021 FY allocation from HUD.
HOME	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$300,303	\$8,000		\$308,303	\$1,541,515	Based on 2021 FY allocation from HUD.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
		Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
General Fund	Public/ Community Service Activities	\$70,000			\$70,000	\$280,000	Subject to the City Budget and Council approval

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

Available public resources to serve low- and moderate-income households will need to be distributed across the spectrum of needs and heavily leveraged when possible. The City will actively pursue additional State and federal funding sources to leverage CDBG and HOME Funds. The City may leverage CDBG with HOME funding if used for affordable housing. The City will leverage HOME funding if future eligible projects are presented during the 5-year planning process. The HOME Program requires a 25-percent match based on fund expenditure; however, statute provides a reduction of the matching contribution requirement under three conditions: 1) Fiscal distress; 2) Severe fiscal distress; and 3) Presidentially declared major disasters covered under the Stafford Act. The City has been identified by HUD as a fiscally distressed jurisdiction and has been granted a 100-percent match reduction for FY 2021-2022 and expects this designation to occur in the 2022-2023 planning period as well.

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

Land or property to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

The City of Paramount shares overall responsibility for meeting the priority needs identified in the Strategic Plan with many other organizations. The City is responsible for using CPD entitlement funds to address the needs of low- and moderate-income residents. Other City departments and organizations provide services to low- and moderate-income residents by utilizing funding from federal, state, local, and private resources.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Table 60 – Goals Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Neighborhood services, facilities, and infrastructure	2022 – 2023	Non-housing community development	Citywide	Improve neighborhoods, facilities, and infrastructure	CDBG: \$266,623	Public Facility of Infrastructure other than Low / Moderate-Income Housing Benefit: 3,333 people 139 commercial code enforcement inspected
Description: Improve neighborhoods, address inaccessible public facilities and infrastructure through graffiti removal, commercial code enforcement, and public facilities and infrastructure improvement activities that remove material or architectural barriers to access.						
Goal 2 Economic opportunity programs	2022 – 2023	Non-housing community development	Citywide	Promote economic opportunity	CDBG: \$105,371	4 businesses assisted
Description: Promote economic and job opportunities for low- and moderate-income residents through programs that support businesses and job opportunities such as Commercial Rehab, educational outcomes, and generational poverty.						
Goal 3 Affordable housing preservation, development and access	2022 – 2023	Affordable housing	Citywide	Preserve the supply of housing affordable to low- and moderate-income residents	CDBG: \$266,000 HOME: \$233,228 HOME CHDO Set-Aside: \$45,045	5 households assisted 360 housing units inspected 200 people assisted
Description: Implement the Home Improvement Program to assist low- and moderate-income homeowners with critical home repairs and general property improvements. Implement the residential code enforcement program to identify housing quality concerns and protect residents from unsafe structures. Identify and engage a nonprofit housing development partner that qualifies as a CHDO to leverage the City’s set-aside funds and other local affordable housing resources. Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services. This includes fair housing services.						

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Public services	2022 - 2023	Public services, Homeless	Citywide	Provide services to low-income residents, those with special needs, and the homeless	General fund: \$70,000	6,000 people assisted
Description: Provide public services to low- and moderate-income residents including seniors, families, and youth with General Funds.						
Goal 5 Administration	2022 – 2023	All	Citywide	All	CDBG: \$139,489 HOME: \$30,030	
Description: Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.						

AP-35 PROJECTS

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Paramount will invest CDBG and HOME funds in projects to preserve existing affordable housing, provide fair housing services, improve City public facilities and infrastructure, and increase economic opportunity. Together, these projects will address the needs of low- and moderate-income Paramount residents.

Table 61 – Project Information

2022-2023 Projects	
1.	Neighborhood Services
2.	Economic Opportunity Programs
3.	Affordable Housing Preservation and Access
4..	Program Administration

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

Based on the Strategic Plan, the City allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2022-2023 to projects and activities that benefit low- and moderate-income people. The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources.

AP-38 PROJECT SUMMARY

Table 62 – Project Summary Information

1	Project Name	Neighborhood Services
	Target Area	Citywide
	Goals Supported	Neighborhood services
	Needs Addressed	Improve neighborhoods, facilities, and infrastructure
	Funding	\$266,623
	Description	Improve neighborhoods, facilities, and infrastructure through graffiti removal, commercial code enforcement, and public facilities and infrastructure improvement activities that remove material or architectural barriers to accessibility.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Public service activities other than Low/Moderate Income Housing 3,333 people 139 businesses
	Location Description	
	Planned Activities	Graffiti removal and code enforcement
2	Project Name	Economic Opportunity Program
	Target Area	Citywide
	Goals Supported	Economic Opportunity
	Needs Addressed	Promote Economic Opportunity
	Funding	\$105,371
	Description	Support a stronger retail environment to promote economic and job opportunities for local low- and moderate-income residents. To better address educational outcomes and generational poverty.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	4 business assisted
	Location Description	
	Planned Activities	Commercial rehab
3	Project Name	Affordable housing preservation and access
	Target Area	Citywide
	Goals Supported	Affordable housing preservation, development, and access
	Needs Addressed	Preserve the supply of housing that is affordable to low- and moderate-income residents
	Funding	CDBG \$266,00; HOME \$233,288; HOME Set-Aside \$45,045
	Description	Implement the Home Improvement Program to assist low- and moderate-income homeowners with critical home repairs and general property improvements. Implement the residential code enforcement program to identify housing quality concerns and protect residents from unsafe structures. Identify and engage a nonprofit housing development partner that qualifies as a CHDO to leverage the City's set-aside funds and other local affordable housing resources. Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services. This includes fair housing services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	5 households assisted 360 housing units inspected 200 people assisted
	Location Description	
	Planned Activities	Housing rehab, code enforcement, and fair housing services
4	Project Name	Program Administration
	Target Area	Citywide

Goals Supported	Neighborhood services Economic opportunity programs Affordable housing preservation, development and access
Needs Addressed	Improve neighborhoods, facilities, and infrastructure Promote economic opportunity Preserve the supply of housing affordable to low- and moderate-income residents
Funding	CDBG:\$139,498, HOME:\$30,030
Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals
Target Date	6/30/2022
Estimate the number and type of families that will benefit	
Location Description	
Planned Activities	

AP-50 GEOGRAPHIC DISTRIBUTION

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In accordance with the 2022-2023 Strategic Plan all CDBG and HOME funds will be directed toward activities benefitting low- and moderate-income residents.

Table 63 - Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of non-administrative CDBG and HOME investments for program year 2022-2023 to projects and activities that benefit low- and moderate-income residents citywide.

AP-55 AFFORDABLE HOUSING

Introduction

The 2022-2026 Strategic Plan provides the framework for investing CDBG and HOME funds in the City of Paramount. Housing programs are a high priority need and will be addressed by activities performed under the affordable housing preservation, development, and access goal.

Table 64 - One Year Goals for Affordable Housing by Support Type

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

Table 65 - One Year Goals for Affordable Housing by Support Requirement

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

Discussion

Paramount residents have significant need for high quality and affordable housing. An estimated 70 percent of Paramount’s 14,340 households carry housing costs in excess of 30 percent of their income. The situation is most tenuous for the 2,565 renter households with incomes below 50 percent of AMI, which are paying over 50 percent of their income for housing, and are considered the most at risk of becoming homeless.

Paramount’s housing stock is aging and residents with low and/ or fixed incomes may not be financially positioned to make necessary repairs. Approximately 66 percent of Paramount’s 14,340 units of housing stock was constructed before 1980, and almost 47 percent (6,670 units) of those units were occupied by low- and moderate-income households.

Through rehab and code enforcement activities the City will preserve the affordability of four owner-occupied units and inspect 186 units.

AP-60 PUBLIC HOUSING

Introduction

Public housing and other assisted housing programs are part of the efforts by Los Angeles County to address the affordable housing needs of extremely low- and very low-income families in Paramount. The Los Angeles County Development Authority (LACDA) oversees HUD public housing programs for participating jurisdictions, including Paramount.

LACDA administers the Section 8 Housing Choice Voucher Program (Section 8), which provides rental assistance to 62 incorporated cities and towns and all of the unincorporated areas in Los Angeles County. LACDA provides affordable housing for low-income families, seniors, and disabled persons.

The mission of LACDA is “provide safe, decent and sanitary housing conditions within a suitable living environment for very low-income and low-income families and to manage resources efficiently. The LACDA is to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.”

According to the 2020 HUD Picture report there are no public housing developments in Paramount. All public housing is administered via housing choice vouchers of which there are 463 in Paramount. LACDA monitors all units to ensure they are in adequate condition.

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

The most pressing need is the high demand for affordable housing throughout Los Angeles County. This is documented by the long waitlist, which consists of 60,000 families.

Beyond the need for affordable housing, LACDA seeks to address the needs of residents to gain access to service programs such as: job training and placement and self-sufficiency.

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

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

LACDA encourages residents to explore homeownership opportunities. LACDA administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident’s transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, LACDA utilizes marketing materials to outreach and further promote the program’s requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent because of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds toward educational and homeownership endeavors.

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

Not applicable. LACDA is designated as a High Performing PHA.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

Introduction

The City of Paramount will support homeless and other special needs activities through community grants administered by the Community Services and Recreation Departments. Each year the City allocated approximately \$70,000 to support community-based nonprofits – many of which focus their work on addressing homelessness and providing services to special needs populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual need.

The City of Paramount supports the efforts of the Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations. In alignment with this strategy the City has set a goal of providing public services to 6,000 at risk of homelessness, homeless, and special needs residents during fiscal year 2022-2023. Approximately \$70,000 of General Funds will be distributed to local nonprofit organizations serving these populations. The grants are administered by the City's Community Services Department. The City of Paramount does not receive ESG funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Paramount supports the efforts of the Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations to provide a spectrum of services and housing to help the homeless and those at risk of homelessness gain stability. In 2017 the City adopted a number of zoning ordinances to facilitate development of housing, shared housing, emergency and transitional shelter, and single-room occupancy housing. Furthermore, the City's one-year goal of affordable housing preservation, development, and access addresses the underlying issue of inadequate supply of affordable housing and anticipates assisting four households. The City does not receive ESG funds.

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

The City's one-year public services goal anticipates helping 6,000 residents of Paramount, with an emphasis on those who are of homeless, at risk of homelessness, and have special needs. In many instances these are essential services, such as food, which enable households to divert resources to rent. This assistance helps those transitioning out of homelessness. The City's one-year goal of affordable housing preservation, development, and access addresses the underlying issue of inadequate supply of affordable housing and anticipates assisting four households. Furthermore, between 2017 and 2021 the City adopted a number of zoning ordinances to facilitate development of housing, shared housing, emergency and transitional shelter and single-room occupancy housing. The City does not receive ESG funds.

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

The City's one-year public services goal anticipates helping 6,000 residents of Paramount, with an emphasis on those who are of homeless, at risk of homelessness, and have special needs. In many instances these are essential services, such as food, which enable households to divert resources to rent. This assistance helps those at risk of homelessness. The City's one year goal of affordable housing preservation, development, and access addresses the underlying issue of inadequate supply of affordable housing and anticipates assisting four households. The City does not receive ESG funds.

Discussion

The City of Paramount is committed to using the tool at its disposal to work to meet the needs of those experiencing homelessness and at risk of homelessness. The City does not receive ESG funds. Between 2017 and 2021 the City adopted a number of zoning ordinances to facilitate development of housing, shared housing, emergency and transitional shelter and single room occupancy housing. The City plans to commit General and HOME funds to services for the homeless and those at risk of homelessness and to preserve affordable housing. Additionally, the City is committed to working with a CDHO to leverage Affordable Housing Fund resources for the creation of additional affordable housing where infill opportunities exist.

AP-75 BARRIERS TO AFFORDABLE HOUSING

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land, and monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the 2022 Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan Resident Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Paramount are

- housing affordability,
- the lack of monetary resources necessary to develop and sustain affordable housing,
- concentrations of racial and ethnic minorities,
- access to opportunities and exposure to adverse community factors, and
- housing issues.

These barriers are interconnected. Demand for affordable housing exceeds the supply, insufficient resources are available to increase the supply of affordable housing resulting in renter households carrying a housing cost burden in excess of 30 percent of AMI and/ or living in areas with low access to opportunities and high exposure to adverse community factors. In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

According to Paramount's 2022 AI, when compared to the region, which is defined by HUD as the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, Paramount residents of all protected class groups are more likely to be exposed to poverty, less likely to live in environmentally healthy neighborhoods, less likely to live near employment centers, and less likely to live in neighborhoods with high labor force participation and educational attainment. Most Paramount residents, 95 percent, identify ethnically as Hispanic. Compared to the region Paramount has approximately double the percentage of Hispanic, Mexican-born, and Spanish with Limited English Proficiency residents.

Hispanic residents in Paramount have relatively better access to opportunities and lower exposure to adverse community factors than non-Hispanic Black/ African American, White, and Asian/ Pacific Islander residents. Despite majority minority status, Hispanic households and Black/ African American households are more likely to experience one or more housing problem than other groups and a lower rate of homeownership than non-Hispanic Whites and Asian/ Pacific Islander households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of new and preservation of existing affordable rental housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, it will continue to leverage CDBG and HOME funds to attract private and other available public resources.

To promote fair housing, the following goals have been established for the City of Paramount.

Goal	Program Marketing
Description	Paramount shall ensure that all HUD-funded programs are marketed in high poverty areas within their jurisdiction in manners that will be accessible to residents to ensure that low-income residents and high poverty neighborhoods have best access to all program activities. Marketing shall be conducted in accordance with the City’s Language Access Plan.
Goal	Promote Fair Housing Education for Tenants and Homebuyers
Description	Paramount shall fund and promote fair housing training for tenants, homebuyers and potential homebuyers to ensure that residents are fully informed of their rights as it relates to housing.
Goal	Promote Fair Housing Education for Landlords and Realtors
Description	Paramount shall fund and promote fair housing training for landlords and realtors to ensure that they understand the fair housing requirements and rights of tenants and homebuyers.
Goal	Maintain Fair Housing Resources on Website
Description	In collaboration with the fair housing provider for Paramount, maintain a page on the City’s website that provides access to fair housing resources and documents. Further, collaborate with the fair housing provider to promote trainings and other fair housing related events.
Goal	Maintain Housing and Community Development Resources List
Description	Establish and maintain a list of all housing and community development resources that is updated annually. This list may include services such as grant or loan programs for reasonable modifications and access to programs such as Meals on Wheels.

AP-85 OTHER ACTIONS

Introduction

The City of Paramount's planned investment of CDBG and HOME funds through the 2022-2023 Action Plan will address obstacles to fostering development of and maintaining existing affordable housing; evaluating and reducing lead-based paint hazards; reducing the number of families living in at or below the poverty line; developing institutional structure; and enhanced coordination among collaborative agencies and organizations. Additionally, this section will identify obstacles to meeting underserved populations needs and propose action to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources, and the high cost of housing that is not affordable to low-income people. To address this obstacle, at least in part, the City is investing City General funds in local nonprofit organizations to address the public service needs of those who are homeless, at risk of homelessness, or have incomes that are extremely low-, low-, or moderate.

The City will continue supporting the preservation of low- and moderate-income owner-occupied housing. To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME funds in Program Year 2022-2023 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

Actions planned to foster and maintain affordable housing

During the 2022-2023 Program Year, the City will invest HOME funds to continue preserving and maintaining low- and moderate-income owner-occupied single-family dwellings. It will also work to identify a CHDO to partner with to leverage other federal, state, and local funds.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978, and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the Consolidated Plan-Strategic Plan and this Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities to improve neighborhoods, facilities, and infrastructure;
- Supporting activities to promote economic opportunity;
- Supporting activities to preserve the supply of housing affordable to low- and moderate-income residents; and
- Supporting activities to provide services to low-income residents, those with special needs, and the homeless.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition, and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Paramount is high functioning and collaborative, especially the relationship between local government and the nonprofit sector. The nonprofit sector is comprised of a network of capable and committed organizations which deliver a full range of services to Paramount residents. Strong City departments anchor the administration of HUD grant programs and the housing, community, and economic activities implemented by the City.

Through technical assistance and the annual Notice of Funding Availability process commencing each year, the City continues to develop and expand local institutional structure by strengthening existing partnerships and leveraging the experience of organizations that previously have not participated in locally administered federal programs to expand the number of program offerings available to residents.

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

To enhance coordination between public and private housing and social service agencies, the City will welcome and encourage the participation of a wide variety of agencies and organizations that deliver housing and supportive services that add value to the lives of low- and moderate-income residents in Paramount.

Discussion

In the implementation of the 2022-2023 Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

In the implementation of programs and activities under the 2022-2023 Action Plan, the City of Paramount will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnerships Program (HOME)
Reference 24 CFR 91.220(1)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not use forms of investment other than what is included in Section 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME regulations (24 CFR 92.254) require the City of Paramount to place certain restrictions on HOME-assisted ownership housing in order to help preserve affordable housing throughout the City. If ownership of a property is transferred during the relevant affordability period, or the low-income owner no longer occupies the unit as a principal residence, the City must implement either resale or recapture provisions to preserve affordable housing units.

Affordability Preservation

The City imposes resale restrictions upon homes purchased with HOME First Time Homebuyer Assistance funds.

Mechanisms of Enforcement

The method of affordability preservation will be clearly stated in the written Participation Agreement with the homebuyer. In addition, covenants running with the land will be

recorded and used as the mechanism to impose and enforce the affordability preservation requirements.

Period of Affordability

The HOME regulations require that assisted properties remain affordable for a minimum specified period of time, dependent on the level of HOME funds invested. The required minimum affordability periods under the HOME program are summarized below:

HOME – Minimum Affordability Periods

Less than \$15,000 5 years

\$15,000 - \$40,000 10 years

\$40,000 or more 15 years

Resale Provisions (Development Subsidy Project)

If the participant elects to sell the HOME-assisted property prior to the expiration of the affordability period, the assisted unit must be made available for subsequent purchase only to another homebuyer whose family qualifies as a low-income family and will use the property as its principal residence. The City will review the qualifications of the purchaser to determine eligibility and affordability.

The affordable determinations for the property will be based on the following:

The sales price must be affordable to a household with income at or below an amount equal to 90% of the current income limits for 80% of area median income for Los Angeles County.

An affordable housing cost for the acquiring household shall be based on the lower of:

Total monthly housing costs that do not exceed 30% of monthly income, or

For households at or below 80% of area median income, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit.

The participant will be allowed to receive their acquisition investment and any capital improvements. The price at resale will provide the original HOME-assisted owner a fair return on their investment. Dependent on the net proceeds for the sale, and notwithstanding the foregoing, the seller shall be entitled to receive a minimum return on their investment (down-payment and City approved capital improvements) that is at least equal to the net change in the area median income for Los Angeles County as measured from the date of their acquisition to the date of sale.

Foreclosures

The affordability preservation restrictions may terminate upon occurrence of any of the following events:

- Foreclosure
- Transfer in lieu of foreclosure; or
- Assignment of an FHA insured mortgage to HUD

The City may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the event of termination cures the default and retains ownership interest in the housing.

In the event of foreclosure of the first mortgage, the homeowner agrees that the net proceeds of a foreclosure sale (after payment of the prior mortgage) shall be paid to the City of Paramount, as payment for the amount loaned under the Loan agreement and its share in any available equity. The City shall exercise good faith efforts to salvage the project and preserve it for affordable housing.

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

See above

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

The City does not intend to use HOME fund under the 2022-2023 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Paramount will follow all HUD regulations concerning the use of CDBG and HOME funds.