

City of Torrance
Five-Year
Consolidated Plan
Substantial Amendment

July 1, 2023-June 30, 2028


Annual Action Plan

July 1, 2023-June 30, 2024

July 3, 2024

Community Development Department

Prepared for submission to the U.S. Department of
Housing and Urban Development (HUD)



The substantial amendment to the Consolidated Plan adds the Community Development Block Grant (CDBG) program funding in FY 2024-2025.

Executive Summary

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

1. Introduction

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

As a condition for the City to receive HOME Investment Partnership (HOME) funds, the City must submit a five year Consolidated Plan (Con Plan) outlining the jurisdiction's housing and community development needs and priorities, and an Annual Action Plan identifying how the jurisdiction plans to allocate its US Department of Housing and Urban Development (HUD) funding allocation to address those priority needs. This report utilizes HUD's current standard template for producing the City's Five Year Con Plan (2023-2027), FY 2023-2024 Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) directly within HUD's Integrated Disbursement and Information System (IDIS). The substantial amendment to the Consolidated Plan adds the Community Development Block Grant (CDBG) program funding in FY 2024-25. Additionally, the substantial amendment removes the HOME-ARP funding.

The Con Plan consists of three major sections: (1) a housing and community development needs assessment; (2) a housing market analysis; and (3) a strategic plan, which identifies those priority housing and community development needs and strategies that the jurisdiction plans to address with the available HUD resources over the next three to five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

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

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

3. Evaluation of past performance

N/A. This is the City's first Five Year Con Plan submission. The amendment covers FY 2024-2027 funding.

4. Summary of citizen participation process and consultation process

The City of Torrance engaged in an extensive citizen participation process. On May 9, 2023, a Public Hearing was held during the regular meeting of the Torrance City Council to solicit input regarding the creation of the Plan. Notice of the public hearing was published in the Daily Breeze on April 28, 2023. The first public hearing focuses on performance and the needs of the community as they relate to housing, homelessness, and community development needs. Minutes of this meetings are on file with the City Clerk's Office. Notice of the public hearing was also posted 10 days prior to the public hearing within the 3 public places at City Hall (City website, outside of the City Clerk's office, and at the Permit Center). The City also undertook diligent and good faith efforts to outreach to all segments of the community that may benefit from the HOME program. In December 2022, the community was asked to help identify issues and priority needs in the areas of housing, homeless housing, social services, and fair housing via an online survey platform. The survey allowed respondents to rank in order of level of need from "low need" to "high need" for the most needed housing and homeless housing needs; moreover, the survey captured critical information on housing discrimination, and barriers to housing choice. This survey was published on the City's website, social media, and newsletter. The survey was sent to 340 multi-family property owners (based on business license data) and 101 low-income tenants who applied for the City's 2021 COVID rent relief program. The second public hearing was held on June 20, 2023. Notice of the public hearing was published in the Daily Breeze on June 9, 2023. Minutes of this meetings are on file with the City Clerk's Office. Notice of the public hearing was also posted 10 days prior to the public hearing within the 3 public places at City Hall (City website, outside of the City Clerk's office, and at the Permit Center).

Additionally, the City consulted with social services agencies, health centers, and other organizations within the CoC regarding the housing and community development needs of the City of Torrance via an

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electronic survey. Further information regarding the organizations consulted is available in the Consultation section of the Consolidated Plan.

For the substantial amendment to the Consolidated Plan and FY 2024-25 Action Plan, a Public Hearing was held on October 24, 2023 to solicit input from the community regarding the substantial amendment adding the CDBG program. Additionally, a community survey was disbursed regarding community needs specific to the CDBG program. This survey was published on the City's website, social media, and newsletter. The survey was sent to 340 multi-family property owners (based on business license data) and 101 low-income tenants who applied for the City's 2021 COVID rent relief program. The survey was also sent to the City's homeowner's associations. A second public hearing took place on July 2, 2024.

5. Summary of public comments

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

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

All comments were accepted.

7. Summary

The City of Torrance's FY 2023-2027 Consolidated Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years, financial assistance, and support of the community will be directed toward the following areas:

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

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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.

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

Table 1 – Responsible Agencies

Narrative

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

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

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

Consolidated Plan Public Contact Information

Julia Smith

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Community Development Department

310-618-5899

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the FY 2023-27 Con Plan and FY 2023-24 Action Plan development, the City undertook outreach activities to consult and coordinate with nonprofit agencies, government agencies, and residents regarding the needs of the community. Outreach efforts have been summarized in the Executive Summary section of this Con Plan.

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)).

Los Angeles County is divided into eight Service Planning Areas (SPAs); Torrance is located in SPA 8. Torrance consulted with agencies serving SPA 8 within the Los Angeles County Continuum of Care (CoC) in the creation of this Plan. This consultation was through an electronic survey as described in the consultation summary section of this Plan.

The City solicited input from agencies within the CoC including the following:

- Harbor Interfaith Services
- 1736 Family Crisis Center
- John Gogian Family Foundation
- Berkshire Hathaway HomeServices
- Torrance Unified School District
- City of Torrance Housing Authority
- Torrance Memorial Medical Center
- Family Promise of the South Bay
- Veterans of America Los Angeles
- Los Angeles Homeless Services Authority (LAHSA)
- South Bay Cities Council of Governments
- U.S. Department of Veteran’s Affairs
- AT & T

For the substantial amendment, the City also received organization responses from the Torrance Education Foundation, Area G Disaster Management Area Representative, National Apartment Association, Providence Little Company of Mary Medical Center, and the Torrance YMCA. The City consulted with the Los Angeles Public Health Department regarding lead based paint as well as the Metropolitan Water District of Southern California.

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

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

During the initial 2023-2027 Consolidated Plan consultation process, LAHSA recommended that the City of Torrance utilize HOME funds for new construction of affordable rental units, housing for seniors, and permanent supportive housing. For housing needs, LAHSA ranked affordable rental housing, energy efficient home improvements, senior housing, housing for the disabled, and tenant based rental assistance as having the highest need. For homeless housing needs, LAHSA ranked homeless prevention, supportive services, permanent housing, one-time security deposit assistance, and tenant based rental assistance as having the highest level of need. LAHSA stated that the City of Torrance needs: multi-family apartments, housing dedicated to those with physical or mental disabilities, senior housing, and supportive housing for people experiencing homelessness.

In the substantial amendment and FY 24-25 Action Plan consultation process, LAHSA ranked the following categories as having the highest need in the City of Torrance: safe routes to schools, alley improvements, graffiti removal, youth centers, senior centers, workforce/skills training and/or job placement, programs for at-risk youth, after school/summer camp programs, health care facilities & services, childcare facilities & services, disaster and emergency preparedness services, counseling/emotional support services, homeless counseling/outreach services, drug/alcohol abuse counseling/treatment, food services for residents with special needs, affordable legal services, low-cost transportation services (taxi coupons and dial-a-ride), and domestic counseling.

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Harbor Interfaith Services
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
2	Agency/Group/Organization	Torrance Memorial Medical Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
3	Agency/Group/Organization	Family Promise of the South Bay
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
4	Agency/Group/Organization	HOUSING RIGHTS CENTER
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
5	Agency/Group/Organization	Torrance Unified School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
6	Agency/Group/Organization	Volunteers of America - Greater Los Angeles
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Services-Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
7	Agency/Group/Organization	U.S Department of Veterans Affairs
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan.
8	Agency/Group/Organization	Housing Authority of the City of Torrance
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
9	Agency/Group/Organization	South Bay Cities Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
10	Agency/Group/Organization	John Gogian Family Foundation
	Agency/Group/Organization Type	Non-profit foundation Foundation

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan.
11	Agency/Group/Organization	City of Torrance Social Services Commission
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs 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?	Staff presented to the Commission and solicited feedback in January 2023. Additionally, one commission member completed the electronic consultation survey.
12	Agency/Group/Organization	Berkshire Hathaway HomeServices
	Agency/Group/Organization Type	Housing Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
13	Agency/Group/Organization	1736 FAMILY CRISIS CENTER
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
14	Agency/Group/Organization	AT&T
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Business Leaders

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
15	Agency/Group/Organization	LOS ANGELES HOMELESS SERVICES AUTHORITY
	Agency/Group/Organization Type	Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	City staff sent the organization the electronic consultation survey regarding the housing, homeless housing, fair housing, and community development needs of the City. Feedback included in the Consolidation Plan. Organization also completed substantial amendment survey.
16	Agency/Group/Organization	Torrance South Bay YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education

	What section of the Plan was addressed by Consultation?	Economic Development Non-Housing Public Service and Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed substantial amendment survey: economic development, non-housing public service needs, fair housing.
17	Agency/Group/Organization	Providence Little Company of Mary Medical Center
	Agency/Group/Organization Type	Services-Health Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing Public Service and community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed substantial amendment survey: economic development, non-housing public service needs, fair housing.
18	Agency/Group/Organization	National Apartment Association
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed substantial amendment survey: economic development, non-housing public service needs, fair housing.
19	Agency/Group/Organization	Torrance Education Foundation
	Agency/Group/Organization Type	Foundation Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed substantial amendment survey: economic development, non-housing public service needs, fair housing.

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20	Agency/Group/Organization	Area G Disaster Management Area
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing Public Service and community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed substantial amendment survey: economic development, non-housing public service needs, fair housing.
21	Agency/Group/Organization	County of Los Angeles Department of Public Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead Based Paint
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City contacted Los Angeles County Public Health to consult regarding the location of lead based paint hazards in the City of Torrance. LA County Public Health does not provide this information due to ongoing privacy concerns.
22	Agency/Group/Organization	The Metropolitan Water District of Southern California
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources
	What section of the Plan was addressed by Consultation?	Economic Development Non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with the Metropolitan Water District regarding non-housing community development needs. No needs identified.

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

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. The CoC is required to take action steps to end homelessness and prevent a return to homelessness through intake and assessment, emergency shelter, transitional housing with supportive services, permanent & permanent supportive housing with services if needed. The Strategic Plan goals of: affordable housing and fair housing choice/access overlap with the goals of the CoC.
City of Torrance Housing Element	City of Torrance Community Development Department	The Housing Element provides goals and recommendations for improving the housing conditions in the City of Torrance. The goals of expanding affordable housing opportunities and expanding fair housing choice and access align with the Housing Element goals.
Plan to Prevent and Combat Homelessness	City of Torrance City Manager's Office	The Plan to Prevent and Combat Homelessness includes the following strategies: Reduce or prevent homelessness in Torrance by having its own dedicated programs; Leverage existing City resources to focus on homelessness or prevention programs; and Pursue innovative homelessness and housing solutions. The Strategic Plan needs of expanding affordable housing opportunities, expanding fair housing choice and access, and providing vital homeless services align with the goals of the Torrance Homeless Plan.

Table 3 – Other local / regional / federal planning efforts

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(I))

The City sent the draft Consolidated Plan to neighboring cities to request input on any activities that could be coordinated in such a way to achieve comprehensive community goals as well as any information on any non-housing community development that might warrant coordination with our community. No input was received.

In addition, the City will continue to cooperate and coordinate with public and private agencies that include, but are not limited to, the following:

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- California Department of Housing and Community Development
- County of Los Angeles, Department of Health Services
- Harbor Interfaith Services
- 1736 Family Crisis Center
- Torrance Unified School District
- City of Torrance Housing Authority
- Torrance Memorial Medical Center
- Family Promise of the South Bay
- Veterans of America Los Angeles
- Los Angeles Homeless Services Authority (LAHSA)
- US Department of Housing and Urban Development
- Adjacent communities

Narrative (optional):

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

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

At part of the preparation of the FY 2023-27 Con Plan and FY 2023-24 Action Plan, the City reached out to both public and private organizations that service residents of Torrance.

The City conducted two public hearings. The first public hearing focuses on the needs of the community as they relate to housing, homelessness, and community development. This hearing took place before the Torrance City Council on May 9, 2023. The second public hearing provides citizens with an opportunity to comment on the draft Consolidated Plan and/or Annual Action Plan. This hearing took place on June 20, 2023. Minutes of these meetings are on file with the City Clerk's Office. Notice of each public hearing was published in the Daily Breeze 10 days prior to the hearing date. Notices of the public hearing were also posted prior to each public hearing within the 3 public places at City Hall (City website, City Clerk's bulletin board, and the Permit Center).

In addition, a community online survey was conducted and received 38 complete responses from members of the community not affiliated with a social service organization. The survey was published on the City's website, social media, and newsletter. To broaden participation, the survey was sent to 340 multi-family property owners (based on business license data) and 101 low-income tenants who applied for the City's 2021 COVID rent relief program. On January 26, 2023, Staff solicited feedback from the City's Social Services Commission and gave another opportunity to receive public comment.

For the Substantial Amendment, the City conducted two public hearings. The first public hearing took place on October 24, 2023. The second public hearing took place on July 2, 2024. In addition, a community online survey was conducted. The survey was published on the City's website, social media, and newsletter. To broaden participation, the survey was sent to 340 multi-family property owners (based on business license data) and 101 low-income tenants who applied for the City's 2021 COVID rent relief program. The survey was also sent to the City's homeowners' associations.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Two (2) notices were placed in the Daily Breeze notifying citizens of two (2) separate public hearings. The dates of the notices were April 28, 2023 and June 9, 2023.	None	None	
2	Internet Outreach	Non-targeted/broad community	On April 28, 2023 and June 9, 2023 two (2) public hearing notices were placed on City of Torrance's website and posted in two (2) other locations at City Hall.	None	None	
3	Public Hearing	Non-targeted/broad community	City-wide public hearings were held on May 9, 2023 and June 20, 2023.	Comments received included in Appendix "Citizen Participation Comments"	Comments received included in Appendix "Citizen Participation Comments"	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	On May 18, 2023 a notice was placed in the Daily Breeze notifying citizens of the 30-day review period for the FY 2023-2027 Con Plan and FY 2023-24 Action Plan.	Comments received included in Appendix "Citizen Participation Comments"	None	
5	Direct Mailing	Non-targeted/broad community	On May 18, 2023, copies of the Draft FY 2023-2027 Con Plan and FY 2023-24 Action Plan were given to the Torrance Library locations for public viewing during the 30-day comment period. In addition, the Con Plan was sent to the City Clerk's Office and the City's Bartlett Senior Center for public viewing during the 30-day comment period.	None	None	

Demo

6	Internet Outreach	Non-targeted/broad community	Community Survey was created and distributed on December 5, 2022.	Based on the public survey responses, affordable rental housing and energy efficient home improvements were ranked as the top two housing needs. Based on the public survey responses, homeless prevention and supportive services were ranked as the top two homeless housing needs. The top recommended uses of funding were: New Construction of Affordable Rental Units, First-time Homebuyer Assistance, and New Construction of Affordable Homeownership.	N/A	
7	Public Meeting	Non-targeted/broad	Two members of the public and the	Commission Chair recommended	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		community Members of the Social Services Commission	Commissioners were present at the meeting	workforce housing and community land trusts. Chair did not recommend first time homebuyer or rental assistance.		
8	Newspaper Ad	Non-targeted/broad community	Substantial Amendment: Two (2) notices were placed in the Daily Breeze notifying citizens of two (2) separate public hearings. The dates of the notices were October 10, 2023 and June 20, 2024.	Comments received included in Appendix "Citizen Participation Comments"	N/A	
9	Public Hearing	Non-targeted/broad community	Substantial Amendment: City-wide public hearings were held on October 24, 2023 and July 2, 2024.	Comments received included in Appendix "Citizen Participation Comments"	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Internet Outreach	Non-targeted/broad community	Substantial Amendment: On October 10, 2023 and June 20, 2024 two (2) public hearing notices were placed on City of Torrance's website and posted in two (2) other locations at City Hall.	Comments received included in Appendix "Citizen Participation Comments"	Comments received included in Appendix "Citizen Participation Comments"	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
11	Internet Outreach	Non-targeted/broad community Renters and owners	Substantial Amendment: Community Survey was created and distributed on December 14, 2023. Survey was marketed through the City' social media platforms and newsletter. The survey was also emailed to the City's homeowner's association contacts, multi-family business license owners, and tenants who applied for rent relief in 2021.	Comments received included in Appendix "Citizen Participation Comments"	N/A	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
12	Direct Mailing	Non-targeted/broad community	On May 30, 2024, copies of the Draft Substantial Amendment to the FY 2023-2027 Con Plan were given to the Torrance Library locations for public viewing during the 30-day comment period. In addition, the Con Plan was sent to the City Clerk's Office and the City's Bartlett Senior Center for public viewing during the 30-day comment period.	Comments received included in Appendix "Citizen Participation Comments"	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Five-Year Con Plan presents an assessment of “housing and homeless needs” and “housing and supportive service needs” of people experiencing homelessness and those with special needs. Data supporting this section primarily comes from the following sources: US Census Bureau, Comprehensive Housing Affordability Strategy (CHAS), and Point-in-Time (PIT) count. Each year, the US Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the US Census Bureau. These datasets, known as the " CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. CHAS cross- references each income category with other data, such as, race/ ethnicity, home tenure, household size, age of housing, number of vacant housing units, household problems such as:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded units: unit occupied by 1 or more persons over the age of twelve per room (excluding bathrooms and kitchens);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Data regarding housing problems, as described above, is cross- referenced with numbers of households experiencing low income.

- Extremely low income: Households earning 0 - 30 percent of the Area Median Income (AMI)
- Low income: Households earning 30 - 50 percent of the AMI
- Moderately low income: Households earning 50 - 80 percent of the AMI

The data collected points to several factors related to housing needs and the impediments to meeting these needs for City residents. Overall housing costs are a huge factor with cost burden above 30 percent and 50 percent impacting many low-income renters and owners. A household is considered cost burdened if the household is spending over 30 percent of the gross income on housing costs. Based on the 2022 homeless count, there are 306 people experiencing homelessness in Torrance. This is a slight

decrease from the 2020 homeless count figure of 332, but a drastic increase from the 2016 homeless count figure of 107.

The 2022 Torrance homeless count data marks a shift from vehicular homelessness to street homelessness. In 2020, 72.26% of the Torrance unsheltered homeless population was living in cars, vans, and RVs/campers. In 2022, this percent decreased to 47.81%. The percentage of unsheltered homeless persons on the street, in tents, and makeshift structures (versus in vehicles) increased from 27.76% (75 people) to 50.04% (123.7 people) from 2020 to 2022. This change in the composition of the unsheltered homeless population from residing in vehicles to residing on the street indicates a need for temporary shelter and services to assist those experiencing unsheltered homelessness.

Elderly residents and those with disabilities related to age are identified as in need of housing services and specialized housing. Based on the organizations consulted, affordable rental housing and senior housing have the highest level of need (Chart 1). The organizations also listed the following housing needs in Torrance: permanent supportive housing for people with disabilities, permanent supportive housing for the chronically unhoused, recuperative care facilities, rent control, shelter assistance, apartments that accept Section 8, family shelter & homeless prevention/ intervention for families, veteran housing in Torrance, tax default property conversion to homeless or mental health group homes, community land trusts, workforce housing, government subsidized affordable housing development, and master leasing.

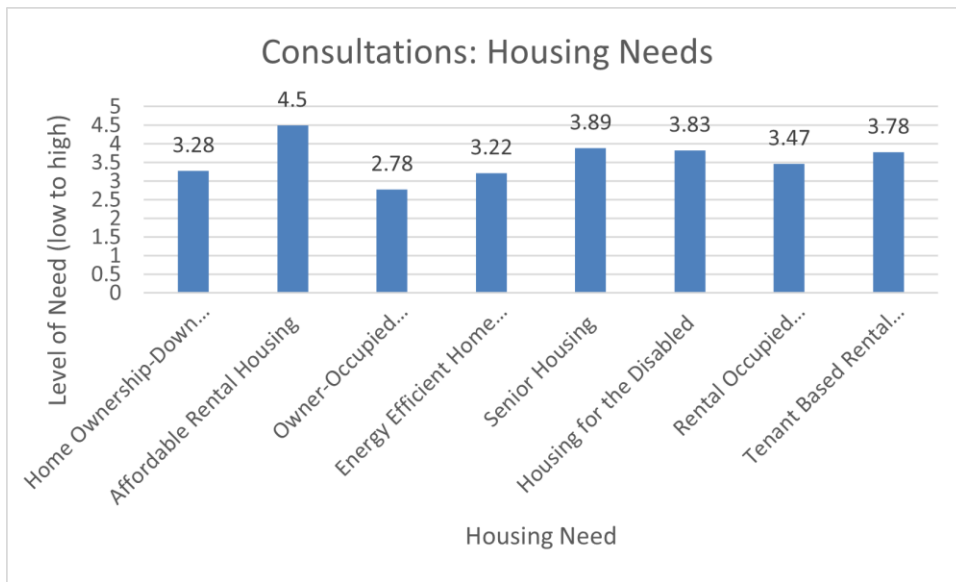


Chart 1: Consultations-Housing Needs

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

HUD's Demographics Table shows that the City's population has remained stable with little increase between 2009 and 2017. The City's population increased by about 5% percent from 2009 to 2017. Significantly, there has been a change in median income with an increase of 16% percent between 2009 and 2017.

As shown in the following tables, the most significant issue identified in the needs assessment is the large number of households, especially lower-income households, with housing cost burdens (households paying more than 30 percent of their household income on housing costs). It is important to recognize that housing affordability is essentially an equation with two elements: (1) housing cost and (2) income. It will never be possible to successfully address the problem by focusing solely on reducing the cost of housing through development, purchase, or rent subsidies. It is simply too costly and there will never be enough resources available. It will also be necessary to implement strategies to address the other half of the equation by increasing the incomes of lower-income households so that more families can afford market rate or unsubsidized housing.

The Comprehensive Housing Affordability Strategy (CHAS) data shows that there are 54,900 households in the City of Torrance. Of those households, 55.2% are over 100% HUD Area Median Family Income (HAMFI). The majority of households over 100% HAMFI are small family households, defined as households with 2 persons, neither person 62 years or over, or 3 or 4 persons.

36% of Torrance households are at/below 80% HAMFI. 11.1% are at/below 30% HAMFI. Of the below 30% group, 32.8% have one member in the household over 75 and 18.6% have at least one member in the household aged 62-74.

The most common housing problem across owners and renters is housing cost burden. Across owners and renters, the lower the income level the more likely the household is to have one or more severe housing problems (lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	139,976	147,190	5%
Households	54,299	54,904	1%
Median Income	\$73,606.00	\$85,070.00	16%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

ACS 5 Year 2009 (base year); ACS 5 Year 2017

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,075	6,085	7,625	4,835	30,280
Small Family Households	1,685	2,065	3,140	2,200	17,615
Large Family Households	200	480	565	300	2,035
Household contains at least one person 62-74 years of age	1,130	1,545	1,765	970	6,060
Household contains at least one person age 75 or older	1,995	1,340	1,370	725	2,835
Households with one or more children 6 years old or younger	585	565	804	695	2,710

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

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

	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	205	210	205	75	695	10	0	10	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	155	235	125	25	540	0	0	20	50	70
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	320	440	110	1,055	0	30	35	35	100
Housing cost burden greater than 50% of income (and none of the above problems)	2,225	1,885	660	35	4,805	1,310	800	745	325	3,180

Demo

	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
Housing cost burden greater than 30% of income (and none of the above problems)	295	920	2,115	915	4,245	250	405	565	605	1,825
Zero/negative Income (and none of the above problems)	450	0	0	0	450	110	0	0	0	110

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	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	2,770	2,650	1,435	245	7,100	1,320	830	810	415	3,375
Having none of four housing problems	760	1,140	3,135	2,265	7,300	665	1,465	2,250	1,910	6,290
Household has negative income, but none of the other housing problems	450	0	0	0	450	110	0	0	0	110

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

Demo

3. 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	1,019	1,530	1,630	4,179	340	325	490	1,155
Large Related	179	380	275	834	10	55	85	150
Elderly	930	820	550	2,300	1,100	780	560	2,440
Other	870	780	730	2,380	115	65	215	395
Total need by income	2,998	3,510	3,185	9,693	1,565	1,225	1,350	4,140

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. 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	1,015	1,030	285	2,330	330	245	255	830
Large Related	175	195	75	445	10	55	15	80
Elderly	680	625	225	1,530	880	455	315	1,650
Other	825	460	130	1,415	95	65	155	315
Total need by income	2,695	2,310	715	5,720	1,315	820	740	2,875

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	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	325	470	490	120	1,405	0	30	40	60	130
Multiple, unrelated family households	60	80	69	4	213	0	0	15	30	45

Demo

	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
Other, non-family households	0	10	25	10	45	0	0	0	0	0
Total need by income	385	560	584	134	1,663	0	30	55	90	175

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	495	2,875	740	4,110	90	120	64	274

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2013-2017 CHAS
Data Source
Comments:

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

According to the 2021 American Community Survey (ACS), 26.7% of households in Torrance are single person households.

The CHAS data shows that there are 2,380 renter and 395 owner households defined as cost burdened above 30% and having the designation of "other." CHAS defines this "other" classification as single person, non-elderly households and two or more person households whose members are not related. Of the cost burdened "other" renters, 69% are at/below 50% HAMFI. Due to the limitations of the CHAS data not designating between single and non-related households, the CHAS data cannot be generalized to solely 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.

The Los Angeles Homeless Service Authority (LAHSA) provides detailed data regarding the demographics of people experiencing homelessness at the SPA (Service Planning Area) level. There are eight SPAs in Los Angeles County; Torrance is located in SPA 8. Based on the 2022 LAHSA Point-In-Time Homeless Count data, there were 1,326 people experiencing homelessness who had experienced domestic

violence/intimate partner violence (IPV/DV) in SPA 8. Of this population, 212 were experiencing homelessness because they were fleeing IPV/DV.

According to the 2021 ACS, of the 146,174 noninstitutionalized population of Torrance, 8.8% have a disability. The disabled population is in need of accommodations to meet their housing needs, with 6,210 reporting an ambulatory difficulty. The ACS data shows that the largest proportion (37.8%) of the disabled population is aged 75 or older. This population is likely to be on a fixed income and thus needs access to tenant-based rental assistance, supportive services, and affordable housing.

What are the most common housing problems?

The most common housing problems are housing cost burden over 30% (13,833 households) and housing cost burden over 50% (8,595 households). This trend exists across owner and renter households. For renter households, the second most common housing problem is overcrowding. For owner households, the second most common housing problem is zero/negative income.

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

Severe Housing Cost Burden by Income Category and Household Type

Table 10 shows that extremely low-income renter households (renter households with incomes under 30 percent AMI) are the largest group (2,695 households) affected by severe housing cost burden (households spending greater than 50 percent of the household income on housing). Such households are generally considered to have "worst case housing needs." There are an additional 2,310 renter households with incomes between 30-50 percent AMI with severe housing cost burden. For cost burden, 66% of the below 30% and 51% of the below 50% AMI owner/renter households have a cost burden above 50%. Renters are more likely than owners to have a cost burden above 50%. For owner households, the group with the highest amount of cost burden above 50% is elderly households (1,650). This demonstrates that elderly homeowners are in need of assistance to keep them in their current dwellings. For renters, an above 50% cost burden is most prevalent in small related households.

There are also 825 extremely low-income and 460 very low-income "other" renter households with severe housing cost burden. This category includes single person, non-elderly renter households and two or more person renter households whose members are not related. It would be helpful if HUD were able to provide a more detailed breakdown of this category. Extremely low- and very low-income large related renter and homeowner households (households with 5 or more members) account for another 370 households with severe housing cost burden.

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(c)/91.305(c)). 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

Extremely low-income individuals and families with children are often relying on a single income and/or are receiving unearned income in the form of cash aide, general relief, or temporary assistance for needy families (TANF). The households who are at imminent risk of homelessness are generally cost burdened or overcrowded. Due to the economic impact of the COVID-19 pandemic and the ending of the Statewide eviction moratorium, many households are at risk of becoming unsheltered. These households need job training, enrollment in mainstream benefits, tenant-based rental assistance, security deposit assistance, and access to affordable housing. Formerly homeless families and individuals who are nearing the termination of rapid rehousing need enrollment in housing choice voucher programs, workforce development, enrollment in mainstream benefits, and access to affordable housing options.

By the very nature of their financial situation, extremely low-income households with a severe housing cost burden are at a high risk of becoming homeless. According to HUD's data, there are 1,190 small and large family renter households in this situation along with 680 elderly renter households and 825 other (mostly single-person) households. In addition, although overcrowding is generally not a major problem in the City, 385 extremely low-income renter households are also living in overcrowded housing situations. The needs of these categories are:

- Increase the number of 1 and 3 bedroom rental dwelling units
- Retrofit existing dwelling units to be more accessible
- Accessible public and community facilities
- Rental and childcare assistance
- Activities and programs that raise median income
- Continued fair housing practices to reduce the changes of housing discrimination

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:

Apart from the 2,695 extremely low renter households and 1,315 homeowner households with "worst case needs", the City does not provide estimates of the at-risk population.

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

The lack of affordable housing, severe housing cost burden, and overcrowding are some housing characteristics linked with instability and increased risk of homelessness. Other non-housing factors

that play a role are chronic health issues, unemployment, mental health issues, substance abuse, domestic violence, and criminal activity.

Discussion

The impacts of the high cost of housing disproportionately impact extremely low-income renters and homeowners. Additionally, the City of Torrance has a sizable elderly population facing high cost burden across renter/homeowners as well as income categories.

According to the National Low Income Housing Coalition's Out of Reach Report, a Californian working a minimum wage job would need to work 83 hours a week to afford a modest 1 bedroom rental unit at fair market rent. An affordable rent for a full-time minimum wage worker in California is \$780/month. In the Los Angeles-Long Beach-Glendale HUD metro FMR area, the hourly wage necessary to afford a two-bedroom unit at fair market rent is \$39.31. Of the renter households in this area, the estimated hourly mean renter wage in 2022 was \$27.41. The monthly rent affordable at this wage is \$1,425/month. A renter would need to work 1.4 full-time jobs to afford a 2 bedroom at fair market rent. This data illustrates that there is a need for increased affordable housing in the State of California, specifically Los Angeles County. This need is evident in the City of Torrance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

0%-30% of Area Median Income

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	4,635	880	560
White	2,135	360	280
Black / African American	175	10	0
Asian	1,600	370	195
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	645	145	75

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

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	4,805	1,275	0
White	1,995	775	0
Black / African American	225	0	0

Demo

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
Asian	1,405	350	0
American Indian, Alaska Native	25	0	0
Pacific Islander	10	0	0
Hispanic	1,005	145	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

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	4,925	2,700	0
White	1,870	1,475	0
Black / African American	120	50	0
Asian	1,560	640	0
American Indian, Alaska Native	30	19	0
Pacific Islander	80	0	0
Hispanic	1,075	410	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

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	2,175	2,660	0
White	1,090	1,125	0
Black / African American	55	195	0
Asian	820	630	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	30	0
Hispanic	205	550	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In the 0-30% AMI category, 76.3% of the population has 1 or more of 4 housing problems. A disproportionately greater need exists for Black/African American households (94.6%), American Indian/Alaska Native households (100%), and Pacific Islander households (100%).

In the 30-50% AMI category, 79% of the population has 1 or more of 4 housing problems. A disproportionately greater need exists for Black/African American households (100%), American Indian/Alaska Native households (100%), and Pacific Islander households (100%).

In the 50-80% AMI category, 64.6% of the population has 1 or more of 4 housing problems. A disproportionately greater need exists for Pacific Islander households (100%).

In the 80-100% AMI category, 45% of the population has 1 or more of 4 housing problems. A disproportionately greater need exists for Asian households (56.6%).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%.

0%-30% of Area Median Income

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	4,090	1,425	560
White	1,840	660	280
Black / African American	170	15	0
Asian	1,415	555	195
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	585	200	75

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

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	3,480	2,605	0
White	1,315	1,455	0

Demo

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
Black / African American	165	65	0
Asian	1,110	645	0
American Indian, Alaska Native	25	0	0
Pacific Islander	10	0	0
Hispanic	775	375	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

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	2,245	5,385	0
White	880	2,465	0
Black / African American	65	110	0
Asian	775	1,430	0
American Indian, Alaska Native	10	45	0
Pacific Islander	0	80	0
Hispanic	420	1,070	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

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	660	4,175	0
White	305	1,905	0
Black / African American	20	235	0
Asian	245	1,210	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	30	0
Hispanic	80	675	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

In the 0-30% AMI category, 67.3% of the population has 1 or more of 4 severe housing problems. A disproportionately greater need exists for Black/African American households (91.9%), American Indian/Alaska Native households (100%), and Pacific Islander households (100%).

In the 30-50% AMI category, 57.2% of the population has 1 or more of 4 severe housing problems. A disproportionately greater need exists for Asian households (71.7%), American Indian/Alaska Native households (100%), Pacific Islander households (100%), and Hispanic households (67.4%).

In the 50-80% AMI category, 29.4% of the population has 1 or more of 4 severe housing problems. There is no group with a disproportionately greater need.

In the 80-100% AMI category, 13.7% of the population has 1 or more of 4 severe housing problems. There is no group with a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For the cost burden category, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	34,525	10,425	9,365	595
White	16,570	4,815	4,400	280
Black / African American	685	285	360	0
Asian	11,530	3,255	3,055	220
American Indian, Alaska Native	155	44	20	0
Pacific Islander	65	105	20	0
Hispanic	4,420	1,505	1,340	80

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

19% of households have a cost burden between 30-50%. A disproportionately greater need exists for Pacific Islander households (55.3%). 17.1% of households have a cost burden above 50%. A disproportionately greater exists for Black/African American households (27.1%). The problem of housing cost burden has an impact across racial/ethnic groups in the City of Torrance.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

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?

In the cost burden, severe housing problems, and housing problems category, a racial or ethnic group has a disproportionately greater need at the below 50% AMI levels.

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

N/A

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

Racial and ethnic minorities are spread through the community with no large concentration in just one area of the City.

NA-35 Public Housing – 91.205(b)

Introduction

There are no public housing units in the City. Torrance is one of four independent SPA 8 cities that has its own Public Housing Authority (PHA). The PHA administers Housing Choice Vouchers (HCV), Veterans Affairs Supportive Housing Vouchers (VASH), and Emergency Housing Vouchers (EHV).

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	439	0	439	9	0	0

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

PHA Data

Data Source Comments: The City of Torrance also administer an EHV Special Purpose Voucher Program with 29/33 vouchers currently in use

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	20,014	0	20,014	20,669	0
Average length of stay	0	0	0	14	0	14	4	0
Average Household size	0	0	0	2	0	2	2	0
# Homeless at admission	0	0	0	3	0	3	9	0
# of Elderly Program Participants (>62)	0	0	0	301	0	301	6	0
# of Disabled Families	0	0	0	94	0	94	2	0
# of Families requesting accessibility features	0	0	0	624	0	623	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

PHA Data

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	280	0	280	4	0	0
Black/African American	0	0	0	76	0	76	4	0	0
Asian	0	0	0	75	0	75	1	0	0
American Indian/Alaska Native	0	0	0	3	0	3	0	0	0
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

PHA Data

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	128	0	128	0	0	0
Not Hispanic	0	0	0	311	0	311	9	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

PHA Data

Data Source Comments:

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

The City of Torrance does not have any public housing units. The City of Torrance Public Housing Authority (PHA) operates a Housing Choice Voucher Program (HCV), Veterans Affairs Supportive Housing Program (VASH), and Emergency Housing Voucher Program (EHV).

The majority of households on the Section 8 program are elderly and/or disabled. The greatest need for this population is units with mobility accessibility, or ground floor units. The City of Torrance has two elevator access senior (62+) buildings that participate in the voucher program, with a combined total of 113 units for assisted and unassisted tenants. There are currently no participating buildings restricted for those under 62 with disabilities. Because disabled tenants are on a fixed income, they have more barriers to leasing, particularly accessible units. A large percentage of multi-family buildings in Torrance are in the garden style, with only half of the units on the first floor. The need for accessible units also exists for households on the waiting list.

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

The PHA last opened the waiting list in July 2022. There are currently 12,931 households on the waiting list. From the applicants on the waiting list who applied in 2022, 75% are extremely low income. 21% are elderly families and 35% are families with disabilities. 44% are families with children. Similar to program participants, applicants are in need of affordable rentals, access to temporary housing assistance, workforce development, educational support, and assistance enrolling in mainstream benefits. However, households on the waiting list are more likely to be rent burdened than assisted households.

HCV voucher holders need more affordable rental units to increase the likelihood of successful leasing. Additionally, voucher holders need moving assistance, particularly security deposits. Voucher holders who have been assisted for many years find difficulty in moving to more desirable or less expensive units because they cannot afford to pay the security deposit. HUD has recently increased the allowable uses for HCV administrative fees to includes more options for assisting with the financial cost of leasing. The main barrier to leasing across programs is low credit scores. In the State of California, owners cannot discriminate based on an applicant's "source of income," including third party payments (such as Section 8 and other tenant-based rental assistance programs). However, many voucher holders are unable to lease due to poor credit history.

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

The City is almost completely buildout, and opportunities for larger-scale housing developments are limited. As a result, housing growth is in the form of smaller infill projects located within established neighborhoods and oriented toward moderate and above moderate-income households. In light of these conditions and trends, the City is focused on providing a diversity of housing options by:

Demo

- Encouraging infill development and recycling of underutilized land;
- Encouraging housing production through mixed-use development;
- Expanding homeownership; and,
- Maintaining and upgrading the existing housing stock.

According to the 2021 American Community Survey (ACS), the 2021 median household income in the City of Torrance is \$100,215 while the median income in Los Angeles County was \$76,367. Additionally, according to the Comprehensive Housing Affordability Strategy (CHAS) 2013-2017 data, of the 54,905 households in Torrance, 30,140 are homeowner households (55%). These households do not have the same housing search and security deposit needs as the population of households on the HCV waiting list or enrolled in voucher programs. However, 14% of homeowner households in the City of Torrance are at or below 50% HUD Area Median Family Income. Similarly to households on the waiting list, these households may be experiencing a housing cost burden. The data shows that 28% of homeowners in Torrance have a cost burden above 30%.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness can be defined as the absence of a safe, decent, and stable place to live. A person who has no such place to live stays wherever he or she can find space (i.e. an emergency shelter, an abandoned building, a car, an alley, or other place not meant for human habitation). The definition of homelessness has been expanded to include those experiencing “sheltered” homelessness, including non-congregate shelter.

The City of Torrance relies on data from the Los Angeles Homeless Services Authority (LAHSA) Point-In-Time Count to estimate the population of people experiencing homelessness in the jurisdiction. LAHSA provides detailed data regarding the demographics of people experiencing homelessness at the SPA (Service Planning Area) level. There are eight SPAs in Los Angeles County; Torrance is located in SPA 8. The data below is representative of the entirety of SPA 8.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	36	115	151	0	0	0
Persons in Households with Only Children	0	16	16	0	0	0
Persons in Households with Only Adults	55	121	176	0	0	0
Chronically Homeless Individuals	1,951	197	2,148	0	0	0
Chronically Homeless Families	33	33	66	0	0	0
Veterans	151	189	340	0	0	0
Unaccompanied Child	0	11	11	0	0	0
Persons with HIV	110	33	143	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2022 PIT Count

Data Source Comments: This data is representative of SPA 8 which includes the City of Torrance.

Indicate if the homeless population is: 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):

The data referenced below is for SPA 8 which includes the City of Torrance.

89% of the homeless population is individuals versus families. 82% of these individuals are unsheltered.

A household is considered chronically homeless if any of its members have (1) a long-term disabling condition; and (2) been homeless for 12 months or more within the last 3 years. 50% of those experiencing homelessness are experiencing chronic homelessness, 98% of which are individuals.

4% of the SPA 8 homeless population is families with children, with 76% of this population sheltered versus unsheltered.

8% of the homeless population contains veterans, with 2% chronically homeless veterans. 99% of homeless veterans are individuals versus families. 02% of the homeless population is unaccompanied youth. All 11 of these youth are experiencing sheltered homelessness.

Demo

Within Los Angeles County, factors such as increasing housing costs, rising unemployment rates, and low wages conspire to keep homelessness a problem. Putting an end to homelessness depends on the circumstances faced by an individual or family. Some individuals have long-term needs that require a permanent housing subsidy and supportive services, while others are homeless for a short period due to an emergency circumstance and may only require shorter-term interventions. LAHSA has created a Problem Solving Program to address these shorter-term interventions. Problem-Solving is a person-centered, short-term housing intervention that seeks to assist households in maintaining their current housing or identifying an immediate and safe housing alternative within their own social network. This strategy is a strengths-based approach that utilizes conversation and empowerment methods to help resolve the household's housing crisis, or quickly connect them to existing emergency or crisis housing services. For persons who are homeless for short periods of time, housing stability is best achieved through a combination of activities including rental subsidies, transitional housing, the production of more affordable housing units for persons earning 0-30 percent Area Median Income (AMI), and programs that offer continuing education and career development for advancement

For persons who are chronically homeless, ending their homelessness requires the development of more permanent supportive housing units. This type of care ensures that people are not cycling in and out of costly emergency services such as shelters, jails, and emergency rooms that produce little or poor results in ending homelessness. The model practiced in LA County prioritizes placing unsheltered people into temporary shelter in the form of Project Roomkey, congregate shelter, or non-congregate shelter. After temporary shelter, these households are connected with services. Those exiting chronic homelessness oftentimes needs permanent supportive housing. This type of housing can often have long wait times as well as the requirement that individuals be document ready prior to admission.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	200	531
Black or African American	438	741
Asian	16	5
American Indian or Alaska Native	5	88
Pacific Islander	4	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	367	2,028
Not Hispanic	677	1,373

Alternate Data Source Name:

2022 PIT Count

Data Source

Comments:

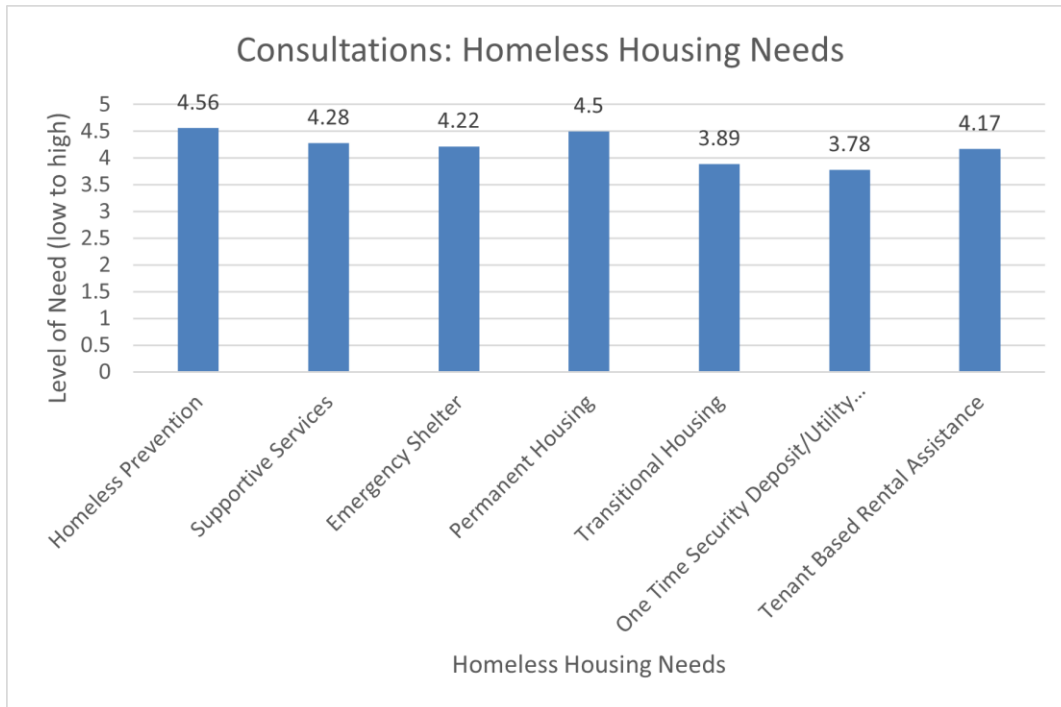


Chart 2: Consultations-Homeless Housing Needs

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

The LAHSA Point-In-Time count data shows that there are 151 families with children experiencing homelessness in SPA 8. Of these families, 36 are sheltered and 115 are unsheltered. The families that

are sheltered need permanent housing solutions such as tenant based rental assistance and affordable housing options. Of the 340 veterans experiencing homelessness in SPA 8, only 2 veteran households are families with the remainder as single adults. These families need enrollment in mainstream benefits and assessment via the Veterans Administration for veteran's benefits.

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

Homelessness in SPA 8 is most prevalent in people who identify Black/African American followed by White. In both groups, there are more unsheltered than sheltered people experiencing homelessness. Additionally, people experiencing homelessness in SPA 8 are more likely to identify as Hispanic/Latino. 80% of the Hispanic/Latino population of people experiencing homelessness are unsheltered in SPA 8.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of people experiencing unsheltered homeless in SPA 8 greatly exceeds those experiencing sheltered homelessness. Generally, there are a greater proportion of sheltered families versus individuals across categories. Since 2020, the unsheltered homeless population in Torrance has changed drastically. In 2020, the majority of the City's unsheltered homeless population was experiencing vehicular homelessness. In 2022, the number of people experiencing street homelessness jumped from 74 to 123.

Discussion:

The South Bay area, including the City of Torrance, does not have sufficient shelter for the homeless population. This population is generally comprised of single adults.

Based on the consultations, the largest homeless housing needs are homeless prevention and permanent housing (Chart 2). The other comments received were: street outreach, recuperative care, PSH site location/development, veteran shelter awaiting housing, landlord incentives for supportive housing units, emergency shelter in the form of motel leasing, furnishing, and housing navigation to find housing.

In response to the increase in people experiencing homelessness in Torrance, the City has invested in multiple homeless response activities. The City contracts with Mental Health America Los Angeles (MHALA) for outreach and mental health services for the City's unhoused population. The City has hired an Outreach Coordinator to provide outreach, housing navigation, and case management to unhoused people in the City of Torrance. All of the City's case management activities are recorded in the Homeless Management Information System (HMIS) to ensure coordination within the other agencies serving the jurisdiction. The City's Outreach Coordinator and MHALA Housing Navigator record case management information in HMIS to ensure coordination across the CoC. The lead agency for SPA 8's Coordinated Entry System (CES) is Harbor Interfaith Services (HIS). The City contracts with Harbor Interfaith Services for the operation of the City's temporary housing program 3290 Temporary Housing Village ("3290").

3290 provides 40 non-congregate shelter beds for people experiencing homelessness within the City of Torrance. HIS provides housing navigation, on-site medical services, meals, and other supportive services to the residents of 3290.

The use of HMIS and CES ensures centralized coordination of homeless services with the CoC and allows for people entered into HMIS to be matched to housing opportunities. For further coordination within the CoC, the City of Torrance Housing Authority has entered into a Memorandum of Understanding (MOU) with LAHSA to receive referrals for the EHV program. EHV vouchers targets assistance to homeless individuals/families, persons at risk of homelessness, and victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking.

The City's investment in programs targeted for people experiencing homelessness has enabled individuals and families to become connected to resources within the CoC. However, there is still a need for more programs at the City, County, and State level to both prevent homelessness and respond to homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain segments of Torrance's population are not homeless but still require supportive housing and other services. These groups generally are in need of housing assistance of one form or another, which may or may not be typical for the total needs of the City. These groups include elderly households, persons with disabilities, large families, survivors of domestic violence, persons with alcohol or other drug addictions, and persons diagnosed with HIV/AIDS and related diseases. Additionally, there is a consistent need to create suitable living environments for elderly persons and those with disabilities.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

According to the 2021 ACS, 31.9% of households in Torrance have one or more people 65 and over. 26.7% of households are "householder living alone," with 12.2% of this single member household population as over 65. According to the 2013-2017 CHAS data, 32.8% of the 0-30% HAMFI households in Torrance have at least one person age 75 or older. 18.6% of the 0-30% HAMFI households had at least one person 62-74 years of age.

Disabilities

According to the 2021 ACS, of the civilian noninstitutionalized population, 12,807 have a disability (8.8%). 27% of the 65 and older population has at least one disability. 50% of the disabled population is over 65 in Torrance, 41% is 18-64, and 8% is under 18.

Alcohol/Drug Dependent

Data for the alcohol/drug dependent population is available at the County level. According to the Los Angeles County Public Health Department, "In 2020, there were 17,823 DUI arrests in Los Angeles County (LAC). Among the DUI arrests, the largest demographic groups were males (80%), Latinx (63%) and individuals aged 21 to 40 (69%). The number of deaths with an alcohol-related condition reported as the underlying cause of death increased by 34% from 1,114 in 2010 to 1,495 in 2020 in LAC. The rate of alcohol related deaths increased from 11 to 15 per 100,000 population from 2010 to 2020 in LAC. In FY2021, nearly half (49%) of admissions for alcohol as the primary problem in LAC also reported a secondary drug problem. Methamphetamine was the most common secondary drug problem, followed by marijuana, cocaine, prescription or over-the counter drugs, heroin, and other drugs." (LACPHD October 2022 Substance Abuse Prevention and Control Data Brief).

The opioid epidemic has a large impact on the LA County population, "In Los Angeles County (LAC) in 2018-2020, 3.7% of individuals aged 12 or older misused/abused prescription (Rx) pain relievers (primarily opioids) in the past year. LAC had higher rates of Rx pain reliever misuse/abuse among youth (2.8%) and young adults (5.6%) compared to California (youth 2.5%, young adults 4.9%) and the United States at large (youth 2.2%, young adults 4.9%) in 2018-2020." From 2016-2021, there were 529 Fentanyl Overdose deaths in SPA 8.

Survivors of Domestic Violence

Among adults aged 18 or older in Los Angeles County, 20% of women and 13% of men reported having been physically and/or sexually abused by an intimate partner in their lifetime. SPA 8 has the third highest intimate partner violence related emergency room visits rate in Los Angeles County (LA County Domestic Violence Council, Intimate Partner Violence: A Data Snapshot, March 2020).

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

For persons with disabilities, the high cost of living in Torrance makes it difficult to live independently on a fixed income. Oftentimes, this population relies on governmental and non-profit resources such as tenant-based rental assistance and disability specific low income housing. Housing for the disabled must include a variety of options to meet the unique needs of persons with diverse types of disabilities. Persons with a mobility limitation require housing units with special features such as wider doorways, ramps, elevators for multiple story units, modified cabinets, plumbing, and lighting as well as close proximity to public transportation. Persons with a self-care limitation require supportive housing services to assist with bathing, food preparation, and household maintenance. Other services needed include housing placement, intermediate care, supported living programs, supported employment, sheltered workshops, and rental subsidies for independent living.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, types of fixtures, amenities, etc.), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The Frail Elderly may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures. In addition, rising concerns about the cost of Social Security, Medicaid, Medicare, and other federal entitlement programs threaten housing stability and appropriate in-home health care for the elderly and frail elderly. The need to forge public/private partnerships to deliver services and housing to the elderly has become increasingly important. This is due to a number of issues including the growth in the elderly population, the shrinking supply of affordable housing, and the continued departure from institutionalization and toward community-based care.

The alcohol/drug dependent population needs access to prevention resources to avoid homelessness. These resources could include out-patient treatment, in-patient treatment, and ongoing addiction case management.

According to the LAHSA 2022 Housing Inventory Count, there are 60,800 emergency shelter, transitional housing, safe haven, permanent supportive housing, other permanent housing, and rapid rehousing beds in Los Angeles County. For Service Planning Area (SPA) 8, there are a total of 3,656 beds. Of the 3,656 beds, only 434 are permanent supportive housing units. There are not adequate permanent supportive housing beds for the non-homeless special needs population.

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

Per the LA County Public Health Department 2021 HIV Surveillance Report, there are 910 persons aged 13 or over living with diagnosed HIV in the City of Torrance. There were 28 new HIV and 7 new AIDS diagnosis' to Torrance residents in 2020.

The detailed statistics of the persons living with HIV population is provided at the County level. In 2021, there were 53,310 people living with diagnosed HIV in Los Angeles County. The highest percentages in each category are: 89% of the population is male, 29% 50-59 years old, and 46% Latinx. In 2021, there were 1,410 new HIV diagnosis in Los Angeles County for people 13 and over.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

The City of Torrance has instituted programs to assist the special needs populations in the jurisdiction. The Home Improvement Program (HIP) is a free program in which disabled individuals and senior citizens can have a variety of home improvement services completed provided they meet certain criteria and are Torrance residents. Services provided through HIP include: disability upgrades for the home, light plumbing, yard services, paint and minor repairs. This program assists special needs populations with remaining in their homes. Additionally, the City's Housing Choice Voucher Program has a preference for families, elderly, and disabled households. By utilizing rental assistance, elderly and disabled households are more likely to live independently for a longer period of time. The voucher programs allow for live-in caregivers to assist households in need of 24 hour care. The Housing Authority also has a preference for victims of domestic violence, dating violence, sexual assault, or stalking.

The special needs populations may have barriers to leasing in the form of low incomes, low credit scores, poor rental history, and need for supportive housing features. As shown throughout the needs assessment, there are not sufficient units to house low income households in the City of Torrance, including special populations.

There is a consistent need to create suitable living environments for elderly persons and those with disabilities to ensure that these populations can access public spaces in the City. This includes access to sidewalks and accessibility features such that elderly and disabled individuals can maintain mobility and independence.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

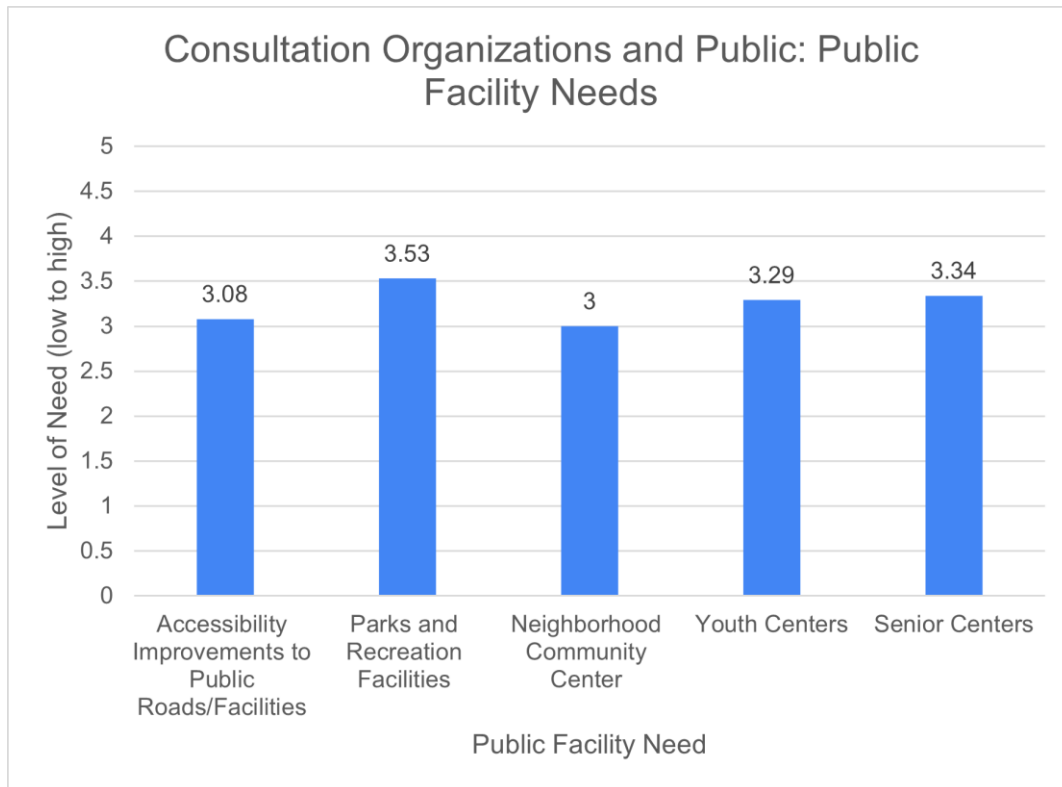
Describe the jurisdiction’s need for Public Facilities:

The City provides a number of public facilities available for citizens, including parks, community centers, and libraries. The Community Needs Survey respondents prioritized parks/recreation facilities and senior centers as the top two public facility needs in the City. The City of Torrance Community Services Department oversees many of the City’s Public Facilities including three senior centers: Bartlett Senior Center, Herma Tillim Center, and Walteria Park Senior Citizens Program.

The Community Services Department also maintains city parks, the Civic Center Complex, and Sea Aire Golf Course. The City has 33 parks geographically spread throughout the municipality: Alta Loma Park, Columbia Park, De Portola Park, Delthorne Park, Descanso Park, Discovery Park, El Nido Park, El Prado Park, El Retiro Park, Entradero Park, Greenwood Park, Guenser Park, Hickory Park, La Carretera Park, La Paloma Park, La Romeria Park, Lago Seco Park, Los Arboles Park, McMaster Park, Miramar Park, Osage Park, Paradise Park, Pequeno Park, Pueblo Park, Riviera Park, Sea Aire Park, Seaside Heroes Park, Sunnyglen Park, Sur La Brea Park, Torrance Park, Victor Park, Walteria Park, and Wilson (Charles H.) Park. There is a need for public facilities that serve populations with special needs as well as continuous facility maintenance.

How were these needs determined?

The Community Needs Survey and Staff observation determined these needs. The survey was completed by community members and consulted organizations.



Consultations-Public Facility Needs

Describe the jurisdiction’s need for Public Improvements:

The City’s Public Works Department manages the City’s Capital Improvement Projects. The recent Community Needs Survey reveals the following top three (3) priorities in public improvements: safe routes to schools, sidewalk/curb improvements, and street improvements. Historically, the City has used CDBG funding to address sidewalk improvement needs for ADA accessibility. The Public Works Department has identified additional sidewalks that are in need of repair throughout the City of Torrance. The repairs include the addition of ADA compliant ramps.

How were these needs determined?

The Community Needs Survey and Staff observation determined these needs. The survey was completed by consulted organizations and the general public. Additionally, the Torrance City Council has historically prioritized sidewalk improvements through the City’s CDBG contract with the Los Angeles County Development Authority. The Community Survey demonstrates that there is still an ongoing need for this improvement (as shown in the below Chart).



Consultations-Public Improvement Needs

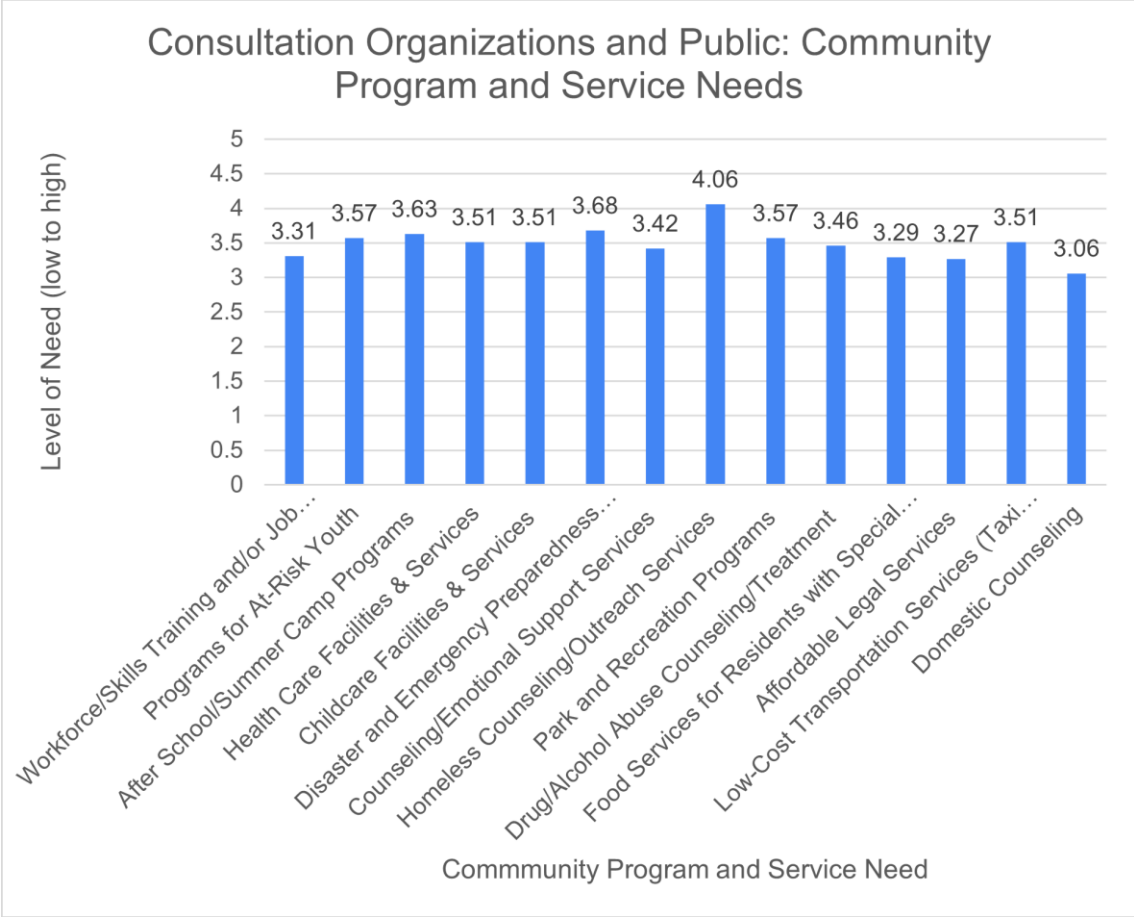
Describe the jurisdiction’s need for Public Services:

According to the community needs survey, the following public services have the highest need: Homeless Counseling/Outreach Services, Disaster and Emergency Preparedness Services, and After School/Summer Camp Programs. The City of Torrance currently employs two Outreach Coordinators who provide homeless outreach services in the City. The majority of clients are placed in interim housing for stabilization and further case management services after enrollment in the outreach program. The City’s Office of Emergency Preparedness provides a variety of resources including guides for home supplies as well as a disaster hotline. CERT, or the Community Emergency Response Team, is a group of organized and trained volunteer disaster workers, at the neighborhood level. CERT members are prepared to be self-sustaining for five days following a large disaster. The Torrance Fire Department conducts CERT courses.

The City provides an After School Program for youth in grades 1st-8th. The program is offered at Anza, Arnold, Carr, Edison, Fern, Hickory, Victor, and Walteria Elementary Schools as well as Madrona and Richardson Middle School. The Community Services Department also offers a summer day camp for youth. Social service providers within the City of Torrance and the surrounding area provide services that include some of the lower ranked needs in the survey (affordable legal services, low cost transportation services, health care facilities and services, domestic counseling, etc).

How were these needs determined?

Needs were determined through public and stakeholder responses to the online survey.



Consultations-Public Service Needs

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Torrance's housing market is a very strong, high cost market, both for rental housing and for ownership housing. According to Zillow, the median home value in Torrance in 2022 was \$1,143,693 with 39.5% of homes selling above the asking price. Rents have also increased steadily across Los Angeles County within the last few years, including the City of Torrance. According to the Zillow Rental Manager, the median rent in Torrance is currently \$2,800.

While this is good news for homeowners and the housing industry as a whole, this is a challenge for low-income renters and prospective homebuyers.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of City's housing stock.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As shown in Table 31 , the City consists of 58,340 housing units. The data provided by the 2013-2017 ACS 5-Year Estimates shows that 53% of the City's total housing stock is in 1-unit detached structures. The second largest group is buildings with 20 or more units at 23% of the City's housing stock. Public and organization responses to the consultation survey indicate that multi-family housing units and supportive housing for people experiencing homelessness are the top two types of housing needed in Torrance.

Overall, about 29,845 of the City's housing units have three or more bedrooms, 15,125 have two bedrooms, 7,770 have one bedroom, and 2,165 are 0- bedroom units. On average, owner-occupied units tend to be larger than renter-occupied units. Only 21 percent of the renter-occupied units have three or more bedrooms while 81 percent of owner-occupied units have three or more bedrooms.

The majority of three-bedroom units are homes, which drives up the price for 3 bedroom rental units. Responses to the consultation survey (public and organizations) indicate that 2-bedroom dwelling units have the highest need in the City (Chart 3).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,040	53%
1-unit, attached structure	4,405	8%
2-4 units	3,335	6%
5-19 units	4,800	8%
20 or more units	13,565	23%
Mobile Home, boat, RV, van, etc	1,195	2%
Total	58,340	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

What type of housing is most needed in Torrance ? (please select all that apply)

56 responses

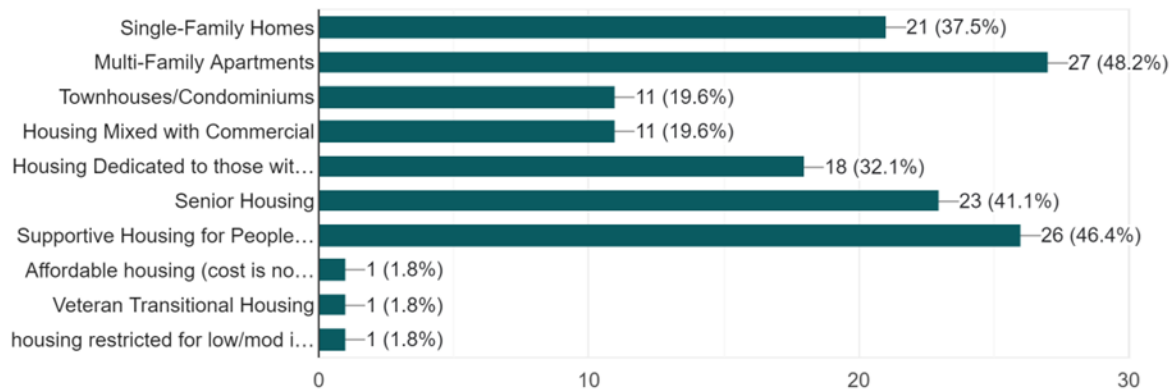


Chart 3: Consultation: Type of Housing Units

Name of Development	Total Units	Number of Affordable Units	Elderly	Non-Elderly	Funding Program
Golden West Towers	179	178	178	1	HUD; LIHTC; CalHFA
JCI Gardens Community Housing Management Services	101	100	-	101	HUD
Accessible Apartments 2 United Cerebral Palsy	13	12	-	13	HUD
Scalabrini House	1 unit, 6 beds	1 unit, 6 beds	-	6	HUD
Caribou House	1 unit, 6 beds	1 unit, 6 beds	-	6	HUD
Cabrillo Family Apartments	44	43	-	43	LIHTC
Harmony Court Apartments	187	185	185	2	LIHTC
Coleman Court	79	78	78	1	Housing Set-Aside
Ocean Terrace	36	35	35	1	Housing Set-Aside
El Prado Apartments	26	26	-	26	Housing Set-Aside
Brisas Del Sol	33	33	-	33	Housing Set-Aside

Table 28 - Torrance Affordable Housing Developments

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	120	0%	2,045	8%
1 bedroom	585	2%	7,185	29%
2 bedrooms	4,900	16%	10,225	41%
3 or more bedrooms	24,535	81%	5,310	21%
Total	30,140	99%	24,765	99%

Table 29 – Unit Size by Tenure

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.

The City of Torrance Housing Authority (THA) operates a Housing Choice Voucher Program. This program assists elderly, disabled, and family households who meet HUD's Very Low Income Limits (50%) at admission. Currently, the Housing Authority is assisting 439 families through the HCV program. THA also administers Veterans Affairs Supportive Housing Vouchers (VASH). These vouchers are administered in partnership with the U.S. Department of Veterans Affairs (VA), and enable homeless veterans and their families to access affordable housing with an array of supportive services. THA has been allocated 25 VASH vouchers, currently 9 are in use. On May 20, 2021, THA accepted a HUD allocation of 33 EHV's. These vouchers are targeted to assist the following populations: Homeless; At risk of homelessness; Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking; Recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. There are currently 29 EHV families assisted by THA. The units assisted by THA's voucher programs have a variety of housing types including single-family homes, multi-family apartment complexes, and manufactured homes.

Table 1 below "Torrance Affordable Housing Developments" shows the distribution of other units in Torrance assisted with federal, state, and local programs. This data is provided by the City of Torrance Housing Element.

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

The following assessment of the affordable housing inventory is derived from the City of Torrance Housing Element. Over the next ten years (2021-2031), two subsidized multifamily developments which provide 197 affordable units have expired affordability covenants. Affordability covenants in Torrance include developments that are financed with Low/Moderate Housing set aside funds or federal programs (HUD 202, HUD 811, and HUD 542[c]) or State of California LIHTC's. Accessible Apartments 2 is owned and operated by a nonprofit organization (United Cerebral Palsy), whose operators have

informed the City that they do not intend to convert to market rate units in the next 10 years. Harmony Court Apartments is a 187-unit senior affordable housing project offering 185 affordable units. The owners have stated to the City in writing that they do not intend to convert to market rate units during the next 10 years, so there is no risk of conversion for this project. The El Prado Apartments are owned by the City of Torrance and will not convert when their contract expires in 2029. The contract for Brisas del Sol expires in 2029. Because this is a moderate-income, for sale condominium complex of 33 units, the likelihood is high of these units converting. Nevertheless, ownership housing is not covered in the at-risk analysis. These ownership units are subject to resale provisions that either ensure the continued affordability of the units or recuperation of the funding for other affordable housing activities (City of Torrance 2021-2029 Housing Element).

For the Housing Choice Voucher Program, the City of Torrance Housing Authority Housing Assistance Payment Contracts have a year long term and then automatically transition to month-to-month. Due to the passing of the State of California's AB 1482 in 2020, Torrance tenants now have a higher level of protection against no-fault evictions. Additionally, screening against third party payments as a "source of income" is now illegal in the State of California. Therefore, owners can no longer opt out of third party rental payment programs (such as Section 8) outright. In 2023, 39 Housing Assistance Payment contracts will expire, however, the Housing Authority anticipates that all of these contracts will transition to month to month.

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

According to the HUD Office of Policy Development & Research, the rental vacancy rate in LA County was 4.3% in 2021.

The availability of housing units does not fit the current housing needs for low-moderate income households in the City. The City still faces significant shortages of rental and homeownership units that are affordable to extremely low-, low-, and moderate-income households (especially families with children, persons with disabilities, and permanent housing for the homeless).

Describe the need for specific types of housing:

- Quality, affordable housing for extremely low-income and low-income households
- Quality, affordable housing for larger, low-income families with 3 or more bedrooms
- Quality, affordable housing with accessibility features for persons with disabilities
- Permanent housing for the homeless

Discussion

There are gaps within the Torrance housing market for housing affordability and accessible to low income households, people with disabilities, and special needs communities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables in MA-15 show the cost of housing including rent, home value, and income as it relates to housing affordability. There is a shortage of housing at all income levels in the City. HUD HOME rental limits do not meet the fair market rent of the Los Angeles County area. Additionally, the fair market rent in Los Angeles County is lower than fair market rent in the City of Torrance. As the number of bedrooms in a unit increases, affordability becomes harder to achieve for larger households. The median home cost and contract rent provided by HUD seems to be lower than today's actual median home price and contract rent.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2021	% Change
Median Home Value	687,900	840,900	22%
Median Contract Rent	1,582	1,906	20%

Table 30 – Cost of Housing

Alternate Data Source Name:

2017 ACS (base year), 2021 ACS (current year)

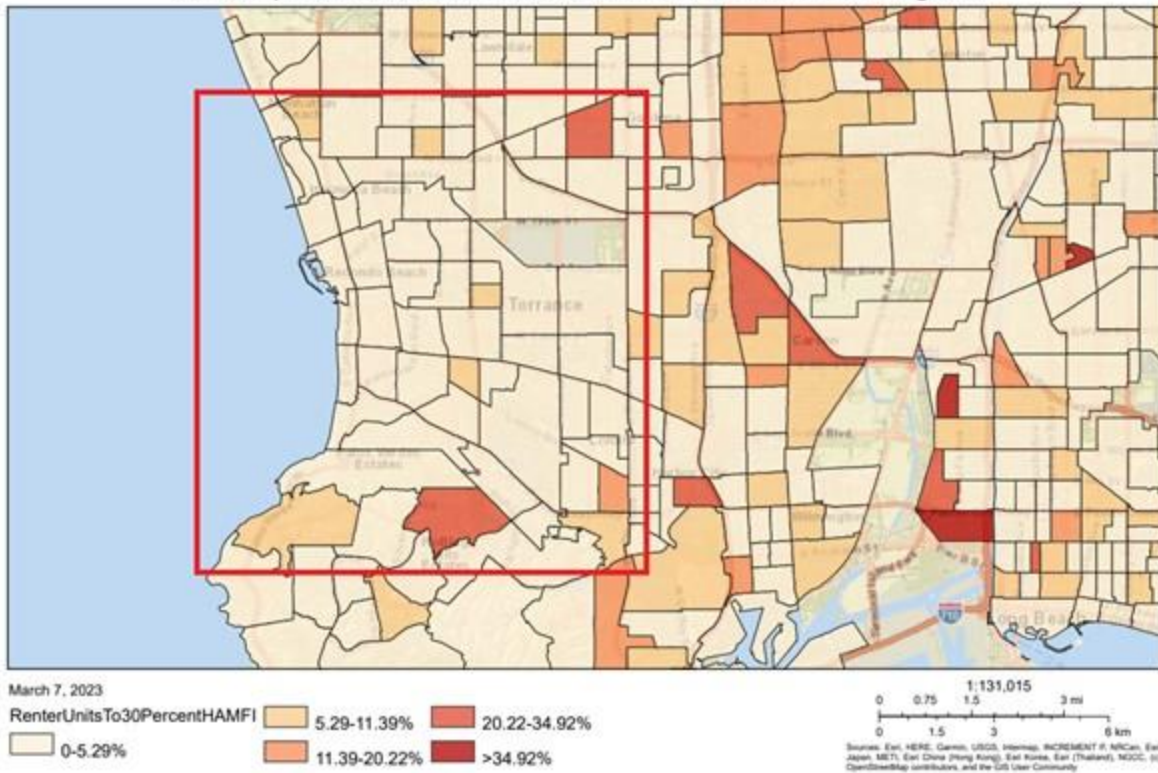
Data Source Comments:

Rent Paid	Number	%
Less than \$500	1,355	5.5%
\$500-999	2,670	10.8%
\$1,000-1,499	8,275	33.4%
\$1,500-1,999	7,930	32.0%
\$2,000 or more	4,555	18.4%
Total	24,785	100.1%

Table 31 - Rent Paid

Data Source: 2013-2017 ACS

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



Map 1: CPD: Units Affordable to ELI Renters

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	795	No Data
50% HAMFI	1,695	440
80% HAMFI	7,685	819
100% HAMFI	No Data	1,214
Total	10,175	2,473

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,534	1,747	2,222	2,888	3,170
High HOME Rent	1,335	1,432	1,721	1,979	2,180
Low HOME Rent	1,042	1,116	1,340	1,548	1,727

Table 33 – Monthly Rent

Alternate Data Source Name:
 HUD Fair Market Rent
Data Source Comments:

What are the most pressing challenges facing homeowners or property owners in Torrance?
 (please select all that apply)

56 responses

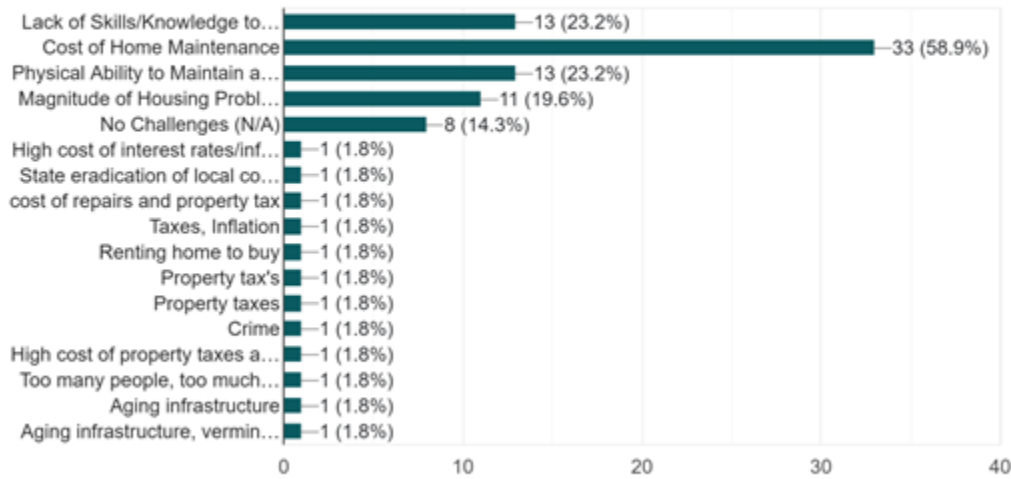


Chart 4: Consultation Response Public and Organizations: Challenges to Owners

Is there sufficient housing for households at all income levels?

There is a shortage of housing at all income levels in the City. The current tight homeownership market has put further pressure on the rental market. Many households who would normally be seeking to buy are unable to do so due to the low number of available homes and strict lending standards. Because most renters cannot afford housing costs, they remain in the rental market, despite experiencing increasing local rent costs. The homeless population is also in need of permanent affordable housing. As shows in the CPD-Units Affordable to ELI Renters map (Map 1), most census tracts in Torrance have between 0-5.29% of rental units affordable to 30 percent HUD Area Median Family Income (HAMFI) renters. There are only 4 census tracts in Torrance with over 5.29% of rental units affordable to households at/below 30% HAMFI.

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

Given the City’s growing population and desirability as a place to live, the high cost of new construction and the reduction in the amount of funding available for subsidized housing development, it is expected that housing affordability will remain a concern over the next five years. The City is committed to efforts

to preserve the existing affordable housing stock as well as encourage the development of affordable housing.

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

Both HOME and Fair Market Rent are below the average advertised rent in the City of Torrance. Overall, this mismatch shows that affordability will continue to be a priority for the area and the difficulty and costliness of tenant-based rental assistance programs.

Discussion

The disparity between the high cost of housing and income level below 80% AMI has caused both owner and renter households to pay more than they can afford for housing costs. As shown in Chart 4 above, respondents to the consultation survey (public and organizations) listed cost of home maintenance as the most pressing challenge for homeowners or property owners in Torrance. The high cost of housing can leave homeowners without monetary resources for repairs.

A priority of this Plan is to support the creation of more affordable housing and well as continue efforts to keep homeowners in their homes despite the high cost of home repairs. This is particularly important for elderly and low-income homeowners.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having 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. Based on the definition of selected conditions, Table 37 shows that 30 percent of owner-occupied households in the City have at least one selected condition and 54 percent of all renter-occupied households in the City have at least one selected condition.

The City’s Building Safety Division administers the building permit process for residential and commercial construction. This is a fundamental process for ensuring the protection of life and property. The process begins with the submittal of construction documents, which are reviewed for compliance with applicable building codes and standards. Approved projects are issued a building permit, allowing construction to begin. The Division also conducts field inspections to monitor compliance. The inspection process culminates with the finalization of the permit and possibility the issuance of a Certificate of Occupancy, if applicable.

The City’s Environmental Division provides a number of services that preserve the appearance, character and quality of our neighborhoods and our community. These efforts promote and maintain the high standards that make Torrance such a desirable place to live and do business.

Services provided by the Environmental division include:

- Zoning Enforcement
- Land Use Codes
- Property Maintenance
- Noise Codes (Community and Airport)
- Sign Permits
- Plan Checks
- Final Inspections (Residential And Commercial Developments)

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard housing is housing that does not meet the minimum standards contained in the City’s adopted Building Code, issued by the State of California Building Standards Commission

(BCS). Substandard housing does not provide adequate shelter, endangers health, safety, or well-being of occupants. A substandard condition is one that affects the health and safety of a residence's habitability. Substandard housing that is suitable for rehabilitation is defined as housing which, in its current condition, has deficiencies ranging from minor violations of the City building codes to major health and/or safety violations. Substandard housing can be economically remedied where the necessary hard cost of the rehabilitation work does not exceed 75 percent of the replacement value of the property.

Standard housing condition in the City is defined as housing that meets the minimum standards contained in the City's Building Code. For the purposes of the HOME program, a unit in substandard condition is considered suitable for rehabilitation provided that the unit is structurally sound and the cost of rehabilitation is considered economically warranted.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,800	29%	11,595	47%
With two selected Conditions	160	1%	1,740	7%
With three selected Conditions	25	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,155	70%	11,415	46%
Total	30,140	100%	24,765	100%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,660	6%	840	3%
1980-1999	3,765	12%	3,180	13%
1950-1979	21,945	73%	18,870	76%
Before 1950	2,765	9%	1,880	8%
Total	30,135	100%	24,770	100%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	24,710	82%	20,750	84%

Housing Units build before 1980 with children present	1,639	5%	864	3%
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Table 36 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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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, 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.

The most common source of child lead poisoning is exposure to lead-based paint and lead-contaminated dust in the child's home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

There are 45,460 housing units in the City built before 1980 that may contain lead-based paint, of which 24,710 are owner-occupied units and 20,750 are renter-occupied units. There are 2,503 units built before 1980 with children present, including 1,639 owner-occupied units and 864 renter-occupied

units. According to data presented in Table 6, 36 percent of the City’s households are low- and moderate-income households. By extension, it could be estimated that 901 housing units with lead-based paint hazards may be occupied by low- and moderate-income families.

Discussion

Based on the results of the Needs Assessment, the most prevalent condition is cost-burden – indicating that the housing stock is generally suitable for habitation. The CHAS data shows that 695 below 100% AMI renters and 20 below 100% AMI owners live in substandard housing (lacking complete plumbing or kitchen facilities). However, based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. This preservation is crucial to maintain this housing resources for Torrance owners, particularly those who qualify as low income.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Torrance is one of four independent SPA 8 cities that has its own public housing agency. Torrance Housing administers three HUD voucher programs: Housing Choice Vouchers (HCV, 690 allocated), Veterans Affairs Supportive Housing Vouchers (VASH, 25 allocated), and Emergency Housing Vouchers (EHV, 33 allocated). The EHV program provides rental assistance for households experiencing homelessness, at risk of homelessness, recently homeless, and fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				690			25	0	0
# of accessible units									

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

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:

PHA Data

Data Source Comments: The City also administers 33 Emergency Housing Vouchers

Describe the supply of public housing developments:

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:

The City does not have any public housing developments.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

The City does not have any public housing developments. The City of Torrance Housing Authority inspects all voucher assisted units biennially to ensure that assisted units meet HUD's standard for decent, safe, and sanitary housing conditions.

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

The City does not have any public housing developments. The City of Torrance Housing Authority inspects all voucher assisted units biennially to ensure that assisted units meet HUD's standard for decent, safe, and sanitary housing conditions.

Discussion:

Redundant-not used.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The needs of the homeless and how the City responds to those needs are identified and discussed in this section. Numerous organizations citywide provide facilities, shelters, counseling services, food and nutrition and healthcare services to persons who are homeless or near homelessness. The City has a detailed list of these shelters and services for referral of homeless individuals and families. The table below shows the facilities and housing targeted to homeless households, the following is detailed information regarding the restrictions on each bed type.

- Emergency Shelter: Adults and Children: DHS Recuperative Care Torrance Emergency Shelter: 53
- Emergency Shelter Adults Only: DHS Stabilization Cabrillo Emergency Shelter, for men: 22
- Emergency Shelter: Adults Only: 3290 Temporary Housing Village at Civic Center Drive: 40
- Transitional Shelter Beds: Family Promise of the South Bay Transitional Housing: 15

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)	53	0	15	0	0
Households with Only Adults	62	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2022 PIT Count

Data Source Comments:

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

The City of Torrance is part of the Los Angeles County Continuum of Care (CoC). The Los Angeles Homeless Services Authority (LAHSA) is the lead agency of the LA County CoC. LAHSA operates the Homeless Management Information System in which people experiencing homelessness are entered into the database using the Coordinated Entry System (CES). People experiencing homelessness can then be matched to resources within HMIS.

Harbor Interfaith Services is the lead service provider in SPA 8 for the Coordinated Entry System. People experiencing homelessness are referred to Harbor Interfaith Services for intake and assessment.

In July 2022, the City of Torrance opened 3290 Temporary Housing Village (3290) which contains 40 non-congregate shelter units. The temporary housing program aims to assist people experiencing homelessness obtain and retain permanent housing by providing temporary shelter, housing navigation, and supportive services. On April 12, 2022, the City of Torrance contracted with Harbor Interfaith Services (HIS) to serve as the operator of the Temporary Housing Community. As the operator, HIS provides case management, housing navigation, and connection to existing services for program participants. HIS also operates the site through the coordination of meals, utilities, on-site security, medical visits, and janitorial services. 3290 residents are also receiving workforce development training.

Additionally, in 2022, the City of Torrance contracted with Mental Health America Los Angeles (MHALA) to provide mental health focused outreach services to people experiencing homelessness in the City of Torrance. The Torrance Police Department also operates the Torrance Mental Evaluation Team (TMET). TMET is a field-based, co-response team that has partnered with the Los Angeles County Department of Mental Health (DMH) and currently staff one clinical psychologist and two Torrance Police Detectives trained in mental health crisis response. The primary function of the team is to provide referrals, intervention and/or placement of individuals suffering or needing acute mental health assistance into mental health facilities.

If an individual or family is unable to be assisted immediately by one of the previously mentioned organizations, they are referred to the 211 line to access referrals for emergency shelter. This includes winter shelters activated by LAHSA due to weather conditions.

The South Bay One-Stop Business & Career Center in downtown Torrance provides career development, job search, and training to South Bay residents including people experiencing homelessness.

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.

The following City services assist in addressing the needs of the homeless population:

- Emergency Shelter: 3290 Temporary Housing Program 40 non-congregate shelter beds, meals, health services, job training, housing navigation
- Transit Department: Senior and Disabled Dial-A-Taxi Program
- Community Services Department: Bartlett Center Senior Lunch Program and Focal Point on Aging
- Torrance Housing Authority- Tenant-Based Rental Assistance
- Emergency Shelter: Adults and Children DHS Recuperative Care Torrance Emergency Shelter: 53
- Emergency Shelter Adults Only: DHS Stabilization Cabrillo Emergency Shelter, for men: 22
- Transitional Shelter Beds: Family Promise of the South Bay Transitional Housing: 15
- Torrance Homeless Response Team: Outreach Coordinator and MHALA Housing Navigator
- Harbor Interfaith Services: Intake, assessment, and referrals to resources
- Housing Rights Center: Landlord/tenant information and assistance

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Optional narrative - not utilized

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

Elderly/Frail Elderly

Upon retirement, many lower-income elderly persons will often need subsidized housing that is accessible due to decreased mobility as they age. Frail elderly may need a unit with an extra room for a personal care attendant or may need additional services. LA County operates a variety of programs administered by the Area Agency on Aging (AAA) that provide information and services on a range of assistance for older adults and those who care for them. The AAA uses a combination of direct and predominantly contracted services to meet the needs of seniors, caregivers and disabled adults in the areas of information and assistance, supportive services, nutrition, health promotion, caregiver services, Ombudsman services, transportation, and housing. The City's Senior Citizen Center offers a wide variety of social services, clubs and organizations, classes, and daily activities including a meals program that serves nutritious hot lunch meals. The City's Transit Department operates a Dial-A-Taxi program to assist seniors with transportation needs. According to the 2021 American Community Survey (ACS), 18% of the population of Torrance is 65 or over. Oftentimes, the elderly population needs accessibility improvements to remain in their current living situation (ramps, grab bars, etc.). The elderly population is more likely to have a fixed income and thus have minimal resources for these types of improvements. The City's Community Services Department operates a Home Improvement Program (HIP) in which Disabled Individuals and Senior Citizens can have a variety of home improvement services completed provided they meet certain criteria and are Torrance residents. Services provided through HIP include: disability upgrades for the home, light plumbing, yard services, paint and minor repairs. In addition, rising concerns about the cost of Social Security, Medicaid, Medicare, and other federal entitlement programs threaten housing stability and appropriate in-home health care for the elderly and frail elderly.

Persons with Disabilities

Persons with disabilities often have limited incomes and extensive needs for a variety of services including accessible housing, which is generally very limited in supply.

According to the 2021 ACS, 8.8% (12,877 people) of the Torrance population identify as disabled. 5,690 of the 12,877 (44%) disabled people have difficulty living independently. Harbor Regional Center in the

City of Torrance provides services to developmentally disabled residents of the South Bay, Harbor, Long Beach, and southeast areas of LA County. Harbor Regional also enables in-home supportive services (IHSS) for people with developmental disabilities. These IHSS services enables persons with disabilities to remain living independently. The City aforementioned HIP program also assists disabled individuals with home improvements.

Persons with Alcohol/Drug Addiction

Sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery.

Persons with HIV/AIDS and their families

Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies and treatments, and supportive services that will enhance the quality of life for themselves and their families. When people are housed, they can access and adhere to drug treatments and therapies and require fewer hospitalizations and less emergency room care.

Public Housing Residents

There are no public housing units in Torrance.

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

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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(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Based on available funds, number of inquiries for services, and number of people in need of service, the City either provides or partners with social service agencies to provide the following supportive services

- City of Torrance Community Services Department-recreational programs, senior meals, Home Improvement Program
- Torrance Transit Senior and Dial-A-Taxi Program - transportation service for seniors and disabled
- City of Torrance Housing Authority – rental assistance
- Housing Rights Center-landlord/tenant fair housing services

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(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable to the City of Torrance.

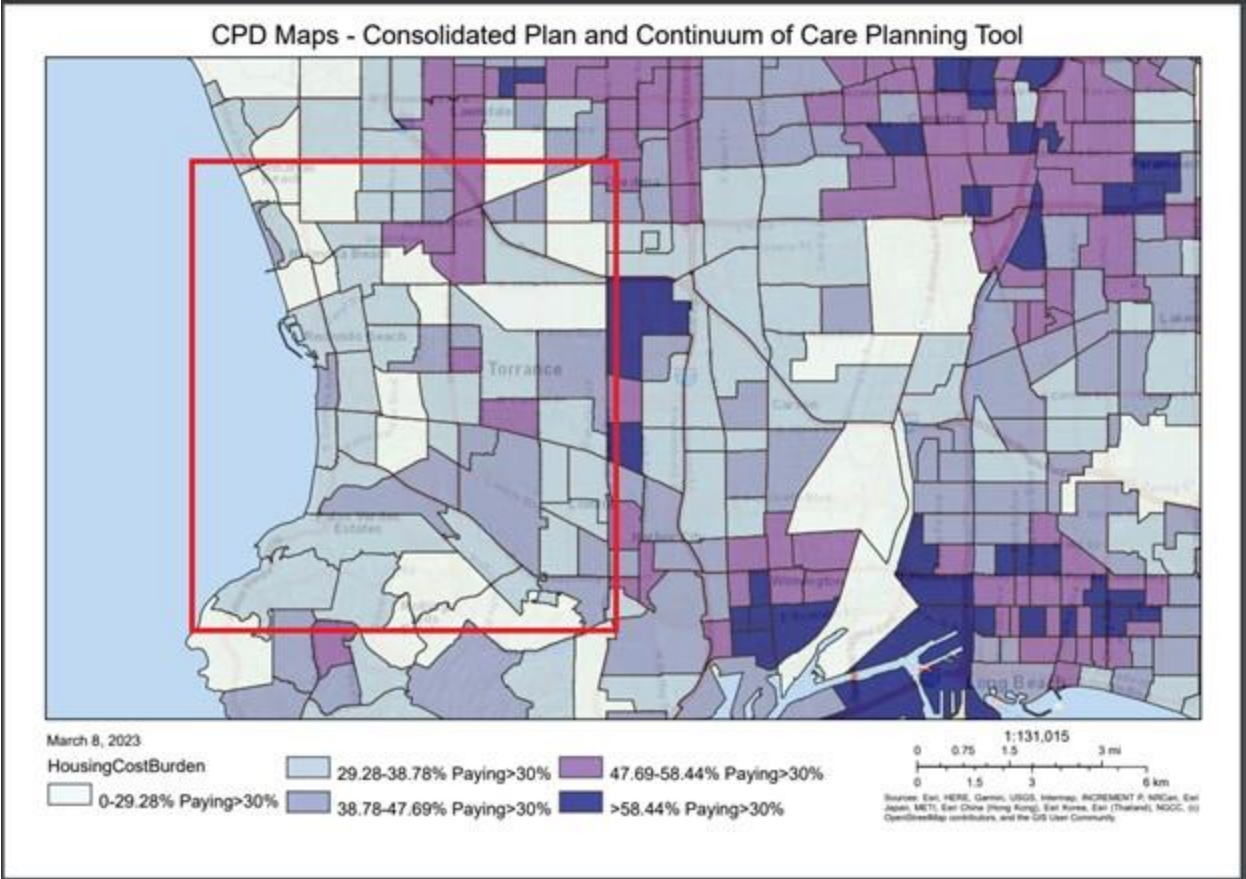
MA-40 Barriers to Affordable Housing – 91.210(e)

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, land costs and availability of 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.

The primary barriers to affordable housing in Torrance are housing affordability and the lack of monetary resources necessary to develop new housing stock and maintain existing affordable housing units. The two barriers are related in the sense that demand for affordable housing among households earning 0-50 percent of AMI exceeds the supply of affordable units, and resources to address this shortfall have historically been insufficient, as have resources for retrofit, repairs, and regular maintenance of existing units. To a more limited degree, there exist some zoning, regulatory, and political obstacles to affordable housing development.

As shown in the CPD Housing Cost Burden Map (Map 2), the issue of housing cost burden and housing affordability is present throughout the City of Torrance with high percentage of households paying more than 30% of their income on housing.



Map 2: CPD: Housing Cost Burden

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City places a high priority on non-housing community development needs including those associated with public facilities/infrastructure, community facilities including those providing vital public safety services, ADA improvements, and increasing housing options 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 includes housing programs that support family self-sufficiency and other community resources. This approach addresses several needs in the community including housing instability and ensuring that all residents have the opportunity to thrive without regard to family economic status.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	240	857	0	1	1
Arts, Entertainment, Accommodations	4,602	10,879	7	12	5
Construction	2,457	2,522	4	3	-1
Education and Health Care Services	15,625	26,153	22	28	6
Finance, Insurance, and Real Estate	5,778	4,779	8	5	-3
Information	2,429	1,027	3	1	-2
Manufacturing	9,915	13,359	14	14	0
Other Services	2,919	2,739	4	3	-1
Professional, Scientific, Management Services	10,771	7,776	15	8	-7
Public Administration	2,430	1,172	3	1	-2
Retail Trade	6,518	12,503	9	13	4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	4,732	3,406	7	4	-3
Wholesale Trade	1,428	6,889	2	7	5
Total	69,844	94,061	--	--	--

Table 41 - Business Activity

Alternate Data Source Name:

2021 American Community Survey Five Year Estimates

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	75,045
Civilian Employed Population 16 years and over	75,003
Unemployment Rate	7.00
Unemployment Rate for Ages 16-24	13.00
Unemployment Rate for Ages 25-65	8.00

Table 42 - Labor Force

Alternate Data Source Name:

2021 American Community Survey Five Year Estimates

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	39,616
Farming, fisheries and forestry occupations	240
Service	7,948
Sales and office	13,895
Construction, extraction, maintenance and repair	2,457
Production, transportation and material moving	5,437

Table 43 – Occupations by Sector

Alternate Data Source Name:

2021 American Community Survey Five Year Estimates

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,666	66%
30-59 Minutes	12,931	27%
60 or More Minutes	3,233	7%
Total	47,830	100%

Table 44 - Travel Time

Alternate Data Source Name:

2021 American Community Survey Five Year Estimates

Data Source Comments:

Education:

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	2,326	170	1,609
High school graduate (includes equivalency)	7,155	845	2,841
Some college or Associate's degree	13,991	1,024	3,891
Bachelor's degree or higher	37,900	2,081	6,443

Table 45 - Educational Attainment by Employment Status

Alternate Data Source Name:
2021 American Community Survey Five Year Estimates
Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	125	727	343
9th to 12th grade, no diploma	739	50	292	1,214	469
High school graduate, GED, or alternative	1,806	640	2,109	3,932	1,651
Some college, no degree	0	1,290	1,957	3,385	1,626
Associate's degree	2,980	309	470	2,381	1,095
Bachelor's degree	1,783	2,751	4,139	7,160	3,067
Graduate or professional degree	0	906	2,872	3,714	3,035

Table 46 - Educational Attainment by Age

Alternate Data Source Name:
2021 American Community Survey Five Year Estimates
Data Source Comments:

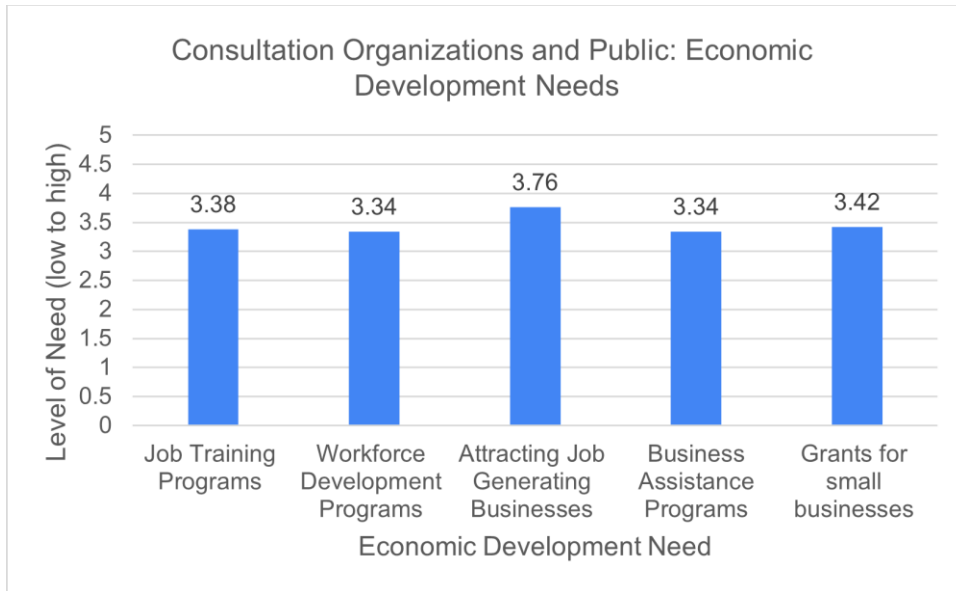
Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,261
High school graduate (includes equivalency)	38,559
Some college or Associate's degree	48,233
Bachelor's degree	75,811
Graduate or professional degree	103,514

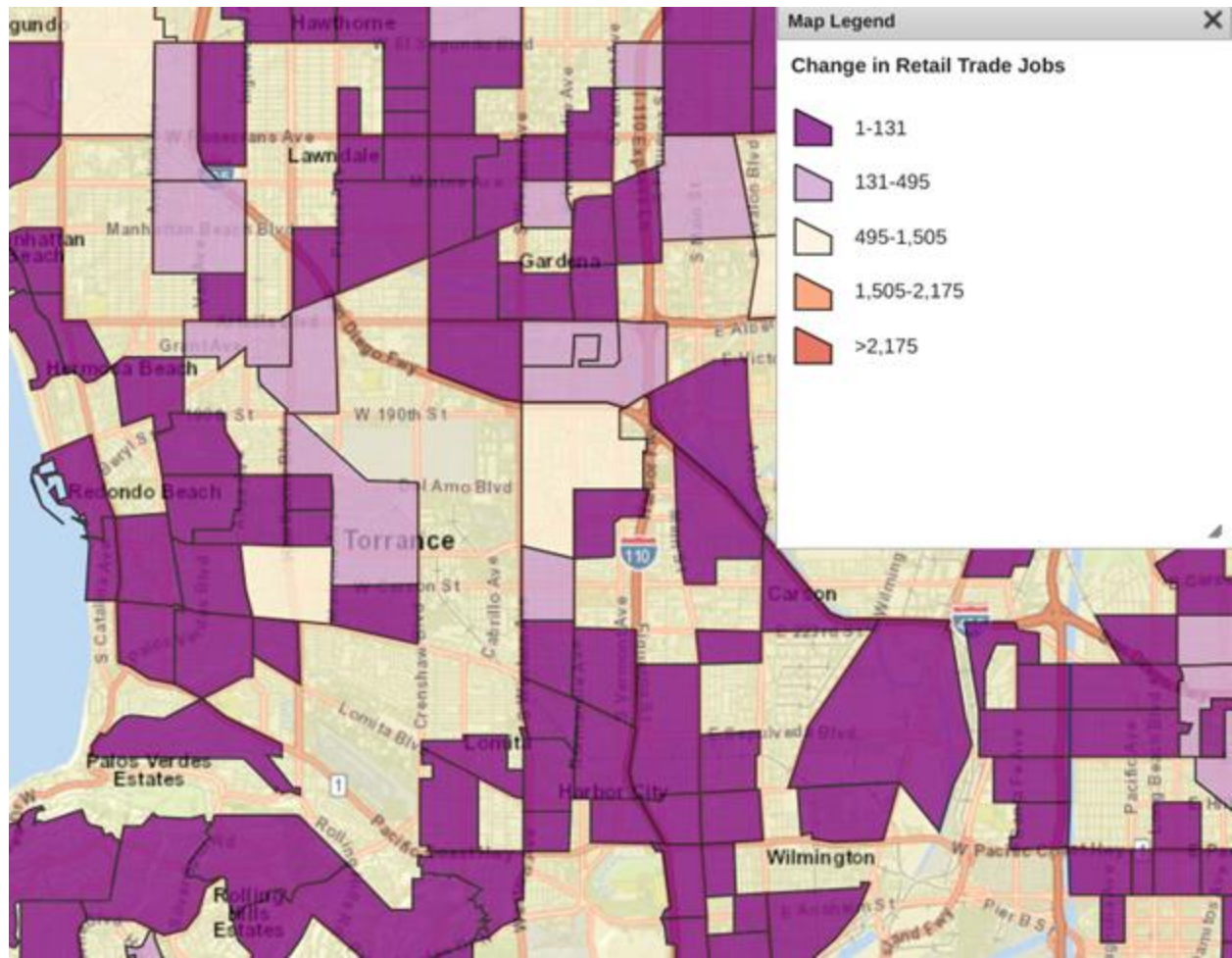
Table 47 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2021 American Community Survey Five Year Estimates

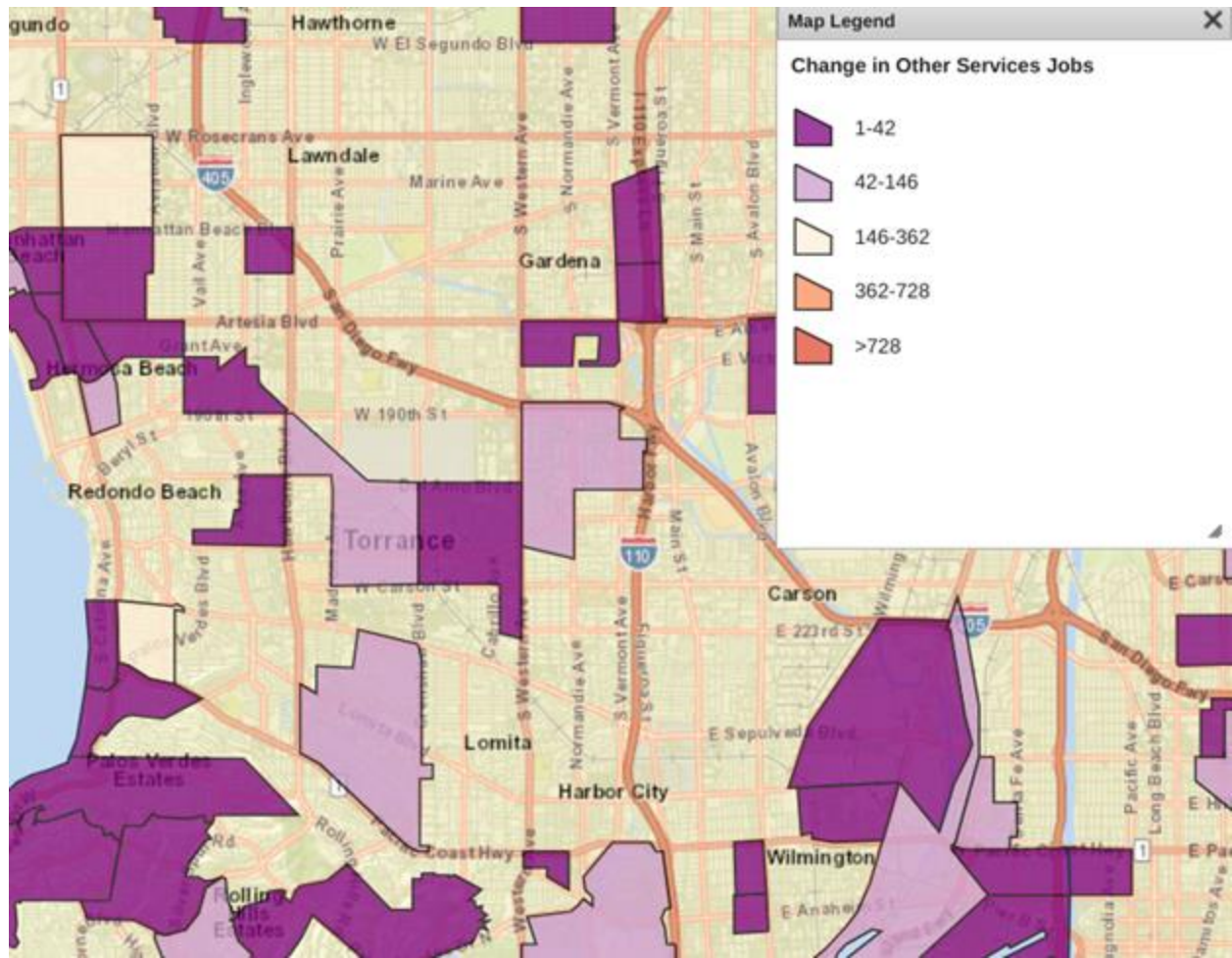
Data Source Comments:



Consultations-Economic Development



Change in Retail Trade Jobs



Change in Other Service Jobs

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

Education and health care services are the largest employment sectors in the City, employing approximately 22 percent of all workers who live in Torrance. This is followed by Professional Science and Management Services at 15 percent and Manufacturing at 14 percent.

Describe the workforce and infrastructure needs of the business community:

According to the 2021 ACS data, the unemployment rate in Torrance was 7%. Currently, the State Employment Development Department (EDD) reported that 75,100 Torrance residents were in the labor force (November 2023), with 72,300 employed. As of November 2023, Torrance’s unemployment rate is 3.8%. This is lower than the LA County unemployment rate of 5%.

The majority (56.7%) of the City’s residents are employed in management, business, science, and art occupations. Most workers (66%) have jobs located within 30 minutes of Torrance.

According to the Community Needs Survey, attracting job generating businesses and workforce development are the top two economic development needs of the City.

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.

The City has created a streamlined business license and permit process that enhances the overall business experience. The City maintains an open permit center for public assistance Monday – Friday, 8:00 a.m. to 5:00 p.m. Staff is accessible at all times at no cost, no appointment is needed, and turn-around times are efficient. The City’s Office of Economic Development offers assistance to businesses in Torrance.

The Business Attraction Incentive Program is a new program that incentivizes businesses that choose to relocate to the City of Torrance. This program is led by the Office of Economic Development and provides a measurable and meaningful reward to companies that boost Torrance's employment base and sales tax revenue. Businesses that are eligible for the Business Attraction Incentive Program can receive up to \$100,000 per agreement with a one-time payment of \$100 per added employee or one annual payment equal to 2% of the increased City's share of sales tax revenues from a complete and consecutive four-quarter period.

The City also has a Commercial Facade Improvement Program from the Office of Economic Development. Eligible properties include commercial and industrial properties located within the City of Torrance that are in need of improvement. Projects are voluntary upgrades to commercial and industrial properties; no code required, conditioned, or mandatory work is eligible for the program.

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

Jobs located within the City match fairly well with the skills and education of the local workforce. The majority (56.7%) of the City’s residents are employed in management, business, science, and art occupations. 49% of the workforce has a Bachelor’s degree or higher which aligns with the employment opportunities within the jurisdiction. The second largest sector is “sales and office” which could also require a Bachelors or Masters Degree.

The business sector that offers jobs which do not require a high school graduation include retail trade, accommodation and food services, other services, manufacturing, and warehousing. Workers with less than a high school education would benefit from upskilling/reskilling training so they could compete for better paying jobs. The median annual income of workers with less than a high school education is \$35,261. Upskilling would focus on improving a person's skills so they could continue to work within the same job field. The emphasis for upskilling would be to promote training and advancement practices to

help workers progress in their careers and move into better-paying jobs. Reskilling would focus on learning new skills, so a person could do a different job. The emphasis for reskilling would be the development of significantly different skills to make someone suitable for a different role.

The CPD maps above show a decrease in retail trade and other service jobs in the City of Torrance from 2000-2010, supporting the need for upskilling. The “retail” and “other service” industries had the largest and most prevalent decreases within in the City of Torrance from 2000-2010.

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 South Bay Workforce Investment Board has a one-stop job development center in Downtown Torrance that provides comprehensive services to residents. The One-Stop Center helps employers find workers and job seekers find employment and provide those services at no cost. This includes services for youth and people experiencing homelessness.

Although the City does not plan to fund any economic development programs with CDBG or HOME funds, Torrance provides job training through its Intern and Management Aide Programs. The intern program provides current undergraduate students or recent graduates with the opportunity to gain applicable work experience, develop skills, explore future career paths, and build a professional network with mentors and peers. The Management Aide program provides current graduate students or recent graduates with the opportunity to complement coursework, gain work experience and skills, and develop work relationships to prepare them for an entry level professional position in government. Management Aides provide support to management staff, perform assignments ranging from routine administrative tasks to more complex and varied professional, confidential and specialized assignments. This is a paid position where qualifications, responsibilities and commitment vary based on hosting department.

The Southern California Regional Occupational Center (SoCal ROC) is located in the City of Torrance. SoCal ROC provides career technical education courses for high school and adult students. SoCal ROC offers more than 50 different courses, each part of a sequential pathway, approved by the California Department of Education. This includes courses in art/design, engineering/design, health sciences, and cosmetology.

El Camino College is located near North Torrance. El Camino offers employee training in the Center for Customized Training. The Small Business Development Center helps business start-ups and established businesses through workshops, consulting with a business expert, and assistance with applying for business loans. Additionally, El Camino administers programs through the State’s Employment Training Panel (ETP). ETP reimburses the cost of employer-driven training for incumbent workers and funding training for unemployed workers, which is designed to help them re-enter the workforce. The courses

are designed to “increase efficiencies, enhance productivity, and reduce costs allowing the business to remain competitive in a global economy.”

City officials and staff will continue to work with private and other public partners to assist in the retention and expansion of local businesses with the objective of increasing average incomes with particular emphasis on expansion of a sustainable local economy.

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

No

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.

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Discussion

See discussion above

MA-50 Needs and Market Analysis Discussion

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

The most prevalent housing problem in the City of Torrance is housing cost burden which occurs across housing types and income levels. For the purpose of this question, we are defining concentration as an area where more than 30% of the population is low-income households with a severe housing cost burden.

According to the CPD data map, the following census tracts have over 30% low-income households. The severe housing cost burden percentage is representative of the low-income household population.

- Census Tract 6500.04: 30.94% severe housing cost burden
- Census Tract 6500.03: 71.76% severe housing cost burden
- Census Tract 6503.00: 65.75% severe housing cost burden
- Census Tract 6506.04: 50.00% severe housing cost burden
- Census Tract 6512.21: 68.6% severe housing cost burden

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

The following racial and ethnic categories are recognized by the census as "minority": Black/African American (non-Hispanic), American Indian and Alaska Native, Asian, Native Hawaiian and other Pacific Islander, and Hispanic (all races). An area of "minority concentration" is defined as any census tract where the total percentage of minority households is 40%.

Torrance's population is now "majority minority". According to the 2020 US Census, 64.7% percent of Torrance residents identify themselves as being a minority. This is due to the high predominance of Asian households (35%) and Hispanic/Latino households (19%).

The following census tracts have a concentration of racial or ethnic minorities based on the 2020 Decennial Census. This data is shown in the map below titled "Areas of Racial or Ethnic Minority Concentration" (Map 4).

- Census Tract 6500.01
- Census Tract 6500.03
- Census Tract 6500.04
- Census Tract 6501.01
- Census Tract 6501.02
- Census Tract 6502.00

- Census Tract 6503.00
- Census Tract 6504.01
- Census Tract 6505.01
- Census Tract 6505.02
- Census Tract 6506.03
- Census Tract 6506.04
- Census Tract 6506.05
- Census Tract 6506.06
- Census Tract 6506.07
- Census Tract 6507.01
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- Census Tract 6510.02
- Census Tract 6511.01
- Census Tract 6511.02
- Census Tract 6512.01
- Census Tract 6512.21
- Census Tract 6512.22
- Census Tract 6514.01
- Census Tract 6514.02
- Census Tract 9800.05

The U.S. Department of Housing and Urban Development (HUD) defines an “area of low-income concentration” as any census tract where a majority of households (51% or more) qualify as low-income. HUD defines a low- to moderate-income household as any household whose income does not exceed 80% of the area median income for the geographic area.

According to HUD GIS data Low- and Moderate-Income Summary Data, Torrance has two census tracts in which a majority of households qualify as an area of low-income concentration. Map 3 shows the location of these two census tracts.

- 6500.03 54.11%
- 6506.04 52.38%

According to the FY 2022 ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, Torrance has 7 block groups that qualify as having low-income concentrations according to HUD. All of the seven block groups are located in census tracts with minority concentrations.

- Census Tract 6500.01 Block 1
- Census Tract 6500.03 Block 2
- Census Tract 6500.04 Block 2
- Census Tract 6503.00 Block 4
- Census Tract 6506.04 Block 1
- Census Tract 6506.04 Block 2
- Census Tract 6509.01 Block 2

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

The census tracts with a concentration of racial/ethnic minorities are spread throughout the City of Torrance.

The majority of the low-moderate income block groups are located in North Torrance. The low-income concentration block groups are located in census tracts that are majority (5 out of 6) renter as opposed to owner occupied. The majority of the units in these neighborhoods (owner and renter units) were built prior to 1979. Neighborhoods with higher poverty concentration generally have the following characteristics:

- Higher concentrations of racial and ethnic minorities;
- Areas with higher poverty rates;
- Areas with higher incidences of housing problems;
- Areas with lower labor engagement scores;
- Areas with low-proficiency schools;
- Areas with greater concentrations of foreign-born residents; and
- To some extent, areas with larger populations of families with children.

Are there any community assets in these areas/neighborhoods?

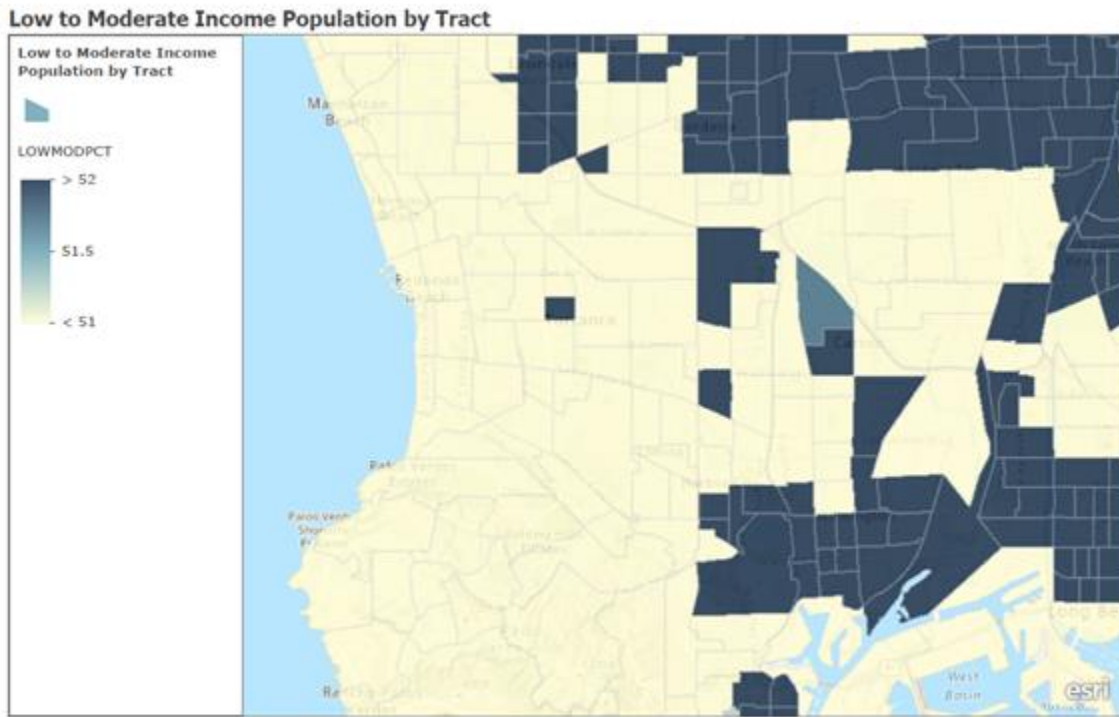
The 32 tracts that have minority concentration and 6 tracts with low-moderate income block groups mirror the City of Torrance at large with regards to community assets. These areas all still generally have significant community assets including bus service, community centers/parks, commercial centers, professional office buildings, and other services.

Are there other strategic opportunities in any of these areas?

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low-income concentrations, the City has designed its

affordable housing programs to be available citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations. The 32 tracts with minority concentration are spread throughout the City.

Map 4: Area of Racial/Ethnic Concentration



This service identifies U.S. Census Tracts in which 51% or more of the households earn less than 80 percent of the Area Median Income (AMI).

Esri, NASA, NGA, USGS | City of Torrance, County of Los Angeles, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Map 3: Census Tracts Low Income Concentration

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

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

Datasets provided by the Federal Communications Commission (FCC) show that the City is well connected for all households and neighborhoods.

For broadband download speeds of 25 megabytes per second (mbps), 100% of Torrance residents are serviced by at least three internet service providers. This is higher than the State (99.29%) and Nationwide (97.69%).

For download speeds of 100 mbps, 85.01% of residents are serviced by at least three internet service providers. This is significantly higher than LA County (75.54%), State (47.74%), and Nationwide (29.90%).

According to speedtest.net, Torrance has a median download speed of 221.90 mbps and upload speed of 21.14 mbps. This is higher than the California median download speed of 209.27 mbps and upload speed of 21.04 mbps

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

The City of Torrance has sufficient broadband internet services providers to serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

According to FEMA's National Risk Index, census tracts 6509.01, 6511.01, and 6504.01 have the highest risk to natural hazards in the City of Torrance. The risk index is calculated by multiplying the expected annual loss by the social vulnerability, then dividing by level of community resilience.

The City's Local Hazard Mitigation Plan details natural hazard risks for the City related to climate change.

Drought:

Scientific evidence suggests that precipitation levels across California, including in Los Angeles County, will decline as a result of climate change. This reduction in precipitation is consequently expected to reduce the Sierra Nevada snowpack. The State Water Project depends on this snowpack's gradual springtime melt to provide fresh water across the state, but as the accumulation of snow decreases, so will the amount of water that can be released for urban use in drier months. The flow of the Colorado River will also be impacted by climate change-related decreases in snowpack and potential decreases in precipitation, further impacting Torrance's largely imported water supply, although significant uncertainties remain about future precipitation levels in the Colorado River Basin (USBR 2016). Recent scientific studies have found that California's drought, beginning in 2012, was exacerbated by climate change and that the overall likelihood of extreme droughts is likely to increase as a result (Williams et al. 2015)

Earthquake:

The likelihood, size, and severity of ground shaking during seismic events are not expected to be directly impacted by climate change, as the geologic processes that lead to the release of seismic energy are not impacted by atmospheric condition.

Liquefaction:

While the likelihood, size, and severity of seismicity are not expected to be directly impacted by climate change, anticipated changes in the intensity and frequency of precipitation could alter groundwater aquifer levels, expanding or contracting existing potential for liquefaction in Torrance. Additional research is needed on how the effects of climate change may impact liquefaction risks.

Extreme Temperature:

As the temperature increases as a result of climate change, extreme heat events are likely to become much more frequent, although the forecasts vary significantly depending on how substantially climate

conditions actually change. From an average of approximately four extreme heat days (those above 87°F) each year, Torrance may see approximately 20 to 40 extreme heat days annually by the end of the century, or in some scenarios well over 50 each year (CEC 2016). Extreme cold events are likely to decline as global temperatures become warmer, although they are unlikely to go away entirely.

Hail:

Climate change is expected to cause an increase in the average intensity of already intense storm events in Southern California. As a result, climate change could cause an increase in the risk of storm-related severe weather such as hail.

The City consulted the Los Angeles County Disaster Management Area G representative in the creation of this Plan. In December 2022, the City's Office of Emergency Services created an Emergency Operations Plan. This Plan incorporates Federal, State, and Local Emergency Management procedures.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

During drought events, drought conditions will be present throughout Torrance and will not vary to any significant degree in different parts of the community. All community members will experience similar conditions. While direct effects will be equal for all residents and businesses, lower-income residents may be disproportionately affected if the City elects to increase water rates or levy fines against water customers with significant use. No critical facilities are likely to be affected.

Extreme heat is particularly dangerous to older individuals. Many elderly residents take medication that can reduce their body's ability to maintain a safe internal temperature, increasing the risk of heat-related illnesses during heat waves. Elderly residents are also more likely to live alone and to be socially isolated, further increasing their vulnerability. Similar factors can make heat waves particularly dangerous for immunocompromised individuals and others with increased social isolation. Individuals who spend a lot of time outdoors, such as construction workers, are vulnerable to extreme heat. Households without air conditioning units, or lower-income households concerned about the cost of running an air conditioner, may also face an increased risk. There is no specific risk to critical facilities, although stress on some electrical or mechanical systems may increase during heat waves. Elderly and socially isolated individuals may be vulnerable to extreme cold due to physical conditions and a generally smaller social support network available to provide assistance when needed. Households that lack heat are vulnerable to very cold conditions, as are lower-income residents who may be unwilling or unable to incur the cost of heating. No critical facilities face a specific risk from extreme cold.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is part two of the Con Plan and includes broad strategies for how the City will address affordable housing, homelessness, special needs and community development needs for the upcoming five- year period.

Priority needs identified in the Con Plan were obtained from community engagement activities and data collection and analysis. Priorities include:

1. Affordable Housing

- Promote, increase, and maintain homeownership for low-and-moderate-income (LMI) households
- Provide safe, affordable, and decent housing for LMI renters
- Provide support for the creation of affordable housing for people experiencing homelessness and special needs populations

2. Fair Housing Education

- Promote Fair Housing among all income categories

3. Housing Rehabilitation and Preservation

- Preserve the City's existing affordable housing stock for LMI households in the 0-80 percent Area Median Income (AMI) category
- Increase the supply of lead safe housing

4. Administration

5. Supportive Services for Homeless Population

- Provide supportive services and housing navigation for homeless persons

6. Non-homeless special needs

- Provide accessibility improvements for the non-homeless special needs community

In this Consolidated Plan, the City is focusing on expanding affordable housing opportunities and non-homeless special needs. As shown in Chart 5 below, the top two recommended uses for HOME funding

from the Consultation survey (public and organizations) were: New Construction of Affordable Rental Units and New Construction of Affordable Homeownership. The goals developed help reduce the barriers to affordable housing, fair housing, and services needed for the homeless. The supportive services for the homeless population will be provided through non-CDBG/HOME funds.

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

What activities should Torrance prioritize during the next five years to address housing needs? (you may select more than one)

56 responses

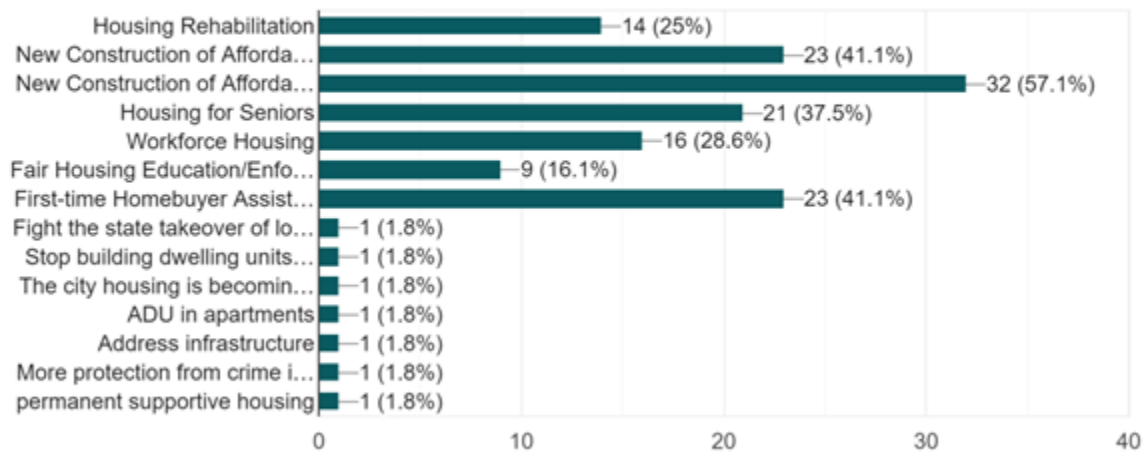


Chart 5: Consultations and Public-Recommendations

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	City-wide
	Area Type:	City-wide
	Other Target Area Description:	City-wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?		

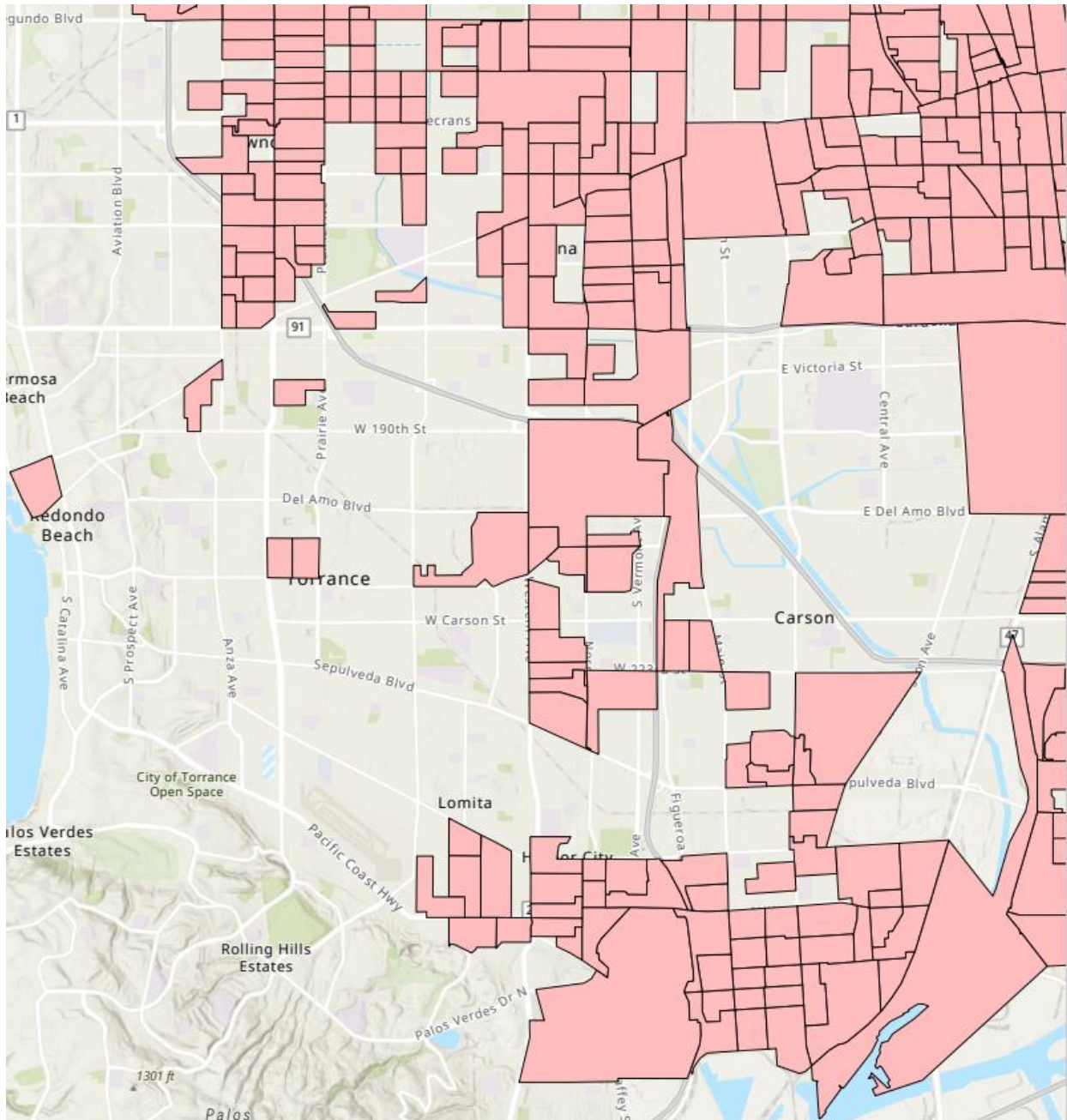
General Allocation Priorities

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

The City of Torrance does not have any geographically based investments. Unless otherwise specified, all of the City's HUD-funded housing and community development programs are generally available to eligible low- and moderate-income persons citywide. As shows in the CPD map (Map 5) below, the low-income concentration block groups in Torrance are grouped within 6 census tracts in north and central Torrance. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City. In order to prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families.

57% of respondents to the consultation survey (public and organizations) indicated that they believe housing discrimination happens in Torrance. The two most common types of discrimination identified were race and source of income. By allocating investments City-wide, the City intends to ensure equal access to programs.

The City's planned CDBG projects have a low-moderate income population benefit and are thus not targeted to a specific census tract in the City.



Map 5: CPD: LMI Block Groups

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City-wide
	Associated Goals	Expand Affordable Housing Opportunities
	Description	The following priority needs fit into the category of affordable housing: <ol style="list-style-type: none"> 1. Promote, increase, and maintain homeownership for low- and moderate-income (LMI) households 2. Provide safe, affordable, and decent housing for LMI renters 3. Provide support for the creation of housing for people experiencing homelessness and special needs populations
	Basis for Relative Priority	Community input, housing market analysis.
2	Priority Need Name	Fair Housing Education

Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	City-wide
Associated Goals	Expand Fair Housing Choice and Access
Description	Promote fair housing among all income categories. Provide ongoing assistance through contract with housing rights provider to combat discrimination through the promotion of fair housing education, legal representation, local support for affordable housing development projects, and counseling and financial training services.
Basis for Relative Priority	City's commitment to affirmatively further fair housing

3	Priority Need Name	Housing Rehabilitation and Preservation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City-wide
	Associated Goals	Expand Affordable Housing Opportunities
	Description	Preserve the City's existing affordable housing stock for LMI households in the 0 to 80 percent of Area Median Income (AMI) category. This includes ensuring that the existing housing stock is free from lead-based paint hazards.
	Basis for Relative Priority	Community input, housing market analysis, and housing conditions assessment.
4	Priority Need Name	Administration
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Planning and Administration
	Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds. This applies to the 10% HOME Planning and Administration cost.

	Basis for Relative Priority	N/A
5	Priority Need Name	Non-Homeless Special Needs
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Special Needs ADA Improvements
	Description	Torrance has a continuing need to provide suitable living environments for the non-homeless special needs community. This includes accessibility improvements to targeted to assist the elderly and disabled population.
	Basis for Relative Priority	Community input, non-housing community development needs assessment, City Council priorities.

Narrative (Optional)

The Con Plan regulations require a description of each relative priority and the need level assigned by family and income category for housing, homeless, and special needs populations. The priority needs level definitions have been established by HUD and are as follows:

- L (Low Priority): The City will not fund activities to address this need during the five-year period. The City will consider Certifications of Consistency for other entities' applications for federal assistance.
- H (High Priority): Activities to address this need will be funded by the City during the five-year period as funding allows.
- N (No Such Need): The City finds that there is no such need, or this need is already substantially addressed. No Certifications of Consistency will be considered.

To meet the designated priorities over the next five years, the City will perform a broad range of activities. The priority needs listed provide a further description of each priority, the population(s)

targeted, the types of activities to be conducted, and the estimated types of federal, state, and local resources available. While the summary does not attest to be an absolute accounting of all resources available, it does provide information on the types of resources most frequently accessed to meet housing and community objectives in the City.

SP-30 Influence of Market Conditions – 91.215 (b)

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)	Low HOME Rent compared to Fair Market Rent. While there is a need for Tenant Based Rental Assistance to make rents more affordable, the City does not anticipate using its funds for this purpose. The City will continue to administer rental assistance through the Torrance Housing Authority’s voucher programs.
TBRA for Non-Homeless Special Needs	Low HOME Rent compared to Fair Market Rent. The City does not anticipate prioritizing any programs which are TBRA for Non-Homeless Special Needs
New Unit Production	High Cost of Land and lack of available land for development
Rehabilitation	High Cost of materials. The City will consider establishing an Owner-Occupied Housing Rehabilitation program.
Acquisition, including preservation	High Cost of Land and multifamily properties. Median sales price continue to be a steady march upward in the City of Torrance. Looking ahead, with the projected household growth that will primarily happen through in-fill housing (acquisition, demolition, replacement), the market conditions are well suited for these types of programs.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates \$510,196 in HOME funds in FY 23-24. The City does not currently administer a HOME program. The HOME funding will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects. Due to the high cost of land and property in the Torrance area, the City anticipates using the FY 2023-24 allocation in combination with the FY 2024-25 allocation to fund an affordable housing project. The City anticipates \$1,002,313 in CDBG funds in FY 24-25. The CDBG funds will be used to continue the City’s Sidewalk Repair for Disabled Accessibility. Previously, the City’s CDBG allocation was administered by LACDA. The City has identified non-CDBG/HOME resources to provide supportive services for the homeless population.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	4,009,252	The City's Year 2 CDBG allocation (\$1,002,313) will be used for sidewalk improvement and accessibility projects, fair housing services, and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	510,196	0	0	510,196	2,040,784	In Year 1, the City expects to receive \$510,196 in HOME entitlement funds. The funds will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects.

Table 51 - Anticipated Resources

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

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

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

- LMI Housing Set Aside Funding

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

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

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

The City may use public owned land within the jurisdiction for the creation of affordable housing opportunities. The City currently owns a number of properties that could be used for a future housing development. The City owned sidewalks will be used to improve accessibility for people with disabilities through the sidewalk repair project.

Discussion

The HOME funding in the FY 2023-24 Action Plan will be combined with future funding to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitate affordable housing projects. The CDBG funding in the FY 2024-25 Action Plan will be used to fund the City's ongoing City's Sidewalk Repair for Disabled Accessibility Project.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Torrance	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Provider	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The gaps in the institutional delivery system is increasingly limiting resources for cities and communities. There are often not enough staff to meet increased administrative burdens of federal funds. In addition, coordination between multiple agencies should be increased to avoid duplication of services. With the City beginning to administer federal funds such as HOME, there is a strength in being able to focus resources locally as opposed to divided throughout the County.

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

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			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

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)

The City has an active homeless network, resources, and support from LAHSA as well as other service providers, including Harbor Interfaith Services. The City of Torrance’s internal service delivery system centers around street outreach and temporary housing. The street outreach team (Outreach Coordinator and Mental Health America Los Angeles Case Manager) responds to people experiencing homelessness in Torrance. These resources connect people experiencing homelessness to mainstream benefits, mental health resources, and temporary shelter. The City’s 40-unit Temporary Housing Program provides shelter, meals, case management, on-site health services, workforce development, and housing navigation.

As part of the LA County CoC, the City also has access to 211 and the LAHSA emergency winter shelter network. Additionally, the Los Angeles County Department of Mental Health’s (DMH) “TMET” (Torrance Mental Health Evaluation Team) members who provide expertise in assisting those with a mental illness.

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

The service delivery system does not have sufficient temporary shelter for people experiencing homelessness. Additionally, the system does not have prevention resources readily available at the City level. The resources for homeless response are centralized, making it difficult for municipalities to have access to funding for their specific communities. The chronically homeless special needs population will

likely need permanent supportive housing and/or ongoing case management. Due to the high number of people experiencing homelessness, supportive service resources are focused on resolving a housing crisis instead of preventing it.

Due to the aging infrastructure in the City and changes in policies for housing service delivery for special needs populations (from group home approaches to scattered site housing approaches), the institutional delivery systems in the City are still catching up to addressing long-term housing needs of those with special needs.

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Opportunities	2023	2027	Affordable Housing	City-wide	Affordable Housing Rehabilitation and Preservation	HOME: \$2,295,882	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
2	Provide Vital Homeless Services	2023	2027	Homeless	City-wide			Other: 0 Other
3	Planning and Administration	2023	2027	Administration	City-wide	Administration	CDBG: \$741,848 HOME: \$255,098	Other: 1 Other
4	Expand Fair Housing Choice and Access	2023	2027	Fair Housing Education	City-wide	Fair Housing Education	CDBG: \$60,000 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
5	Special Needs ADA Improvements	2024	2027	Non-Homeless Special Needs	City-wide	Non-Homeless Special Needs	CDBG: \$3,207,404	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30541 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing Opportunities
	Goal Description	Provide funding for new housing development and/ or programs that assist low- and moderate- income (LMI) families with finding housing solutions including programs that increase homeownership, development of housing for special needs and homeless populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.
2	Goal Name	Provide Vital Homeless Services
	Goal Description	The goal and/or any associated projects have been discontinued due to loss of HOME-ARP funding
3	Goal Name	Planning and Administration
	Goal Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds. This applies to the 10% HOME Planning and Administration cost.
4	Goal Name	Expand Fair Housing Choice and Access
	Goal Description	Provide Fair Housing education services to Torrance residents through a Fair Housing provider
5	Goal Name	Special Needs ADA Improvements
	Goal Description	Provide funding for projects involving various special needs public improvements/upgrades including those to curbs and sidewalks for ADA accessibility.

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 following data provides information about project types, measurements and costs over a five-year period consistent with the City's priority needs and goals. Goals descriptions have also been provided.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

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

N/A

Activities to Increase Resident Involvements

The City will continue to provide rental assistance through the City’s Housing Authority. This includes a three member resident advisory board.

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

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

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, land costs and availability of 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.

The primary barriers to affordable housing in Torrance are housing affordability and the lack of monetary resources necessary to develop new housing stock and maintain existing affordable housing units. The two barriers are related in the sense that demand for affordable housing among households earning 0-50 percent of AMI exceeds the supply of affordable units, and resources to address this shortfall have historically been insufficient, as have resources for retrofit, repairs, and regular maintenance of existing units. To a more limited degree, there exist some zoning, regulatory, and political obstacles to affordable housing development.

As shown in the CPD Housing Cost Burden Map (Map 2), the issue of housing cost burden and housing affordability is present throughout the City of Torrance with high percentage of households paying more than 30% of their income on housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

During the next five years the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Torrance has hired two homeless Outreach Coordinators. The Outreach Coordinators provide outreach, case management, and housing navigation services to people experiencing homelessness in the City of Torrance. Additionally, the City has coordinated with Mental Health America-Los Angeles to provide mental health specific outreach and housing navigation. This will ensure that people experiencing homelessness in Torrance are receiving holistic case management. The Outreach Coordinators salary and benefits are currently funded through a private donation from Providence Little Company of Mary.

Addressing the emergency and transitional housing needs of homeless persons

The City of Torrance opened the 40-unit 3290 Temporary Housing Village in July 2022. The purpose of this program is to provide stabilization, housing navigation, health services, and case management for people experiencing homelessness in Torrance. The goal of 3290 Temporary Housing Village is to assist participants in securing permanent housing and end to his/her/their homelessness. The City of Torrance also refers people experiencing homelessness to other resources in the CoC including 211 for emergency shelter and Harbor Interfaith Services for intake and assessment. The funding for the ongoing operations of this program is through private donations, the State of California Permanent Local Housing Allocation, county funding, and Community Project Funding (CPF).

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.

As stated above, the City has invested in a temporary housing community, as well as outreach services to help homeless persons make the transition to permanent housing. The Outreach Coordinator as well as the case managers at 3290 work with clients to develop a housing plan and become document ready. This process enables people experiencing homelessness to shorten the time that they are experiencing homelessness. Additionally, the Outreach Coordinators and 3290 staff includes the use of HMIS. Through HMIS, clients can be matched with affordable housing units or tenant based rental assistance. The City of Torrance will also continue to administer the Emergency Housing Voucher program which connects people experiencing homelessness to permanent housing through housing vouchers. This program bypasses the long waiting list times typical of the traditional housing choice voucher program to prioritize more immediate solutions for people experiencing homelessness.

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 City will continue to work within the Continuum of Care to refer low-income residents to prevention services. This includes 2-1-1 and Problem Solving Assistance from LAHSA. The City's website has a list of resources for people at risk of homelessness including food, public health, and connection to mainstream benefits. For seniors, the City's Focal Point on Aging and meal programs provide prevention services in the form of nutrition and referrals to resources for mainstream benefits.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City currently operates tenant based rental assistance programs through the Torrance Housing Authority. All units receiving rental subsidies are inspected biennially to ensure that the units do not contain lead based paint hazards. Program participants are given information regarding lead-based paint at the mandatory briefing session prior to voucher issuance. Prior to move in, tenants must submit a request for tenancy approval that includes a lead-based paint disclosure form. This form is completed by the owner of the assisted unit, and requires disclosure of any known lead-based paint hazards in the housing unit.

If the City creates affordable housing, this housing will increase access to housing without LBP hazards. For reconstruction/conversion of existing housing to affordable housing, the City will ensure that the conversion process includes efforts to address potential lead based paint hazards. For reconstruction/conversion activities, the City will continue its program of education and eradication of lead-based paint. These efforts may include:

- Lead based paint and soil inspection;
- Lead based paint risk assessment;
- Lead based paint hazard reduction monitoring; and
- Post-hazard reduction clearance test.

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

Of the City's voucher assisted units, 290 were built prior to 1978. All units are inspected at initial occupancy, then inspected biennially to ensure that no lead based paint hazards exist.

As seen in the housing stock analysis, 82% of owner occupied and 84% of renter occupied housing units in Torrance were built prior to 1980. Any rehabilitation, construction, or acquisition activity the City undertakes will ensure that any lead based paint hazards are remediated.

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

Housing Quality Standards inspections are an essential part of the Housing Choice Voucher, Emergency Housing Voucher, and VASH Voucher programs. The identification of potential lead based paint hazards is crucial to the administration of the programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City and its partners support a diverse range of programs and services funded through multiple sources to help low to moderate-income families. The City's anti-poverty strategy as outlined in its previous strategy focuses on:

1. Assist families and individuals access resources that may help them move into self-sufficiency (stable and affordable housing, neighborhood-based sources, after-school programs, job training);
2. Prevent poverty through assistance to City of Torrance's youth, building communities, and supporting affordable housing initiatives;
3. Alleviate poverty by improving family and individual economic opportunities that lead to a sustainable living wage.

Special services are provided to Torrance seniors through the City's Community Services Department in the form of health, exercise classes, legal aid, and nutritious meals. In addition, referrals are made to the Los Angeles County Department of Public Social Services for financial assistance to a variety of disabled persons including cooking, cleaning, personal care and transportation.

The City intends to reduce the number of poverty level families by investing in the production of affordable housing. The high cost of housing causes many low-income households to remain at risk of poverty. By creating more affordable housing opportunities, low-moderate income households can spend less of their income on housing and invest in economic opportunities to increase their income (workforce development, education, etc.).

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

This affordable housing plan centers around the creation of affordable housing. By producing more housing, the City will have more of an inventory to place people experiencing homelessness and in need of affordable housing. Additionally, by funding supportive services for people experiencing homelessness, the City will connect poverty-level families with assistance in enrolling in mainstream benefits and acquiring affordable housing.

SP-80 Monitoring – 91.230

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

The City understands that all efforts using federal, state, and local resources to carry out its Annual Action Plan must be conducted in accordance with established laws, regulations, sound management, and accounting practices. The following procedures have been established for monitoring activities:

- Ongoing, internal reviews of progress reports and expenditures.
- Regular internal meetings to coordinate staff efforts in regard to performance and compliance.
- Periodic reports to appropriate City officials and other stakeholders.
- Project and financial data on HOME-funded activities will be maintained using the HUD software IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.
- Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

The Community Development Department oversees the HOME and CDBG funded programs for the City. The Department ensures that all of the HOME and CDBG funded programs are implemented in compliance with federal regulations and local policy. This would include ensuring compliance with Davis- Bacon, environmental review, fair housing, minority and women owned business enterprises, Section 3 affirmative marketing through on-going monitoring of programs and services assisted with HOME funds.

The Department will coordinate with other internal departments, as well as external social service agencies. The lead department for the Consolidated Plan preparation and yearly reporting is the Community Development Department under the supervision of the City Manager.

Expected Resources

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

Introduction

The City anticipates \$510,196 in HOME funds in FY 23-24. The City does not currently administer a HOME program. The HOME funding will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects. Due to the high cost of land and property in the Torrance area, the City anticipates using the FY 2023-24 allocation in combination with the FY 2024-25 allocation to fund an affordable housing project. The City anticipates \$1,002,313 in CDBG funds in FY 24-25. The CDBG funds will be used to continue the City’s Sidewalk Repair for Disabled Accessibility. Previously, the City’s CDBG allocation was administered by LACDA. The City has identified non-CDBG/HOME resources to provide supportive services for the homeless population.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	0	0	0	0	4,009,252	The City's Year 2 CDBG allocation (\$1,002,313) will be used for sidewalk improvement and accessibility projects, fair housing services, and administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	510,196	0	0	510,196	2,040,784	In Year 1, the City expects to receive \$510,196 in HOME entitlement funds. The funds will be used to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitation for affordable housing projects.

Table 55 - Expected Resources – Priority Table

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

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

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

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

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

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

The City may use public owned land within the jurisdiction for the creation of affordable housing opportunities. The City currently owns a number of properties that could be used for a future housing development. The City owned sidewalks will be used to improve accessibility for people with disabilities through the sidewalk repair project.

Discussion

The HOME funding in the FY 2023-24 Action Plan will be combined with future funding to: build new affordable housing units, acquire lands/property for affordable housing projects, and/or rehabilitate affordable housing projects. The CDBG funding in the FY 2024-25 Action Plan will be used to fund the City's ongoing City's Sidewalk Repair for Disabled Accessibility Project.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Opportunities	2023	2027	Affordable Housing	City-wide	Affordable Housing	HOME: \$459,176	Other: 0 Other
3	Planning and Administration	2023	2027	Administration	City-wide	Administration	HOME: \$51,020	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Affordable Housing Opportunities
	Goal Description	Provide funding for new housing development and/ or programs that assist low- and moderate- income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing. Additionally, set aside the 15% for the CHDO.

3	Goal Name	Planning and Administration
	Goal Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds. This applies to the 10% HOME Planning and Administration cost.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will receive \$510,196 in funding for HOME for FY23-24. After the required deduction for a Community Housing Development Organization (CHDO) as well as Administration, there is \$382,647 remaining for programs. The City intends to use the remaining funding for the creation of affordable housing. This could be through the renovation of an existing development, the conversion of a hotel/motel to affordable housing, or the construction of new units of affordable housing.

The City will use outside grant funding for the salary and benefits of an Outreach Coordinator to provide supportive services to people experiencing homelessness in Torrance.

Projects

#	Project Name
1	HOME Administration
2	Community Housing Development Organization (CHDO)
3	Creation of Affordable Housing

Table 57 – Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Administration
	Target Area	City-wide
	Goals Supported	Planning and Administration
	Needs Addressed	Administration
	Funding	HOME: \$51,020
	Description	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Provide funds toward the payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities financed in whole or in part by HOME funds.
2	Project Name	Community Housing Development Organization (CHDO)
	Target Area	City-wide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$76,529
	Description	Provide funds for the production of affordable housing units using the 15% CHDO set-aside funding as required under the HOME program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Dependent on project, estimate 10
	Location Description	City of Torrance
	Planned Activities	This program will provide for the production of affordable housing units using the 15% CHDO set-aside funding as required under the HOME program.

3	Project Name	Creation of Affordable Housing
	Target Area	City-wide
	Goals Supported	Expand Affordable Housing Opportunities
	Needs Addressed	Affordable Housing
	Funding	HOME: \$382,647
	Description	Provide funding for new rental housing development, rehabilitation, or acquisition. The City plans to combine this allocation with future HOME funds.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10
	Location Description	Dependent upon project. The City will evaluate sites through the jurisdiction without preference for a particular census tract.
	Planned Activities	This project will provide funding for affordable housing development, rehabilitation, or acquisition for low income households.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All of the HOME planned activities are intended to serve only income-eligible persons and these are accomplished on a citywide basis. Supportive service resources will be provided throughout the City without a geographic preference. There are no infrastructure improvements planned.

Discussion

Redundant-not used

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The demand for affordable housing for low- and moderate-income households in Torrance has been persistent, as the analyses in the Consolidated Plan have demonstrated. The City has established maintenance of affordable housing as a high priority need. In addition, the City is focusing on creating new affordable units in cooperation with a Community Housing Development Organization (CHDO). In Plan Year 1 (2023-2024), the City does not plan to fund any affordable housing units through HOME due to the high cost of development in the area.

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

The needs of homeless households are addressed via street outreach and temporary shelter provided by the City. Homeless households are entered into HMIS to be matched to affordable housing resources such as emergency housing vouchers, rapid rehousing, and permanent supportive housing. The HOME funding will not be used to produce or provide any affordable housing in Plan Year 1.

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

Table 59 - One Year Goals for Affordable Housing by Support Requirement

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

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

Because the City currently provides rental assistance through the Housing Authority, this Action Plan will focus on the creation of affordable housing through acquisition, construction, or rehabilitation. The amount of HOME funding available is not sufficient to produce or acquire any units in Year 1. The City

will continue to provide rental assistance through the Public Housing Agency's programs.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Torrance does not administer any public housing units. Through the City's Public Housing Agency, the City administers tenant-based rental assistance in the form of Housing Choice Vouchers (HCV-690 allocated), Veterans Affairs Supportive Housing Vouchers (VASH-25 allocated), and Emergency Housing Vouchers (EHV-33 allocated). The City will continue the administration of these programs in FY23-24. All of the voucher programs are restricted to very low income (at/below 50% AMI) renters.

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

The City of Torrance does not administer any public housing units. The Housing Authority will continue to pull names from the HCV waiting list to increase voucher utilization. Additionally, the Housing Authority will continue to work with the Veteran's Administration and the Los Angeles Homeless Services Authority (LAHSA) to increase utilization of EHV and VASH vouchers. The Housing Authority will increase the payment standards across programs to ensure that the agency remains competitive with rising rents in the area.

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

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

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

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

Discussion

The City of Torrance will continue to administer rental assistance programs to maintain and expand affordable housing opportunities for very-low income households and people experiencing homelessness. The City will refer residents interested in Public Housing to the Los Angeles County Development Authority (LACDA)

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City will continue to operate a street outreach team to connect with unhoused individuals and families in Torrance. The City currently funds an Outreach Coordinator through private grant funding the City's HOME-ARP allocation for supportive services. The City plans to add a second staff member funded through HOME-ARP to provide homeless outreach services. The goal for both the Outreach Coordinators is and Outreach Staff Assistant is 50 unduplicated clients/year. Additionally, the South Bay Council of Governments has funded a Mental Health Outreach Worker for people experiencing homelessness in the City for the next year.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Torrance has established a Temporary Housing Program that provides temporary housing for people experiencing homelessness in the jurisdiction. 3290 Temporary Housing Village has 40 occupied non-congregate shelter units with a waiting list. The City outreach team will continue to refer unhoused persons to the temporary housing village as well as other resources within the Continuum of Care for matching to permanent housing resources and temporary shelter.

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

recently homeless from becoming homeless again

Through the City's street outreach team, homeless individuals and families are referred to resources for temporary shelter and given case management support to get document ready for permanent housing. This enables the transition from chronic homelessness to permanent housing and shortens the period of time people experience homelessness. Additionally, in order for people experiencing homelessness to be matched to permanent housing resources within the LA CoC, they need to be entered into HMIS through the CES. People receiving services through the City of Torrance are entered into HMIS so that they can be matched to appropriate resources.

For veterans, the City of Torrance VASH program and accepts referrals from the VA Medical Center, PATH, and Step Up on Second. The VASH program connects veterans to permanent tenant based rental assistance. The VA provides ongoing supportive services in an effort to prevent recently homeless veterans from becoming homeless again.

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

Unfortunately, the CoC has fewer prevention resources as compared with homeless response resources. The City of Torrance partners with the South Bay Council of Governments for Client Aide funding. Client Aide funding assists eligible households with short term rental arrears, security deposits, and other monetary resources to prevent homelessness. Additionally, the City intends to continue collaboration with LAHSA for access to Problem Solving Funding. Problem-Solving is a person-centered, short-term housing intervention that seeks to assist households in maintaining their current housing or identifying an immediate and safe housing alternative within their own social network.

Discussion

The City of Torrance has invested in outreach and temporary housing resources to identify people experiencing homelessness and connect them with resources to end their homelessness. Prevention resources are needed across Los Angeles County, however, limited funding does not allow for city based aftercare and prevention resources. The City relies on the SBCOG and LAHSA for prevention and aftercare resources.

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

Introduction:

See discussion below.

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

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

Planned Actions

- Evaluate production of ADUs, including income distribution. Develop a monitoring metric that evaluates locations of affordable ADUs. If monitoring results indicate limited ADUs in higher resource areas, develop incentives to encourage ADU production in those neighborhoods.
- Pursue additional State and federal funding for affordable development. Prioritize use of City grant funds to incentivize/partner with developers to pursue affordable housing in the City.
- Support efforts to maintain, and possibly to increase, the current number of Housing Choice Vouchers, and direct eligible households to the program
- Add a new religious institution housing overlay zone (RIH-OZ) on properties designated in the Sites Inventory to allow lower- income stand-alone multi-family residential & mixed-use without discretionary action. (Housing that is proposed for any of the sites that is not lower-income must develop to the existing base zone and comply with associated development and design standards and would be subject to the Inclusionary Housing Ordinance, if adopted)
- The City will consider expanding the use of the existing Senior Housing Standards (which are more lenient than typical multifamily development standards) to allow developers to use the Senior Housing Standards for non-senior projects if the units are restricted to lower- or moderate-income households
- City will work with federal, state, and local agencies to try to identify and secure funding for homeowners who are interested in building an accessory dwelling unit (ADU) and are willing to offer it as an affordable rental.
- Promote use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximized feasibility and to meet local housing needs.
- Continue to work with South Bay Cities Council of Governments (SBCCOG) as it explores the feasibility of a Regional Housing Trust that could facilitate the development of affordable

housing in participating South Bay cities including Torrance

- Revise Land Use Element and Zoning Code to: increase density ranges as per programs; add new Residential/Mixed Use Housing Overlay(s) (R/MU-OZ); incentivize new target densities; revise the HBCSP to add MU to more districts and consider allowing standalone residential in more districts; implement the Housing Corridor Study areas; and add the RIH-OZ.
- Reevaluate the Zoning Code to address and reduce identified constraints to development of housing, including parking, height, open space floor area ratios (FAR), etc.
- Monitor production of affordable housing and evaluate the degree to which the sites that have been identified in the Sites Inventory as affordable to lower- and moderate-income households, including mixed-income developments have been or are being developed in those income categories. As part of monitoring program, develop a metric to evaluate success in adding affordable housing (including new residential or MU developments, ADUs, and housing in RIH-OZs) in areas that are predominantly white and highest income areas
- Develop detailed instructions for removing race-based restrictions from residential property titles, and provide as public information online and at the planning counter.

Discussion:

Redundant-not used

AP-85 Other Actions – 91.220(k)

Introduction:

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

- Foster and maintain affordable housing;
- Promote equal housing opportunity;
- Provide supportive services and housing navigation for homeless persons; and
- Planning and Administration.

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

The City will also continue to collaborate with public agencies, government agencies, housing developers, non-profit agencies, and residents to further maintain housing affordability. The City will use its own City newsletter and website, as well as community events to promote these services, and to promote its housing and community service programs. Through these efforts, it is the City's goal to maintain housing affordability.

Actions planned to reduce lead-based paint hazards

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

hazards are addressed.

Actions planned to reduce the number of poverty-level families

The City will continue to provide resources to households living in poverty through networks of social and public service agencies and programs. The City will continue to administer Housing Choice Vouchers, Veterans Affairs Supportive Housing Vouchers (VASH), and Emergency Housing Vouchers (EHV) through the City's Housing Authority to reduce the number of very low income families with rent burdens and at risk of homelessness.

Actions planned to develop institutional structure

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

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

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

One of the biggest challenges facing the City is coordination within the Continuum of Care for housing and homeless response. The key to a strong institutional structure is the ability to develop and share data on the progress and status of beneficiaries through the development of integrated information systems. There are now several data information systems in place that, to various degrees, track the progress of a variety of beneficiaries from initial intake, through provision of services, to completion of participation. Traditionally, cities have not had access to databases such as the Homeless Management Information System (HMIS) for tracking and matching clients with resources. With the support of federal funding and an increased investment in resources related to housing and supportive services, the City strives to integrate into the CoC.

Institutions playing a major role in delivery of community development programs often have different mandates, and consequently different priorities and strategies to achieve them. These mandates are

most often imposed by Congress, and reflected through the regulations of federal funding agencies. In several cases, goals may overlap or conflict.

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

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

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

The City also works with the State, other local governments (County of Los Angeles), private industry construction contractors, non-profit organizations and social service providers to provide community, housing, and social service programs and projects. In addition, the City works with the Los Angeles Homeless Services Authority (LAHSA) to provide critical information regarding homeless services and identifying and prioritizing gaps and needs in the regional system of care. The City participated in the January 2023 Homeless Count organized by LAHSA.

The City is committed to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The means of cooperation and coordination with these various groups will continue to enhance the services provided to our residents.

Discussion:

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

At this time, the City contracts with LACDA for the administration of the CDBG funding. This Action Plan will pertain to the City's HOME allocation.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| <code><TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF]
DELETE_TABLE_IF_EMPTY=[YES]></code> | |
| 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. | 0.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

The City of Torrance does not use atypical loans or grant instruments of non-conforming loan guarantees. The City plans to use only the forms of investment and assistance that are explicitly listed in 92.205(b). No other forms of investment and assistance are planned in FY 2023-24.

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

The City does not plan to use HOME funds for homebuyer assistance in FY 2023-24. In addition, the City does not plan to use any other agency (i.e. subrecipient, county, state, or other entity) to provide homebuyer assistance to the City of Torrance.

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

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR

92.253(d)(3) and CFR 91.220(l)(2)(vii). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Attachments

CITY OF TORRANCE
NOTICE OF PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the City of Torrance DRAFT FIVE-YEAR CONSOLIDATED PLAN COVERING FISCAL YEARS 2022-2027 AND ANNUAL ACTION PLAN COVERING FISCAL YEAR 2022 is being made available for public review and comment beginning Thursday, May 10, 2022.

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 Section 8 Housing Assistance and Section 108(a)(2) programs.

If separate, the Consolidated Plan serves four separate, but integrated, functions. The Consolidated Plan is a planning document for the budget cycle which guides the City's financial process of the fiscal year; the plan for the federal funds under HUD's Housing and Urban Development (HUD) funding programs (Section 8, 108(a)(2), and Section 108(a)(7)(B)); the plan for the City's annual budget; and the plan for the City's annual action plan. The City does not currently have a Consolidated Plan.

The Five-Year Consolidated Plan includes an Annual Action Plan for fiscal year 2022 through year 2026. The Annual Action Plan contains a list of activities the City will undertake to address public housing and community development needs and local objectives with significant HUD funding. The Annual Action Plan is approved annually and reported according to HUD regulations. A copy of HUD's final rule issued January 5, 2018, is available on HUD's website.

HUD funds can be used to: provide incentives to develop and accept affordable rental housing and affordable rental units; provide for activities (including rent relief, subsidies), new construction, renovation, or rehabilitation of low-income housing with various amenities, including rent subsidy, utility assistance, counseling, education, and other services; including if such activities are necessary to any displaced persons, firm, firm, business, or organization; provide for the construction, acquisition, or rehabilitation of affordable rental housing; and provide for the payment of operating expenses of community housing development projects.

The City has been notified by HUD that Torrance will be receiving funding in accordance with the FY 2022-2027 Consolidated Plan. HUD funding is available for Community Development Corporation (CDC) activities. In compliance with the requirements of the Consolidated Plan, the City received HUD funding for the CDC in FY 2022-2027. HUD funding is available for the CDC in FY 2022-2027.

The Draft Five-Year Consolidated Plan 2022-2027 and FY 2022 Annual Action Plan is available for review at the following locations and electronic viewing point:

- John C. O'Connell Civic Center Library, 3301 Torrance Blvd., Torrance, CA 90506
- Wilshire Library, 810 Wilshire St., Torrance, CA 90506
- International Laborers and Employment St., Torrance, CA 90502
- Southwest Library, 2115 South American Ave., Torrance, CA 90501
- North Torrance Library and West Arroyo Blvd., Torrance, CA 90501
- Wilshire Library, 13500 Palmdale Blvd., Palmdale, CA 93507
- Wilshire Library, 13500 Palmdale Blvd., Palmdale, CA 93507
- Torrance City Hall City Center, 2021 Torrance Blvd., Torrance, CA 90506
- Torrance Community Development Corporation, 2021 Torrance Blvd., Torrance, CA 90506

The plan is also available online at <http://www.ci.torrance.ca.gov/city/citymanager>. View comments on the plan at www.ci.torrance.ca.gov/city/citymanager.

Comments relative to comment on the City's Five-Year Consolidated Plan and/or FY 2022 Annual Action Plan must be in writing. Written comments will be accepted for a period of 30 days, from May 10, 2022, to June 9, 2022, and will be due by June 16, 2022. Written comments must be addressed to:

City of Torrance
Community Development Department
3301 Torrance Blvd.
Torrance, CA 90506
Attention: John Smith, Business Manager

It is anticipated that the Torrance City Council will take final action on the Five-Year Consolidated Plan (FY 2022-2027) and FY 2022 Annual Action Plan of the City Council meeting held on June 20, 2022.

In accordance with the requirements with California's Act, if you need special assistance to submit a comment regarding the Five-Year Consolidated Plan FY 2022-2027 and Annual Action Plan covering FY 2022, please contact the Project Program Manager, Community Development Department, at (310) 538-3000.

The City of Torrance plans to identify development of projects as a result of HUD funding activities in concentrating the expenditure of those funds on activities that:

1. provide basic or essential services to the community;
2. include administrative and operating costs for acceptable development.

However, understanding that certain projects undertaken with HUD funds could result in displacement, the City of Torrance has developed a plan to assist persons actively displaced or at risk of displacement. This plan requires that the City provide

provide that funding and resources, estimates and benefits in accordance with Section 64040 of the Budget and Community Development Act of 1975, as amended, and the Uniform Subdivision Map Act and State Property Acquisition Policies Act of 1973, as amended. A copy of the plan is available for public inspection.

In addition pursuant to Section 506 of the Act, the City of Torrance has developed and is hereby adopting a certain Citizen Action Plan. A copy of the plan is available for public inspection.

In addition to Standard Form 604, the Assessor Action Plan contains the appropriate contributions.

NOTICE OF DOCUMENT AVAILABILITY: Notice is hereby given that copies of the Financial Information File (FY 2011-2012) and FY 2012-2013 Budget and City Clerk will be available for review and copying in Room 300, 11001 Pacific Coast Highway, Torrance, California 90503, including but not limited to the City of Torrance's Community Development Department and City Clerk's office. Interested parties wishing to submit a copy in paper or electronic format should contact JANE SMITH, Business Manager at (310) 414-9889.

**BRUCE ROYER
CITY CLERK**

City Name
Pasadena 91103

Substantial Amendment

DAILY BRIDGE

Daily Bridge
2011 Pacific Coast Highway #201
Hermosa Beach, California 92648
(310) 202-8202

001030201

City of Torrance
3031 Torrance Blvd
Torrance, California 90503

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not deaf or insane in the above-entitled matter; I am the principal clerk of the printer of Daily Bridge, a newspaper of general circulation, printed and published in the City of Hermosa Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of June 15, 1945, Decree No. Pomo C-606. The notice of such the aforesaid is a printed copy (set in type not smaller than newspaper) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

10/13/2021

I verify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Hermosa Beach, California

On this 13th day of October, 2021.

[Signature]
I hereby certify that the following
Clerk: Carson Connor, David Coy, El
Sebastian, Gardena, Victor Coy, Hawthorne,
Hermosa Beach, Inglewood, Lawndale,
Lomita, Los Angeles, Long Beach, Manhattan
Beach, Pacific Palms, Redondo, Torrance,
Torrance, Pacific Palms, Torrance, Pacific Palms, Torrance,
Torrance, Torrance and Torrance

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the City Council agenda for the day of October 13, 2021 of the hour of 4:00pm, for the public hearing regarding the DEVELOPMENT OF SUBSTANTIAL AMENDMENT TO THE FIVE-YEAR CONSOLIDATED PLAN COVERING FISCAL YEAR (FY) 2020-21 AND ANNUAL ACTION PLAN COVERING FY 2021-22. Council is held, hearing and vote will be held on the development of a Substantial Amendment to the Five-Year Consolidated Plan covering the period beginning July 1, 2021 and ending June 30, 2022, and the Annual Action Plan covering the period beginning July 1, 2021 and ending June 30, 2022.

A Consolidated Plan is required by the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving certain funding. The City is eligible to receive HUD funding from the HUD's Investment Partnership (IP) program and the Community Development Block Grant Program (CDBG).

In addition, the Consolidated Plan serves the purpose, but not limited to, of providing a clear and concise document for the public to review and provide input on the development of the Consolidated Plan. The Consolidated Plan is a document that provides information on the city's vision, goals, and strategies for the future. It also provides information on the city's current status and the challenges it faces. The Consolidated Plan is a key document for the city and its residents.

The Substantial Amendment to the Five-Year Consolidated Plan will include the adoption of the Annual Action Plan for fiscal year July 1, 2021 through June 30, 2022. The Annual Action Plan contains a list of activities the City will undertake to address priority housing and community development needs and goals in accordance with identified needs and goals. The Annual Action Plan is submitted annually and prepared according to HUD requirements. A copy of this document may be viewed at the City Clerk's Office.

HUD funds can be used to provide incentives to private and public entities to provide affordable housing and nonresidential affordable housing. The activities included include: new construction, reconstruction, or rehabilitation of residential buildings with a total number of units not exceeding 100 units; rehabilitation, conversion, demolition, and other expenses; including physical costs, relocation expenses of any displaced persons, tenants, businesses, or organizations; provisions for the payment of operating expenses of community housing development organizations. The City and housing developers generally pay 50% of the total costs of the project. HUD funds received from the City can only be used for housing activities benefiting low- or moderate-income persons.

CDBG funded activities may meet one of the following objectives: provide benefits to low- or moderate-income persons; contribute to the health or welfare of the community; CDBG funds may be used for the following activities: acquisition of real property; construction, reconstruction, rehabilitation, or improvement of public works and sewer facilities, streets, neighborhood centers, and the construction or acquisition of public structures; public services; urban renewal; and activities relating to energy conservation and renewable energy resources. Provisions of applicable federal, state, and local laws, rules, and regulations shall apply to all CDBG-funded activities. The City will continue to monitor the progress of the CDBG funds for FY 2021-22.

In accordance with the Substantial Amendment to the Five-Year Consolidated Plan and FY 2021-22 Annual Action Plan, the public hearing will be held on October 13, 2021 at 4:00pm. The public hearing will be held in the City Council Chamber, 3031 Torrance Blvd, Torrance, CA 90503. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public. The public hearing will be held in person and will be open to the public.

Copies of the Substantial Amendment to the Five-Year Consolidated Plan and the Annual Action Plan for FY 2021-22 are available for review at the City Clerk's Office, 3031 Torrance Blvd, Torrance, CA 90503. The public hearing will be held on October 13, 2021 at 4:00pm. The public hearing will be held in person and will be open to the public.

City of Torrance

Community Development Department
205 Torrance Blvd
Torrance, CA 90503
Attention: Julia Smith, Business Manager

It is anticipated that the Torrance City Council will take their action on the Substantial Amendment to the Five-Year Consolidated Plan and FY 2024-25 Annual Action Plan at the City Council meeting to be held in April 2024. This date is subject to change based on the 2024 City Council meeting schedule. The Draft Substantial Amendment to the Five-Year Consolidated Plan and FY 2024-25 Action Plan will be available for a 30-day comment period prior to the City Council meeting at which the Plan is presented.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's Office at (310) 516-3800. If you need a 562(30) hearing device to participate in this meeting, please contact the City Clerk's office at (310) 516-2690. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (2017 P 215, 169-25, 10a ADA Title II)

NOTICE IS GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at or prior to the public hearing.

Members of the public MAY VIEW THE MEETING via CHICABLE Channel 3 (Spanish) and Channel 31 (Promer), streaming online at www.torrance.ca.gov, Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCHICABLE.

Members of the public may participate before the hearing by email to 1 CouncilMeetingPublic@torrance.ca.gov and write "Public Comment" in the subject line. In the body of the email include the title of the item "DEVELOPMENT OF THE SUBSTANTIAL AMENDMENT TO THE FIVE-YEAR CONSOLIDATED PLAN". All comments received by 5:30 p.m. on **Monday, October 13, 2023**, will be included as a "supplement" on the City website prior to the meeting. Comments received after 5:30 p.m., but prior to the end of the City Council meeting will be added to the record.

For further information, contact the Special Programs/Homelessness Division of the Community Development Department at (310) 516-3899.
Published: October 13, 2023.

REBECCA POIRIER
CITY CLERK

City Street
Published: 10/13/23

It is anticipated that the Torrance City Council will take final action on the Substantial Amendment to the Five-Year Consolidated Plan (FY 2023-2027) and FY 2024-25 Annual Action Plan at the City Council meeting to be held on July 3, 2024.

In compliance with the Americans with Disabilities Act, if you need special assistance to submit a comment regarding the Substantial Amendment to the Five-Year Consolidated Plan 2023-27 and/or Annual Action Plan covering FY 2024-25, 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 and CDBG-funded activities by concentrating the expenditure of these funds on activities that:

1. involve housing rehabilitation in separate in nature, or
2. include administrative and planning costs not causing displacement.

However, understanding that certain projects undertaken with HOME and CDBG funds could result in displacement, the City of Torrance has developed a plan to assist persons actually displaced by HOME and CDBG activities. This plan requires that the City provide replacement housing and relocation assistance and benefits in accordance with Section 5402 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 566 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 226, the Annual Action Plan includes the appropriate Certifications.

NOTICE OF DOCUMENT AVAILABILITY: Notice is hereby given that copies of the Draft Substantial Amendment to the Five-Year Consolidated Plan (FY 2023-2027) and FY 2024-25 Annual Action Plan will be available for review and comment from July 30, 2024 through July 1, 2024, 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 electronic format should contact Julia Smith, Business Manager, at (310) 618-5899.

REBECCA PORIER
CITY CLERK

Draft Process
Published: 3/30/24

NOTICE OF NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the City Council meets on the day of **July 3, 2024** at the hour of **6:30 a.m.** for a public hearing regarding the **SUBSTANTIAL AMENDMENT TO THE FIVE-YEAR CONSOLIDATED PLAN COVERING FISCAL YEAR (FY) 2023-27 AND AN ANNUAL ACTION PLAN COVERING FY 2024-25**. Contact Public Hearing on the Substantial Amendment to the Five-Year Consolidated Plan Covering Fiscal Year FY 2023-27 and Annual Action Plan Covering FY 2024-25, Approval and Authorized Submission of Substantial Amendment to the FY 2023-27 Consolidated Plan and FY 2024-25 Action Plan, and Authorize City Manager to Execute Documents.

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

In summary, the Consolidated Plan serves four separate, but integrated, functions. The Consolidated Plan is a planning document for the jurisdiction, which guides a collaborative process of the lowest levels of application for federal funds under HUD's various 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 goals and other plan that provides a basis for assessing performance. The Substantial Amendment to the FY 2023-27 Consolidated Plan will add the administration of the CDBG Program and remove HOME-ARP funding.

The Substantial Amendment to the Five-Year Consolidated Plan will also include the addition of an Annual Action Plan for Fiscal Year July 1, 2024 through June 30, 2025. 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 emphasis HOME and CDBG funding received during the next program year. The Annual Action Plan is submitted annually and prepared according to HUD regulations. A copy of HUD's final rule (issued January 5, 1995, Federal Register) is available upon request.

HOME funds can be used to: provide incentives to develop and support affordable rental housing and homeownership opportunities through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of non-subsidized housing with various amenities, including rent 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 operating 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 \$48,917 in HOME funds for FY 2024-25. The City anticipated approximately \$15,500 in HOME carryover funds from FY 2023-24. Of the HOME funds received, no more than 10% can be used for administrative and program delivery activities, save as set aside for Community Housing Development Organizations, as consolidated under the regulations. The balance of funds can only be used for housing activities.

CDBG funded activities must meet one of the following objectives: provide benefits to low or moderate-income persons, eliminate slum or substandard conditions, or address an urgent community development need that poses a serious and immediate threat to the health or welfare of the community. CDBG funds may be used for the following activities: Acquisition of real property; Renovation and demolition; Rehabilitation of residential and non-residential structures; Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for other purposes; Public services, within certain limits; Activities relating to energy conservation and renewable energy resources; Provision of assistance to profit-motivated businesses to carry out economic development and job creation activities. The City has been notified by HUD that Torrance will be receiving \$1,002,519 in CDBG funds for FY 2024-25. Of the CDBG funds received, no more than 20% can be used for administrative and program delivery activities and 15% for public service activities.

Citizens' wishing to comment on the Substantial Amendment to the City's Five-Year Consolidated Plan and/or FY 2024-25 Annual Action Plan must do so in writing by 5:30 p.m. on Monday, July 1, 2024. Written comments must be addressed to:

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

It is anticipated that the Torrance City Council will take final action on the Substantial Amendment to the Five-Year Consolidated Plan (FY 2023-2027) and FY 2024-25 Annual Action Plan at the City Council meeting to be held on July 3, 2024.

In compliance with the Americans with Disabilities Act, if you need special assistance to submit a comment regarding the Substantial Amendment to the Five-Year Consolidated Plan FY 2023-27 and/or Annual Action Plan covering FY 2024-25, please contact the Special Programs/Accessibility Division of the Community Development Department at (310) 518-5855.

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 to reform, or
2. include administrative and startup costs not accounting displacement.

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

In addition, pursuant to Section 506 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 Substantial Amendment to the Five-year Consolidated Plan (FY 2023-2027) and FY 2024-25 Annual Action Plan will be available for review and comment from May 30, 2024 through July 1, 2024, 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 otherwise format, should contact Julia Smith, Business Manager, at (310) 618-5899.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's Office at (310) 618-5889. If you need a special hearing device to participate in this meeting, please contact the City Clerk's Office at (310) 618-2000. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR35, 102-15.104 ADA Title II)

NOTICE IS GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of, or prior to the public hearing.

Members of the public MAY VIEW THE MEETING via CABLE Channel 3 (Spectrum) and Channel 31 (Frontier), streaming online at www.torranceCA.gov, Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCABLE.

Members of the public may participate before the hearing by email to CouncilMeetingPublicComment@torranceCA.gov and write "Public Comment" in the subject line. In the body of the email include the title of this item "FIVE-YEAR CONSOLIDATED PLAN". All comments emailed by 5:30 p.m. on Monday, July 1, 2024, will be included as a Supplemental on the City's website prior to the meeting. Comments received after 5:30 p.m., but prior to the end of the City Council meeting will be added to the record.

For further information, contact the Special Programs/Homlessness Division of the Community Development Department at (310) 618-5899.

**REBECCA POIRIER
CITY CLERK**

Daily Breeze
Published: 6/21/24

Public Comments

A community online survey was conducted and received 38 complete responses from individuals not associated with an organization. The following general comments were received from individuals:

- Stop building dwelling units on nearly every piece of land available. Period! IMHO, the project on the 182nd St former Church property makes no sense.
- The city housing is becoming overbuild. Stores, housing, traffic, and schools are over crowded. Every community should have a population limit based on available resources like water.
- Fight the state takeover of local zoning authority so that decisions can be made by local, informed government.
- More protection from crime in residential units
- Our most vulnerable, seniors, veterans and the disabled, should be the priority for affordable housing and accommodations.
- Focus on mix use housing and high density
- Teach people to be a responsible humans instead of a entitled victims, we wouldn't need asinine surveys like this
- We need more commercial mixed use housing, ALL new housing should be AFFORDABLE. Get rid of the Refinery and use that land for MIXED USE HOUSING.
- Quit building. Adding traffic lights and stops cannot cure overpopulation. There is only so much water available in the region, you can add housing but the water for those homes is not available.
- Keep an eye on managements.
- Encourage developers to build new housing as it is now planning is hostile to most options.
- Torrance has built too many TUSD athletic facilities very near established housing communities (e.g., swim center and Zamperini Stadium) that cause A LOT of noise from fans and participants on an almost daily and nightly basis. It is the biggest reason that after living in Torrance since 1987 (almost 36 years) we are soon selling our house and moving 3,150 miles across the country to Freeport, Maine! And taking our property and sales taxes with us.
- Stop restricting access to the city and open up zoning to collect those sweet, sweet tax dollars.
- Why is the city allowing street vendors/taco stands? The city is turning into Tijuana. How do you tell other businesses they need to pay rent for a location, pay taxes, pay licensing, comply w/ health, safety, ADA regulations, etc? There is a taco stand setting up nightly on Anza in front of Tomá€™s Tacos destroying his business. Torrance used to be so pro resident and pro business. Itá€™s sad to slowly watch it turn to shit.
- Many of the homeless people have medical issues and not Torrance residents.
- Many of the terms used in this questioner are broad brushstrokes open to interpretation. Torrance moto is 'A well balanced city' so why are we rezoning from commercial/industrial to residential ? It is a VERY slippery slope the city is on allowing high density housing.

An online survey was conducted for organizations. The following general comments were received from organizations:

- Emergency resources are desperately needed, but ultimately, only safe, decent and affordable housing can stem homelessness. Preventing homelessness is crucial because the longer a person remains homeless, the more difficult it becomes to re-house them.
- The private rental market is being relied to much housing seniors and homeless. The city could partner with regional partners to identify ways to house the vulnerable populations in Torrance outside of the private landlord markets. (Master Leasing, Tax Default Property Conversions, Permanent Supportive Housing and Senior Housing with Non Profit Developers, conversion of church and/or commercial property to housing. Also, VERY IMPORTANT, when attracting new large employers to the area, make sure there is enough housing to support the workforce. Or else vulnerable Torrance residents may be displaced.
- Without efforts to promote affordable housing in Torrance, a whole generation of young adults will leave the city and go to cheaper areas, especially with the prevalence of remote work. Also, without transitional housing and supportive services, and affordable rental options, the homeless problem will only increase.
- The market is unable to provide affordable housing as defined by State and Federal statute. The market is therefore broken. Government competition and intervention is therefore necessary to correct the market.

Public Hearing Comments

One verbal public comment was received at the June 20, 2023 Public Hearing. In response to City's planned use of HOME funds for a future affordable housing project, member of the public stated that the amount allocated was insufficient for this use.

Substantial Amendment

A community online survey was conducted and received 29 complete responses from individuals not associated with an organization. The following general comments were received from individuals:

- City should provide free large item or abandon trash pick up
- I miss seeing Mattuci cry and throw a fit like a toddler on city council meetings. Give that clown some more leverage to make a fool of himself.
- The community is putting too much responsibility on landlords to be accommodating to tenants. Landlords cannot be asked to be social service providers.
- If the city/state is pushing the idea of ADU's "to help with housing" what are the thoughts for parking? (besides street), increased utility usage? (We already experience summer brown-outs w/electricity usage), strain on water supply, (no water yards, limited usage - before adding more units, Heating? I understand the interest is to change to all electric? This mindset then adds to the strained electrical system which will soon be overloaded with addition of more EV electric vehicles.....
- Over development reduces quality of life and community.
- Airport should remain open

- The roads need some help. They pave them nice and then a month later someone is tearing them up and then the patches are terrible. Lots of pot holes and Crenshaw is so bumpy and maple is bumpy. The left lights need addressing at Carson and plaza del Amo and many other big streets. If they would make the traffic go straight and then people can get in the left turning lanes then the left lanes can go. Don't have them go first. The city is so crowded with all the homes it makes it hard to drive anywhere and all the additional lights installed now makes your trip even longer. Just to go from central Torrance to north or south Torrance. The del Amo mall and all the crime needs to be addressed. That mall owner and the city need to do a walk through with pee in the elevators and graffiti to all the problems they had been having. That big advertisement on Carson street at the mall could be removed to make the over pass. Such a distraction and doesn't look good.

An online survey was conducted for organizations. The following general comments were received from organizations:

- Oil wells operating within the city need to be phased out. Follow the plan implemented by Culver City to buffer City of Torrance from unplanned and catastrophic expenditures.
- Many Torrance residents are housing insecure, especially seniors. Affordable Housing is needed.

Public Hearing Comments

- One verbal public comment was received at the October 24, 2023 Public Hearing. In response to City's planned use of HOME funds for a future affordable housing project, member of the public stated that the amount allocated was insufficient for this use and should be used for public safety costs.
- One verbal public comment was received at the July 2, 2024 Public Hearing. In response to City's planned use of HOME funds for a future affordable housing project, member of the public stated that there was no affordable housing in Torrance and disagreed with the planned use of funds for this purpose.

Grantee Unique Appendices

City of Torrance Five Year Consolidated Plan (2023-2027)

APPENDICES

Reserved

APPENDIX A

Glossary of Terms

Income Groups:

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

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

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

*With adjustments.

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

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

General Definitions of Terms Used with the Consolidate Plan

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

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

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

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

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

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

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

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

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

City of Torrance Five Year Consolidated Plan (2023-2027)

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

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

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

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

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

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

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

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

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

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

City of Torrance Five Year Consolidated Plan (2023-2027)

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Torrance Five Year Consolidated Plan (2023-2027)

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

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

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

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

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

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

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

Jurisdiction: A State or unit of general local government.

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

Large Family: Family of five or more persons.

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

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

LIHTC: (Federal) Low Income Housing Tax Credit.

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

City of Torrance Five Year Consolidated Plan (2023-2027)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Severe Cost Burden: See Cost Burden > 50%.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX B

LEAD BASED PAINT MATRIX

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

Reserved

APPENDIX C

CITY OF TORRANCE

**CITIZEN PARTICIPATION PLAN
(For all Federally Funded Grant Programs)**

INTRODUCTION

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

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

POLICY STATEMENT

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

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

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

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

A. Consolidated Plan

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

B. Annual Action Plan

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

C. Consolidated Annual Performance and Evaluation Plan (CAPER)

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

D. Public Hearing

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

E. Urgency Needs

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

SCOPE OF PARTICIPATION

A. Citizens' Roles

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

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

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

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

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

B. Written Comments

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

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

C. City's Role

Technical Assistance and Accessibility

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

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

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

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

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

Public Information

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

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

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

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

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

CONSOLIDATED PLAN DEVELOPMENT/ANNUAL ACTION PLAN

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

IMPLEMENTATION

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

EVALUATION

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

PUBLIC HEARINGS AND MEETINGS

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

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

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

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

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

PUBLIC HEARING NOTICES

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

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

PROGRAM AMENDMENTS

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

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

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

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

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

URGENCY NEEDS

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

CITIZEN SERVICE REQUESTS AND GRIEVANCE PROCEDURE

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

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

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

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

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

APPENDIX E

CITY OF TORRANCE

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

INTRODUCTION

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

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

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

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

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

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

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

RELOCATION ADVISORY ASSISTANCE

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

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

RELOCATION ASSISTANCE

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

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

Residential Benefits:

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

Non-Residential Benefits:

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

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

COST ESTIMATE OF RELOCATION BENEFITS

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

PLAN FOR DISBURSEMENTS OF RELOCATION BENEFITS

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

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

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

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

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

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

LAST RESORT HOUSING

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

Grantee SF-424's and Certification(s)



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

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

CERTIFICATIONS

STANDARD FORM 424

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/>		
* Other (Specify): <input type="text"/>		
* 3. Date Received		* 4. Applicant Identifier
<input type="text"/>		<input type="text"/>
5a. Federal Entity Identifier		5b. Federal Award Identifier
<input type="text"/>		<input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Torrance"/>		
* b. Employer/Payer Identification Number (EIN/TIN): <input type="text" value="95-6090803"/>		* c. UEI: <input type="text" value="9B22944R24R0K"/>
d. Address:		
* Street1:	<input type="text" value="1501 Torrance Blvd"/>	
* Street2:	<input type="text"/>	
* City:	<input type="text" value="Torrance"/>	
* County/Parish:	<input type="text"/>	
* State:	<input type="text" value="CA: California"/>	
* Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="90503-5015"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development"/>		Division Name: <input type="text" value="Neighborhood Services"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	<input type="text" value="Mr."/>	* First Name: <input type="text" value="Aaron"/>
Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Dobaryan"/>	
Suffix:	<input type="text"/>	
Title:	<input type="text" value="City Manager"/>	
Organizational Affiliation: <input type="text" value="City of Torrance"/>		
* Telephone Number:	<input type="text" value="310-618-5880"/>	Fax Number: <input type="text"/>
* Email:	<input type="text" value="adobaryan@torranceca.gov"/>	

Application for Federal Assistance SF-424

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

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

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

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

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

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

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

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

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="510,196.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="510,196.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
 If "Yes", provide explanation and attach

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

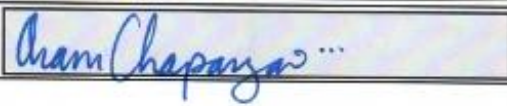
Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:


* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="City or Township Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="U.S. Department of Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14.018"/>	
<p>CFDA Title:</p> <input type="text" value="Community Development Block Grants"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="14.018"/>	
<p>* Title:</p> <input type="text" value="Community Development Block Grants"/>	
<p>13. Competition Identification Number:</p> <input type="text"/>	
<p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/>	
<p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="The CDBG Entitlement Program provides funding for decent housing, a suitable living environment, and expanded economic opportunities, principally benefiting low and moderate-income residents."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: right;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="23, CA"/>	* b. Program/Project: <input type="text" value="23, CA"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2024"/>	* b. End Date: <input type="text" value="06/30/2025"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,002,313.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,002,313.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefic: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Alicia"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Chapman"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="310-518-5850"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="a.chapman@torrance-ca.gov"/>	
* Signature of Authorized Representative:	* Date Signed: <input type="text" value="07-03/2024"/>
	

STANDARD FORM 424B and 424D

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

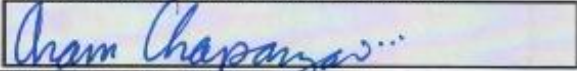
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 cd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Torrance	06/26/2023

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0008
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

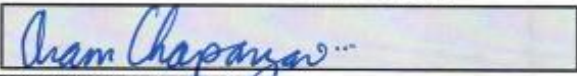
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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Previous Edition Usable

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Standard Form 424D (Rev. 7-87)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Torrance	06/26/2023

SF-424D (Rev. 7-97) Back

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§472B-4783) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1966, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		City Manager	
APPLICANT ORGANIZATION		DATE SUBMITTED	
City of Torrance		07/03/2024	

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

CMB Number: 4040-0009
Expiration Date: 02/28/2026

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

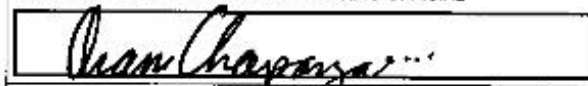
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ec-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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11. Will comply, or has already complied, with the requirements of Titles I and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Cope and Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Food Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1966, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1988 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Permeating a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Torrance	07/03/2024

SF-4240 (Rev. 7-87) Back

CERTIFICATIONS

CERTIFICATIONS

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

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

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

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

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

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

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

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



Aram Chaparyan
City Manager

June 26, 2023
Date

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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



Aram Chaparyan
City Manager

June 26, 2023
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

Lobbying Certification

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



Aram Chaparyan
City Manager

June 26, 2023
Date

CERTIFICATIONS

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

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

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

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

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


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

Community Development Department
City of Torrance

Consolidated Plan
FY 2023-27

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

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



Aram Chuparyan
City Manager

July 3, 2024
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

Following a Plan -- It is following a current consolidated plan that has been approved by HUD. Use of Funds – It has complied with the following criteria:

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

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

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

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

Compliance with Laws -- It will comply with applicable laws. Signature of Authorized Official
Date


Aram Chaparyan
City Manager

July 3, 2024
Date


Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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



Aram Chaparyan
City Manager


July 3, 2024
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

Lobbying Certification

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


Aram Chaparyan
City Manager

July 3, 2024
Date

Appendix - Alternate/Local Data Sources

1	Data Source Name PHA Data
	List the name of the organization or individual who originated the data set. City of Torrance Public Housing Agency
	Provide a brief summary of the data set. This data was generated by the Public Housing Agency's software system HAPPY Housing Pro. The data is pulled from applicants and tenants.
	What was the purpose for developing this data set? The data was analyzed to complete the Public Housing Agency fields for the Consolidated Plan. Generally, the data is available for reporting to HUD.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is concentrated in the City of Torrance for participants in PHA programs.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This data was generated effective January 2023.
	What is the status of the data set (complete, in progress, or planned)? Complete
	2
List the name of the organization or individual who originated the data set. Los Angeles Homeless Services Authority (LAHSA)	
Provide a brief summary of the data set. For three nights in January, LAHSA conducts its annual "point in time" count of people experiencing homelessness around the region.	
What was the purpose for developing this data set? HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. The U.S. Department of Housing and Urban Development uses the results to allocate resources. The city also use the results of the homeless count to determine services for people experiencing homelessness.	

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data collection is concentrated to Los Angeles County. More specific data is available at the Service Planning Area (SPA) level as opposed to the City level.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>January 2022.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2021 American Community Survey Five Year Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about the United States population. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p>
	<p>What was the purpose for developing this data set?</p> <p>The 2021 American Community Survey Five Year Estimates provide a wide range of important statistics about people and housing for every community in the nation. This survey is the only source of local estimates for most of the more than 40 topics it covers for communities across the nation.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2017-2021</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The ACS five-year estimates use 12 months of collected data for areas with populations of 65,000 or more.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The ACS had a sample size of 3,538,442 housing units in the United States.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Data was collected based on housing units and group quarters.</p>
4	<p>Data Source Name</p> <p>2017 ACS (base year), 2021 ACS (current year)</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about the United States population. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p>
	<p>What was the purpose for developing this data set?</p> <p>The American Community Survey Single Year Estimates provide a wide range of important statistics about people and housing for every community in the nation. This survey is the only source of local estimates for most of the more than 40 topics it covers for communities across the nation.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The ACS one-year estimates use 12 months of collected data for areas with populations of 65,000 or more.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2017 and 2021</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>2015-2019 CHAS Data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD's Office of Policy Development and Research</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The CHAS data is available at the City level.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2015-2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>HUD Fair Market Rent</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD’s Office of Policy Development and Research</p>
	<p>Provide a brief summary of the data set.</p> <p>HUD provides Fair Market Rents (FMRs) at the metro area level. Fair market rent is defined as the cost of Shelter plus utilities.</p>
	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), rent ceilings for rental units in both the HOME Investment Partnerships program and the Emergency Solution Grants program, calculation of maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and calculation of flat rents in Public Housing units.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>HUD uses 2016-2020 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2023, provided the estimate is statistically reliable. For FY2023, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Fiscal year 2023.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>Consultation Survey</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>City of Torrance</p>
	<p>Provide a brief summary of the data set.</p> <p>The data shows the responses to the City's electronic consultation survey sent to both organizations within the jurisdiction as well as the public.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of developing this data set was to solicit input in the development of the Consolidated Plan and Action Plan.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>December 2022</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The survey was sent to points of contact within organizations that serve the City of Torrance. The survey was posted to the City's social media accounts, emailed to multi-family property owners, and residents who applied for the City's COVID-19 rent relief program.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>City of Torrance residents and organizations population</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The City received 56 responses to the survey.</p>
8	<p>Data Source Name</p> <p>2013-2017 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HUD's Office of Policy Development and Research</p>
	<p>Provide a brief summary of the data set.</p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p>What was the purpose for developing this data set?</p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is derived from the American Community Survey.</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
9	<p>Data Source Name</p> <p>ACS 5 Year 2009 (base year); ACS 5 Year 2017</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides vital information on a yearly basis about the United States population. Information from the survey generates data that help determine how more than \$675 billion in federal and state funds are distributed each year.</p>
	<p>What was the purpose for developing this data set?</p> <p>The 2009 and 2017 ACS provides a wide range of important statistics about people and housing for every community in the nation. This survey is the only source of local estimate for most of the more than 40 topics it covers for communities across the nation.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2009, 2017</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. The primary advantage of using multiyear estimates is the increased statistical reliability of the data for less populated areas and small population subgroups.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Population sampled from US Census Bureau</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>2017: 2,145,639 housing units</p> <p>2009: 1,917,748 housing units</p>