



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

NOTICE OF PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the City of Torrance's **DRAFT FIVE-YEAR CONSOLIDATED PLAN COVERING FISCAL YEAR ("FY") 2023-27 AND ANNUAL ACTION PLAN COVERING FY 2023-24** will be available for public review and comment beginning Thursday, May 18, 2023.

A Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving federal funding. The City is eligible to receive HUD funding from the HOME Investment Partnerships (HOME) program.

In summary, the Consolidated Plan serves four separate, but integrated, functions. The Consolidated Plan is: a planning document for the jurisdiction, which builds on a participatory process at the lowest levels; an application for federal funds under HUD's formula grant programs (CDBG, HOME, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)); a strategy to be followed in carrying out HUD programs; and, lastly, an action plan that provides a basis for assessing performance. The City does not currently have a Consolidated Plan.

The Five-Year Consolidated Plan includes an Annual Action Plan for Fiscal Year July 1, 2023 through June 30, 2024. The Annual Action Plan contains a list of activities the City will undertake to address priority housing and community development needs and local objectives with anticipated HOME funding received during the next program year. The Annual Action Plan is submitted annually and prepared according to HUD regulations. A copy of HUD's final rule (issued January 5, 1995, Federal Register) is available upon request.

HOME funds can be used to: provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations; provide tenant-based rental assistance, including security deposits; provide payment of reasonable administrative and planning costs; and, provide for the payment of operating expenses of community housing development organizations.

The City has been notified by HUD that Torrance will be receiving \$510,196 in HOME funds for FY 2023-24. Of the HOME funds received, no more than 10% can be used for administrative and program delivery activities. 15% is set aside for Community Housing Development Organizations, as constituted under the regulations. The balance of funds can only be used for housing activities. Additionally, the City received \$1,710,939 in FY 2021-2022 HOME-ARP funds for supportive services for people experiencing homelessness in 2022.

The Draft Five-Year Consolidated Plan 2023-2027 and FY 2023-24 Annual Action Plan is available for viewing at the following locations during normal operating hours:

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

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

The plan is also viewable online at <https://www.torranceca.gov/our-city/community-development/home-american-rescue-plan-home-arp>

Citizens' wishing to comment on the City's Five-Year Consolidated Plan and/or FY 2023-24 Annual Action Plan must do so in writing. Written comments will be accepted for a period of thirty days from May 18, 2023 or no later than 5:30 p.m. on Monday, June 19, 2023. Written comments must be addressed to:

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

It is anticipated that the Torrance City Council will take final action on the Five-Year Consolidated Plan (FY 2023-2027) and FY 2023-24 Annual Action Plan at the City Council meeting to be held on June 20, 2023.

In compliance with the Americans with Disabilities Act, if you need special assistance to submit a comment regarding the Five-Year Consolidated Plan FY 2023-27 and Annual Action Plan covering FY 2023-24, please contact the Special Programs/Homelessness Division of the Community Development Department at (310) 618-5899.

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

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

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

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

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

NOTICE OF DOCUMENT AVAILABILITY: Notice is hereby given that copies of the Five-Year Consolidated Plan (FY 2023-2027) and FY 2023-24 Annual Action Plan will be available for review and comment from May 18, 2023 through June 19, 2023, in various locations including, but not limited to the City of Torrance's Community Development Department and City Clerk's Office. Interested parties wishing to obtain a copy, in either written or alternate format, should contact Julia Smith, Business Manager, at (310) 618-5899.

Posted: May 18, 2023

**REBECCA POIRIER
CITY CLERK**