

CITY OF SAN CLEMENTE
2021-2022
Annual Action Plan

Approved May 4, 2021
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Executive Summary

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

1. Introduction

The 2021-2022 Annual Action Plan for the City of San Clemente satisfies federal requirements to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income individuals.

Each activity to be undertaken with CDBG funds must meet one of the three national objectives:

- Benefit low and moderate-income persons,
- Aid in the prevention or elimination of slums and blight, or
- Meet a community need having particular urgency, such as a nationally declared disaster.

To receive CDBG funds, the City must prepare a Consolidated Plan. The Consolidated Plan is a multi-year strategic plan that identifies priority housing and community needs. It also identifies the activities the City will implement over five years to priority address needs. The Action Plan, a component of the Consolidated Plan, is the City's annual expenditure plan for using CDBG funds to address the needs identified in the Consolidated Plan.

HUD has announced funding allocations for 2021. The City will receive \$329,535 in 2021 CDBG funding (\$26,519 less than the City's current CDBG grant). The City has also identified \$168,795 in prior year CDBG funds that will be available during FY 2021-2022 to fund eligible activities. Program income received during FY 2021-2022 will be available to fund housing rehabilitation activities.

The 2021-2022 Action Plan details the specific activities the City will undertake with CDBG resources to address the housing and community needs identified in the Consolidated Plan. Planned activities include housing rehabilitation and minor commercial property improvements, public infrastructure improvements, public social services grants, and program administration (including fair housing services).

2. Summarize the objectives and outcomes identified in the Plan

The five-year CDBG program objectives and outcomes identified in the 2020-2024 Consolidated Plan are summarized below. Corresponding proposed outcomes for FY 2021-22 are also provided below:

- Infrastructure and Facility Improvements: Improve public infrastructure and facilities that benefit 7,000 low- and moderate-income residents / FY 21-22 Goal: Year-3 of funding for prior year project (Av Cabrillo Sidewalk) which will benefit 1,810 individuals
- Provide housing rehabilitation assistance to 50 homeowners and 2 rental housing owners / FY 21-22 Goal: 3 owner-occupied and 0 rental unit rehabbed
- Provide access to public social services for 12,500 low- and moderate-income persons / FY 21-22 Goal: 2,720 individuals assisted
- Provide access to housing and supportive services for 2,500 persons at risk of becoming homeless or that are homeless / FY 21-22 Goal: 515 individuals with homelessness prevention assistance, shelter, and support services
- Support activities to promote economic opportunities by assisting 10 businesses that serve lower-income residents / FY 21-22 Goal: 5 businesses
- Provide CDBG program oversight and coordination, including fair housing services to 300 households / FY 21-22 Goal: 1 Year of program admin and 80 households with fair housing services

3. Evaluation of past performance

FY 2020-2021 (the current fiscal year) is the first year of the City's 2020-2024 Consolidated Plan cycle – most planned activities will be completed by June 30, 2021; consequently, there is no past performance to evaluate for the current Consolidated Plan cycle. The City has consistently met planned goals during past Consolidated Plan cycles.

4. Summary of Citizen Participation Process and consultation process

The participation of residents and community stakeholders in prioritizing the use of CDBG funds is an important component of the Consolidated Plan (and Action Plan) planning process. For the 2021-2022 Action Plan, the City obtained public input in a variety of ways:

- The City's Human Affairs Commission held a meeting on February 9, 2021, to accept public input regarding the allocation of CDBG public service grant funds.
- On April 3, 2021, a notice was published in the local newspaper announcing the required 30-day public comment period for the draft 2021-2022 Annual Action Plan. The notice also announced a public hearing to be held by the City Council.
- On May 4, 2021, the San Clemente City Council held a public hearing to accept additional public input regarding the draft 2021-2022 Annual Action Plan and authorize submission of the plan to HUD.

5. Summary of public comments

See **Attachment 1**.

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

All comments and views were accepted – none were rejected. See **Attachment 1**.

7. Summary

The 2021-2022 Annual Action Plan is the second year of the 2020-2024 Consolidated Plan cycle. The Annual Action Plan is the City's one-year expenditure plan for CDBG funds. HUD has notified the City that it will receive \$329,535 in CDBG funds for FY 2021-2022. An additional \$168,795 in prior year uncommitted CDBG funds, plus program income resources received during the year, will also be available to carry out CDBG-eligible activities. The Action Plan details the City's activities with CDBG funds to support the broader goals and objectives of the Consolidated Plan. Activities planned for funding include housing rehabilitation, public infrastructure improvements, public social services, and program administration, including fair housing services.

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

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

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

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	San Clemente, CA	Community Development

Narrative (optional)

The City’s Community Development Department is primarily responsible for administering CDBG funds, including preparing the Consolidated Plan, annual action plans, year-end performance report, and other administrative aspects of the program.

Consolidated Plan Public Contact Information

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

1. Introduction

Pursuant to HUD regulations, the City has taken several action steps to obtain residents' and stakeholders' input to develop the 2021-2022 Annual Action Plan. It is important to note that COVID-19 pandemic public safety protocols hampered consultation; nonetheless, the City's Human Affairs Committee and City Council held meetings to obtain public comment on the proposed use of CDBG funds. The City also utilized its internet web page and the newspaper to notify residents of the opportunity to review and comment on the 2021-2022 Annual Action Plan draft.

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

The City of San Clemente works closely with the County of Orange Housing Authority (OCHA), which administers the federal rental assistance voucher and certificate programs. The City has limited resources to assist with the development of housing opportunities. Still, as opportunities evolve, City staff will work with developers to encourage housing development for lower-income residents.

Through the annual CDBG Public Service Grants and City-funded Good Neighbor Grants funding process, City staff can ascertain the services City residents need and develop partnerships with local agencies to coordinate the delivery of needed services.

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.

As a participant in the Orange County Continuum of Care (OC CoC) planning process, the City provides information to the OC CoC regarding the activities it will fund to address local homeless issues. The OC CoC uses this information to prepare the region's application to HUD for Homeless Assistance Grant funds. As needed, City staff will expedite certifications of consistency with the Consolidated Plan and other forms of support for the OC CoC. The City is also a supporter and participant in the biennial Point-In-Time Survey of the region's homeless.

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

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not help the OC-CoC determine ESG allocations, evaluate grant outcomes, or develop policies and procedures for the regional administration Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities (see Table 2 below):

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	PHA Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information regarding the number and type of households receiving HUD rental assistance
2	Agency/Group/Organization	211 Orange County
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Homeless Management Information System (HMIS) Admin
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Regional Continuum of Care coordinator and HMIS administrator. Provided information regarding regional and local homeless populations and shelter resources
3	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided data and information that helped identify the needs of lower-income families and individuals requiring fair housing services and provided input regarding the City's strategy to address impediments to fair housing

4	Agency/Group/Organization	Age Well Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding the service needs of seniors, including homebound seniors
5	Agency/Group/Organization	Family Assistance Ministries
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding housing and service needs of homeless individuals and households at risk of becoming homeless
6	Agency/Group/Organization	Camino Health Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Needs of Low/Mod persons
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input regarding medical/dental service needs of the community, including homeless individuals
7	Agency/Group/Organization	Laura's House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify the needs of homeless women and women with children, including victims of domestic violence
8	Agency/Group/Organization	City of San Clemente
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various city departments, committees, and City Council provided data and information. Also played a key role in identifying priorities and recommendations for the allocation of HUD funds

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

The City made an effort to have an open consultation process. No agency was excluded from the consultation process.

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

Table 2 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	211 Orange County	Helped the City establish program goals to address the needs of the San Clemente homeless. Includes regional and local point in time survey, 10-Year Plan to End Homelessness (including Discharge Plan)
City of San Clemente Housing Element	City of San Clemente	Provided housing priorities and program goals
City of San Clemente Capital Improvement Plan	City of San Clemente	Helped to identify priority capital projects that may be CDBG-eligible
5 Yr. & 1 Yr. PHA Plan	Orange County Housing Authority	Identified OCHA resources to address housing needs of lower-income renter householders in the City

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing	Orange County HUD Grantee Cities and the County of Orange	Countywide document that identifies fair housing impediments within participating cities and outlines a plan to address fair housing issues

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of San Clemente provided several opportunities for public participation throughout the Annual Action Plan preparation process. These opportunities included public meetings, a 30-day public review of the draft Annual Action Plan, and a City Council public hearing. The notice for the required public comment period and public hearing is provided in **Attachment 1** of this plan. Actions are further summarized below:

Citizen Participation Outreach

Table 3 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	2/9/21 Human Affairs Commission meeting to accept public input on allocation of CDBG public service grant funds	None	NA	NA
2	Newspaper Ad	Non-targeted/broad community	Notice of 30-day public review period (4/5/21 to 5/4/21)	None	NA	NA
3	Public Hearing	Non-targeted/broad community	5/4/21 public hearing	None	NA	NA

Expected Resources

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

Introduction

HUD has notified the City that it will receive \$329,535 in CDBG funds for FY 2021-2022. Additionally, the City identified \$168,795 in prior year CDBG funds that may be available during FY 2021-2022. Program income received during FY 2021-2022 will also be available to fund housing rehabilitation activities. Housing voucher/certificate resources (via OCHA) and Good Neighbor grants (social service grants from the City’s General Fund) will also be available to support activities that address the Consolidated Plan's goals.

The City has access to In-lieu Affordable Housing Fee resources; however, no project has been identified to use these funds.

Priority Table

Table 4 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	329,535	0	168,795	498,330	900,000	Annual CDBG allocation from HUD, program income, and prior-year funds

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

In past years, the City was able to leverage federal funds with local redevelopment funds. In 2012 the State Legislature and the governor passed legislation to dissolve all redevelopment agencies in the State; consequently, local resources supporting Consolidated Plan strategies are limited. The City has identified other resources that will be available to carry out activities that address the goals of the Consolidated Plan:

- OCHA reports that as of January 2021, 141 San Clement households receive rental assistance. It is anticipated that 150 households will be assisted annually during the five-year Consolidated Plan programming cycle.
- On an annual basis, the City allocates approximately \$50,000 in General Fund resources to support various social service programs in the community, i.e., Good Neighbor Funding. Several services are funded with these resources, including funding for homelessness prevention, interim housing for homeless families with children, and senior and youth services.
- In-lieu Affordable Housing Fund resources generated via the City’s Inclusionary Housing Program (IHP) are available to assist nonprofit agencies in purchasing land or existing housing units to provide long-term affordable housing. The City adopted the IHP in 1980 to increase the supply of affordable housing. The program requires developers of six or more units to set aside 4% of total units developed for households earning 50% or less of the area median income. The affordable requirement can be provided either on-site, off-site, or through the payment of an in-lieu fee. Past housing development activity has generated a fund of approximately \$1,000,000. No specific project(s) is presently slated to benefit from this resource; however, these funds should be considered one-time funds as most large housing scale development in the City is complete and as the City approaches build-out.

CDBG does not require matching 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

As indicated in the Consolidated Plan, San Clemente is nearly “built out” with limited vacant land; nonetheless, the City’s Housing Element identifies several vacant and underutilized sites that may be suitable for housing development. Nearly all vacant residential sites are small, infill

parcels located west of Interstate 5. Most parcels identified in the Housing Element residential sites inventory are in the City's Affordable Housing Overlay. The Overlay Zone intends to encourage affordable rental and sale housing in commercial and mixed-use zones.

Discussion

Funding resources to implement the City's 2021-2022 Annual Action Plan are limited. The City will receive \$329,535 in 2021 CDBG funding from HUD. This amount is \$26,519 less than the City's 2020 CDBG allocation. An additional \$168,795 in uncommitted prior-year CDBG resources is available in FY 2021-2022. CDBG-funded housing rehabilitation loan repayments (i.e., Revolving Loan Funds) will provide the City with an additional resource for housing rehabilitation programs.

OCHA has aggressively pursued new rental assistance resources - the City will continue to support OCHA's efforts to secure these resources. Additionally, the City will continue to support programs serving City residents with Good Neighbor social service grants for the foreseeable future. Finally, the City has identified vacant and underutilized land that may be suitable housing development - in-lieu fees for affordable housing development are available to support affordable housing activities. No projects are slated for development utilizing these resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 5 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Facility Improvements	2020	2024	Non-Housing Community Development	CDBG Census Tracts Citywide	Public Improvements	CDBG: \$295,606	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,810 Persons Assisted
2	Housing Preservation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$77,062	Homeowner Housing Rehabilitated: 3 Household Housing Unit
3	Public Social Services	2020	2024	Non-Homeless Special Needs Low & Moderate-income Households	Citywide	Public Services	CDBG: \$24,082	Public service activities other than Low/Moderate Income Housing Benefit: 2,720 Persons Assisted
4	Homeless Continuum of Care	2020	2024	Homeless	Citywide	Homeless Support Services and Housing	CDBG: \$24,630	Public service activities other than Low/Moderate Income Housing Benefit: 219 Persons Assisted Homeless Person Overnight Shelter:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								16 Persons Assisted Homelessness Prevention: 280 Persons Assisted
5	Economic Opportunities	2021	2024	Non-Housing Community Development	CDBG Census Tracts	Economic Development	CDBG: \$12,000	Businesses assisted: 5 Businesses Assisted
6	Program Administration	2020	2024	Administration	Citywide	Administration and Planning	CDBG: \$64,950	Other: 81 Other

Goal Descriptions

1	Goal Name	Infrastructure and Facility Improvements
	Goal Description	Improve and expand public infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents
2	Goal Name	Housing Preservation
	Goal Description	Improve or expand the supply of housing affordable to lower-income households
3	Goal Name	Public Social Services
	Goal Description	Provide or improve access to public social services for low- and moderate-income persons and persons with special needs
4	Goal Name	Homeless Continuum of Care
	Goal Description	A continuum of supportive and housing services for the homeless and households at risk of homelessness

5	Goal Name	Economic Opportunities
	Goal Description	Grants and other forms of assistance to improve or expand for local businesses
6	Goal Name	Program Administration
	Goal Description	Provide for administration and planning activities to address needs identified in the Consolidated Plan, including services to address impediments to fair housing

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 91.215(b):

The City of San Clemente is not a recipient of HOME funds; however, CDBG resources will use program income funds received during the year to assist with rehabilitating residential housing units. It is projected that three lower-income homeowners will be assisted with CDBG resources during FY 2021-2022.

AP-35 Projects – 91.220(d)

Introduction

The following activities have been allocated CDBG funds for FY 2021-2022.

Table 6 – Project Information

#	Project Name
1	Single-Family Housing Rehabilitation Program
2	Camino Health Center
3	Family Assistance Ministries
4	Fun On The Run
5	Laura's House
6	Fair Housing Foundation
7	CDBG Program Administration
8	Avenida Cabrillo Sidewalks (Year 3)
9	Business Sign and Façade Improvement Grants

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

The City will allocate a portion of its CDBG funds for activities that address the housing and service needs of lower-income households and households with special needs, especially those at risk of becoming homeless. Consistent with the City's Homeless Strategy, resources will be allocated to provide safety net services, which will help at-risk households maintain their current housing. The City will use CDBG program income (i.e., funds generated by the repayment of housing rehabilitation loans) to help homeowners improve their residences and not incur additional housing cost burden. The City will also encourage and support OCHA's efforts to obtain additional rental assistance funding for San Clemente households.

Projects

AP-38 Projects Summary

Project Summary Information

Table 7 – Project Summary

1	Project Name	Single-Family Housing Rehabilitation Program
	Target Area	Citywide
	Goals Supported	Owner-occupied Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$77,062
	Description	CDBG funded housing rehabilitation loans or grants for eligible homeowners
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3 owner-occupied housing units
	Location Description	Citywide
	Planned Activities	CDBG funds (\$77,062 in 2021 funds plus program income received during the year) for homeowner housing rehabilitation loans or grants to address housing/building code deficiencies and deferred property improvements
2	Project Name	Camino Health Center
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services

	Funding	CDBG: \$15,508
	Description	Low cost medical and pediatric dental services for low- and moderate-income persons
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2,600 low- and moderate-income persons
	Location Description	1031 Avenida Pico, Ste. 104, San Clemente CA
	Planned Activities	Primary medical care and pediatric dental services at a reduced cost for lower-income persons and indigents
3	Project Name	Family Assistance Ministries
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$15,508
	Description	Housing assistance, support services, and case management for households that are at risk of homelessness and those that are homeless
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	280 low- and moderate-income persons
	Location Description	Citywide
	Planned Activities	Rent and utility assistance, supportive service, and case management for households at risk of homelessness and those that are homeless

4	Project Name	Fun On The Run
	Target Area	Citywide
	Goals Supported	Public Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,574
	Description	Youth recreation program
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 120 youths
	Location Description	Citywide
	Planned Activities	After school recreation and homework assistance program with a focus on low- and moderate-income children
5	Project Name	Laura's House
	Target Area	Citywide
	Goals Supported	Homeless Continuum of Care
	Needs Addressed	Homeless Support Services and Housing
	Funding	CDBG: \$9,122
	Description	Shelter, counseling, and support services for victims of domestic violence
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	235 individuals that are victims of domestic violence (Emergency Shelter - 4, Transitional Housing -12, and Counseling/Hotline – 219)

	Location Description	Citywide
	Planned Activities	Shelter, counseling, and support services for victims of domestic violence
6	Project Name	Fair Housing Foundation
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$4,500
	Description	Fair housing outreach, education, and enforcement services to reduce and eliminate impediments to the fair access of housing
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	80 households
	Location Description	Citywide
	Planned Activities	Fair housing outreach, education, and enforcement services including landlord, tenant, and property management fair housing training; community outreach and education; complaint investigation and enforcement services
7	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$60,450
	Description	CDBG program oversight and coordination

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	910 Calle Negocio Ste. 100, San Clemente CA – City Hall
	Planned Activities	Program oversight and coordination, including management of public service grants, housing rehabilitation programs, and preparation of required applications and reports
8	Project Name	Capital Project: Avenida Cabrillo Sidewalks (Year 3)
	Target Area	CDBG census tracts
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Improvements
	Funding	CDBG: \$295,606
	Description	Installation of missing and replacement of deteriorated sidewalks
	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 1,810 individuals, 77.90% of which are low- and moderate-income
	Location Description	Avenida Cabrillo between El Camino Real and Calle Seville
	Planned Activities	Installation of missing and replacement of deteriorated sidewalks, curb and gutter, retaining wall and ADA ramps, and related activities
9	Project Name	Business Sign and Façade Improvement Grants
	Target Area	CDBG census tracts
	Goals Supported	Economic Opportunities

Needs Addressed	Economic Opportunities
Funding	CDBG: \$12,000
Description	Grants to update or upgrade business signs or facades
Target Date	06/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Up to 5 business to be assisted
Location Description	To be determined but located within CDBG-eligible Census Tract Block Groups
Planned Activities	Grants to business owners to update or upgrade business signs and/or other minor building facades improvements

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

The City will allocate a portion of its CDBG funds for activities that address the housing and service needs of the elderly and lower-income households, especially those at risk of becoming homeless. According to data from the Consolidated Plan, these households contribute a significant portion of their income to maintain housing. Consistent with the City’s Homeless Strategy, resources will be allocated to help these households remain housed in place rather than fall into homelessness. The City’s housing rehabilitation program can assist elderly homeowners in undertaking improvements to their residences to address specific household needs. Additionally, the City will encourage and support OCHA’s efforts to obtain additional rental assistance funding for San Clemente 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

Most activities slated for CDBG-funding during FY 2021-2022 will be available on a citywide basis to income-eligible individuals and households. These activities include public services and housing rehabilitation. Activities such as sidewalk improvements will be limited to specific areas of the City where a significant percentage of residents meet HUD’s income limits. A map of the City’s CDBG Target Areas is provided in **Attachment 2**.

Geographic Distribution

Table 8 - Geographic Distribution

Target Area	Percentage of Funds
CDBG census tracts	62
Citywide	38

Rationale for the priorities for allocating investments geographically

Funding is principally allocated on a citywide basis. The City’s primary intent is to serve lower-income residents who need housing or services regardless of where they live in the City. Area-wide activities (e.g., public improvements) are typically limited to the City’s CDBG-eligible areas.

Discussion

The City’s primary intent is to use CDBG funds to assist eligible households that need services regardless of where they live in the City. A portion of funds will be focused in specific areas of the City with a large percentage of low- and moderate-income residents.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will utilize limited CDBG funds and program income to provide housing rehabilitation loans and grants to eligible homeowners.

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	3

Discussion

The City will utilize CDBG program income (Revolving Loan funds) to assist with the rehabilitation of owner-occupied housing units. While it is not the program's primary focus, some special-needs households (senior and disabled) may be assisted during the year by the program. The City will also continue to support OCHA's program activities in the community. An estimated 140 households will receive rental assistance vouchers or certificates during FY 2021-2022. CDBG funding will also be allocated to provide various housing options and services for households at risk of becoming homeless and homeless (homelessness prevention 280 individuals, emergency shelter four individuals, transitional housing 12 individuals).

AP-60 Public Housing – 91.220(h)

Introduction

San Clemente does not own or manage public housing.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

San Clemente does not own or manage public housing.

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

Introduction

As outlined in the Consolidated Plan, the City's homeless strategy emphasizes preventing homelessness since it is less expensive and disruptive to keep a household housed in place. To this end, the City will continue to support local agencies with CDBG resources that provide various services for lower-income households, including food banks, rent/utility assistance, and reduced-cost childcare and healthcare services. These safety-net programs can help a household maintain its current housing situation and avoid homelessness.

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 CARES Act of 2020 provided the City with the opportunity to invest significant CDBG resources to engage the homeless, specifically, the chronically homeless. No new CDBG resources will be allocated for homeless outreach services in FY 2021-2022 since CDBG-CV resources remain available for this purpose. The City of San Clemente will also continue to support agencies that work directly with sheltered and unsheltered homeless populations. Agencies such as Family Assistance Ministries conduct extensive outreach and vulnerability assessments throughout San Clemente and neighboring communities. Other agencies conduct similar outreach and assessment services for specific homeless populations such as domestic violence victims and transitional age youth.

Addressing the emergency shelter and transitional housing needs of homeless persons

As indicated in the Consolidated Plan, Family Assistance Ministries manages 44 emergency and 14 transitional shelter beds in San Clemente. These shelter beds are earmarked for homeless families with children. Additionally, Laura's House offers shelter for victims of domestic violence. For FY 2021-2022, CDBG funding is allocated to support Laura's House housing programs for individuals escaping domestic violence. It is projected that 16 individuals will be assisted with CDBG-funded emergency shelter and transitional housing.

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

As outlined above, the City will focus its CDBG resources on preventing homelessness and assisting those already homeless. The 2019 PITS indicates 35 permanent supportive scattered-site shelter beds in San Clement and neighboring communities.

Upon request, the City will support agencies that provide homeless housing and supportive services by providing a Certification of Consistency with the Consolidated Plan. (Note that in addition to being consistent with the Consolidated Plan, programs must also comply with applicable federal, state, and local regulations). Additionally, the City will continue to support the OC-CoC's efforts to seek resources to address regional homeless issues and support OCHA's efforts to obtain additional housing assistance vouchers for homeless Veterans (VASH). OCHA reports that in January 2021, five veteran households benefit from VASH housing assistance in San Clemente. Additionally, five individuals are receiving rental assistance via the Shelter Plus Care program. This program provides rental subsidies and supportive services to individuals that have experienced homelessness.

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.

It is the City's strategy to help a household at risk of becoming homeless to stay in their home. CDBG funding is allocated to provide financial assistance and case management to prevent homelessness. The City will also continue to participate in regional homeless planning efforts, including the OC-CoC's Discharge Plan, which will help prevent individuals leaving institutions, hospitals, etc., from becoming homeless.

CDBG funding is allocated to Family Assistance Ministries to provide housing and utility assistance to help near-homeless households maintain stable housing. Additionally, Laura's House will utilize 2021-2022 CDBG funding to provide crisis intervention and counseling services for domestic violence victims at risk of homelessness.

Discussion

The City's homeless strategy is to help prevent homelessness and to support local service providers' efforts to seek additional resources. The City's CDBG funds are allocated for safety net services to help households at risk of homelessness redirect limited income toward housing. If necessary, financial assistance and case management may be provided. CDBG funds will also be utilized to support emergency and transitional housing services offered by local nonprofits.

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

Introduction

Barriers to affordable housing and actions to overcome barriers are listed in the City's Housing Element and discussed in the Consolidated Plan.

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

Affordable Housing Funds: The City will encourage developers to include affordable housing units within developments and seek other private and public funding sources to reduce these units' development costs. To the extent that resources are available, Inclusionary Housing In-lieu Funds may be made available to assist nonprofit agencies purchasing land or existing housing units to provide long-term affordable housing.

Environmental Review: The City's Housing Element details the impact of environmental review compliance. The Housing Element also identifies the exemptions that state and federal laws provide to streamline the environmental review process. City staff plays a vital role by assisting property owners and developers in navigating the various environmental review regulations.

Planning and Development Fees: According to the City's Housing Element, housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. Fees assessed by the City are typical for Orange County communities.

Permit and Processing Procedures: The processing time required to obtain approval of development entitlements and building permits is sometimes cited as contributing to construction costs. The City's development approval process is designed to accommodate, not hinder, development, and not unduly constrain housing. The City's Housing Element outlines time and cost savings development processes, including one-stop permitting, pre-permit application meetings, and concurrent permit application processing. For an affordable housing project, City staff interacts with project sponsors early in the process to determine project feasibility.

Land Use Controls: In general, land use controls are viewed as necessary to protect public health, safety, and welfare and maintain the quality of life. Such controls are not considered to be a significant constraint on the development of housing. The City has implemented reasonable controls appropriate for the community and are detailed in the City's Housing Element.

Discussion

The City's Housing Element identifies several barriers to the development of affordable housing opportunities. The Housing Element identified several actions the City can take to reduce these impacts. No projects are currently planned or under construction that are using these incentives.

AP-85 Other Actions – 91.220(k)

Introduction

Outlined below are the actions the City will implement to address the sub-strategies of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City will allocate a portion of CDBG funds for activities that address the lower-income and special needs households' service needs. Additionally, the City will encourage and support OCHA's efforts to obtain additional rental assistance funding for these households. CDBG resources will be available to help housing rehabilitation. This program is available to assist homeowners in improving their residences and address specific household needs.

Actions planned to foster and maintain affordable housing

San Clemente has identified actions it will take during FY 2021-2022 to foster and maintain affordable housing. The Consolidated Plan identifies programs such as Housing Rehabilitation assistance as the means to maintain and improve housing currently available to low- and moderate-income residents. By providing deferred payment loans or grants, owners can rehabilitate their properties to meet basic housing quality standards and incur zero or minimal additional housing costs. No new CDBG funding is allocated for the program for FY 2021-2022; however, program income received during the year may be available to assist with housing rehabilitation.

Actions planned to reduce lead-based paint hazards

The City will ensure federal lead-based paint regulations compliance. All housing units constructed before 1978 that are rehabbed with CDBG funds must be tested for lead-paint hazards. If lead is found, additional assistance may be provided to eliminate lead hazards in compliance with current regulations.

Actions planned to reduce the number of poverty-level families

As previously outlined, approximately 5.3% of the City's population live below the poverty level, including 3.6% of children under 18 and 5.1% of seniors (age 65 and older). During FY 2021-2022, the City will fund the following activities to reduce the number of poverty-level households:

- Support public services that provide a social safety net for lower-income households, especially for the near-homeless
- Support OCHA's administration of the federal rental assistance program for very low-income renters
- Subject to the availability of funds, provide housing rehabilitation assistance for lower-income and special needs homeowners
- Commercial property upgrades to improve neighborhood aesthetics and expand economic opportunities for lower-income residents.

Actions planned to develop institutional structure

The City has made an effort to establish an institutional structure to help identify and access resources to improve the community. The City will continue to work with nonprofit and public entities to deliver public services. As a member of the Orange County Continuum of Care Community Forum, the City will provide critical information to the County of Orange to prepare the County's Continuum of Care Homeless Assistance grant application to HUD. The City will also continue to assist OCHA in implementing its Five-year Public Housing Authority (PHA) Plan to provide rental assistance vouchers and certificates.

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

The City of San Clemente does not operate public housing - OCHA provides rental assistance in the community. Federal legislation requires that OCHA prepare five-year and one-year plans highlighting its mission, goals, and objectives related to public and assisted housing programs. The City will review OCHA's plans and provide OCHA the opportunity to review and consult with the City regarding its Consolidated Plan/Annual Action Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents.

San Clemente has also developed positive working relationships with private and nonprofit housing developers. Additionally, ongoing relationships with local nonprofit social service providers help promote efficient and effective use of limited private and public resources to address the community's service needs.

Discussion

HUD-funded grant recipients are required under various laws not to discriminate in housing or services directly or indirectly based on race, color, religion, sex, national origin, age, familial status, or disability. Grant recipients such as San Clemente are required to: (1) examine and attempt to alleviate housing discrimination within their jurisdiction; (2) promote fair housing choices for all persons; (3) provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, sex, disability, familial status, national origin, and other personal or familial attributes; (4) promote housing that is accessible to and usable by persons with disabilities; (5) and comply with the non-discrimination requirements of the Fair Housing Act. HUD encourages jurisdictions to consult with one another and initiate region-wide area fair housing planning. The **Analysis of Impediments (AI) to Fair Housing Choice** is the primary document utilized for this purpose. In addition to identifying impediments, a strategy to overcome barriers must be developed and implemented - accomplishments are reported annually. The City participated in developing a county-wide AI, which the City Council adopted in May 2020. A summary of impediments to fair housing and the action steps the City will take during FY 2021-2022 are found in **Attachment 3**.

Program Specific Requirements

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

Introduction

Each HUD program that is covered by the Consolidated Plan regulations must address certain program-specific requirements.

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

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

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

Other CDBG Requirements

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

Discussion

The City will meet the overall 70% benefit for low- and moderate-income requirements of the CDBG program over the three years of program years 2020-21, 2021-22, and 2022-23.

SUMMARY OF PUBLIC COMMENTS

30-DAY COMMENT PERIOD

No public comments were received during the public comment period.

MAY 4, 2021, PUBLIC HEARING

No public comments were received during the public hearing.

The Orange County Register

1771 S. Lewis Street
Anaheim, CA 92805
714-796-2209

5190030

SAN CLEMENTE, CITY CLERK
ATTN: LORI BEYER
910 CALLE NEGOCIO
SAN CLEMENTE, CA 92673

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } **SS.**

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 a party to or interested in the above entitled matter. I am the principal clerk of The Orange County Register, a newspaper of general circulation, published in the city of Santa Ana, County of Orange, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, under the date of November 19, 1905, Case No. A-21046, that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

04/03/2021

I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct:

Executed at Anaheim, Orange County, California, on
Date: April 03, 2021.



Signature

PROOF OF PUBLICATION

Legal No. **0011453419**

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ON THE PROPOSED SUBMISSION OF THE 2021-2022 ANNUAL ACTION PLAN AND THE COMMENCEMENT OF THE THIRTY (30) DAY COMMENT PERIOD 4/5/21 - 5/4/21

NOTICE IS HEREBY GIVEN that the City of San Clemente City Council will hold a public hearing and public comment period for the Action Plan for Fiscal Year 2021-2022. This action is taken in compliance with federal regulations [24 CFR 91].

As a recipient of Community Development Block Grant (CDBG) funds, the City is required to prepare a Consolidated Plan every five years. The City is also required to update the related Action Plan on an annual basis. The Consolidated Plan is a multi-year strategic plan that identifies housing and community priority needs, strategies to address priority needs, and programs/resources to address these needs. The Action Plan delineates proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) CDBG program. The current 2020-2024 Consolidated Plan was approved by the San Clemente City Council in May 2020. The draft 2021-2022 Annual Action Plan is available for public review.

30-Day Public Comment Period

The required 30-day public comment period for the 2021-2022 Annual Action Plan will commence April 5, 2021, and will end May 4, 2021. The draft document will be available for public review during regular business hours at City Hall at the Community Development Department at 910 Calle Negocio and on the City's web site at <https://www.san-clemente.org>. Written comments may be submitted to Gabriel Perez, City Planner at 910 Calle Negocio, San Clemente, 92673, or perezg@san-clemente.org on or before noon May 4, 2021.

2021-2022 Action Plan

The City anticipates it will receive an allocation of \$324,749 in CDBG funds for Fiscal Year 2021-2022. Prior year unused funds (\$168,795) will also be available. Once CDBG grants are announced by HUD, proposed CDBG allocations will be increased or decreased by a uniform percentage based on the final grant amount or as otherwise directed by the City Council.

The proposed use of CDBG funds includes the following:

<u>Proposed Activity</u>	<u>Proposed CDBG Allocation</u>
■ Public social services for lower income persons, seniors, homeless and youths	\$48,700
■ Capital Improvements	\$670,714
■ Program administration (including Fair Housing services)	\$64,950

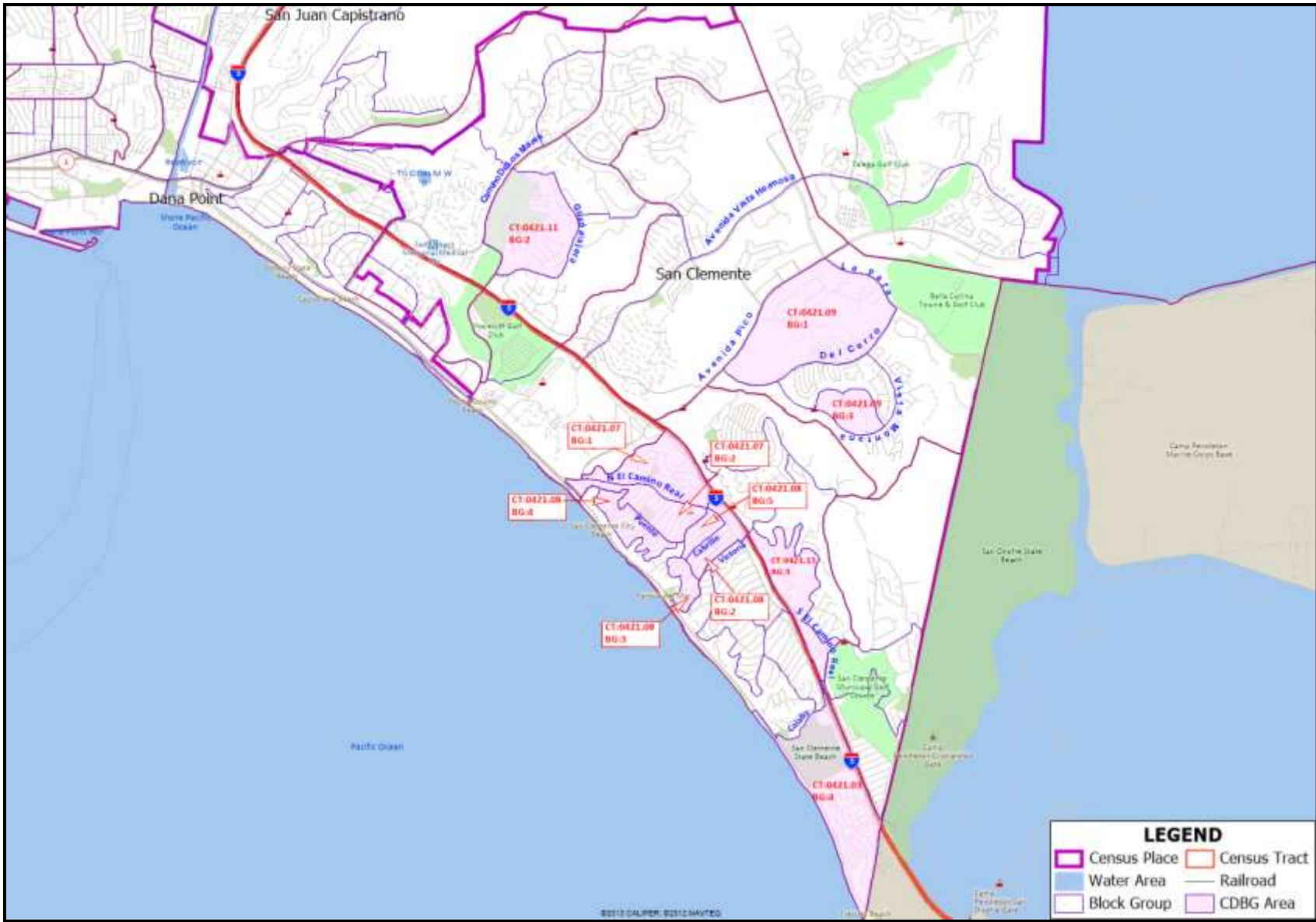
2021-2022 Action Plan Public Hearing

NOTICE IS FURTHER GIVEN that said public hearing will be held at the meeting of the City Council on May 4, 2021 at 6:00 pm via teleconference and in person at the Community Center, located at 100 N. Calle Seville, San Clemente. To participate, citizens may:

1. View the meeting via live stream from the City's YouTube channel at www.san-clemente.org/live or live on Cox Communications Local Access Channel 854; and
2. Provide comments in person at the Council Meeting, which will take place in the Community Center Auditorium, located at 100 N. Calle Seville, San Clemente.

JOANNE BADE
City Clerk and Ex-Officio
Clerk of the Council

Publish: Orange County Register April 3, 2021 11453419



ORANGE COUNTY ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE
August 6, 2020

REGIONAL PROPOSED AI GOALS AND STRATEGIES

To address the contributing factors described above, the AI plan proposes the following goals and actions:
Regional Goals and Strategies”

Goal 1: Increase the supply of affordable housing in high opportunity areas.¹

Strategies:

1. Explore the creation of a new countywide source of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, housing bonds, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore providing low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 80% of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.
4. Review existing zoning policies and explore zoning changes to facilitate the development of affordable housing.
5. Align zoning codes to conform to recent California affordable housing legislation.

Goal 2: Prevent displacement of low- and moderate-income residents with protected characteristics, including Hispanic residents, Vietnamese residents, other seniors, and people with disabilities.

Strategies:

1. Explore piloting a Right to Counsel Program to ensure legal representation for tenants in landlord-tenant proceedings, including those involving the application of new laws like A.B. 1482.

Goal 3: Increase community integration for persons with disabilities.

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. As part of that assistance, maintain a database of housing that is accessible to persons with disabilities.
2. Consider adopting the accessibility standards adopted by the City of Los Angeles, which require at least 15 percent of all new units in city-supported Low-Income Housing Tax Credit (LIHTC) projects to be ADA-accessible with at least 4 percent of total units to be accessible for persons with hearing and/or vision disabilities.

¹The term “high opportunity areas” generally means locations where there are economic and social factors and amenities that provide a positive impact on a person’s life outcome. This is described in more detail in Section iii, Disparities in Access to Opportunity.

Goal 4: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

Strategies:

1. Reduce barriers to accessing rental housing by exploring eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
2. Consider incorporating a fair housing equity analysis into the review of significant rezoning proposals and specific plans.

Goal 5: Expand access to opportunity for protected classes.

Strategies:

1. Explore the voluntary adoption of Small Area Fair Market Rents or exception payment standards in order to increase access to higher opportunity areas for Housing Choice Voucher holders.
2. Continue implementing a mobility counseling program that informs Housing Choice Voucher holders about their residential options in higher opportunity areas and provides holistic supports to voucher holders seeking to move to higher opportunity areas.
3. Study and make recommendations to improve and expand Orange County's public transportation to ensure that members of protected classes can access jobs in employment centers in Anaheim, Santa Ana, and Irvine.
4. Increase support for fair housing enforcement, education, and outreach.

CITY OF SAN CLEMENTE PROPOSED AI GOALS AND STRATEGIES

- 1) In collaboration with the Orange County Housing Authority (OCHA):
 - a) a. Attend quarterly OCHA Housing Advisory Committee to enhance the exchange of information regarding the availability, procedures, and policies related to the Housing Assistance Voucher program and regional housing issues.
 - b) b. Support OCHA's affirmative fair marketing plan and de-concentration policies by providing five-year and annual PHA plan certifications.
 - c) c. In coordination with OCHA and fair housing services provider, conduct landlord education campaign to educate property owners about State law prohibiting discrimination based on household income.
- 2) Through the City's fair housing contractor:
 - a) Provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.
 - b) Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach may include workshops, informational booths, presentations to community groups, and distribution of multi-lingual fair housing literature.

- c) Provide general fair housing counseling and referrals services to address tenant-landlord issues, and investigate allegations of fair housing discrimination and take appropriate actions to conciliate cases or refer to appropriate authorities.
 - d) Periodically monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements.
 - e) Include testing/audits within the scope of work with fair housing provider.
- 3) Support local eviction prevention strategies to reduce the number of homeless individuals and families (homelessness prevention services).
 - 4) Prepare a new Housing Element that is compliant with all current State laws and is certified by the California Department of Housing and Community Development.
 - 5) Update zoning ordinance to comply with current State law.
 - 6) Offer a variety of housing opportunities to enhance mobility among residents of all races and ethnicities by facilitating affordable housing throughout the community through 1) flexible development standards; 2) density bonuses; and 3) other zoning tools.
 - 7) Review the type and effectiveness of current affordable housing development incentives, and amend/augment as may be necessary to increase the production of affordable housing units.

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): _____ * Other (Specify): _____
---	---	--

* 3. Date Received: 05/24/2021	4. Applicant Identifier: B-21-MC-06-0599
--	--

5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____
--	---

State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: CITY OF SAN CLEMENTE	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000775	* c. Organizational DUNS: 0661624470000

d. Address:

* Street1: 910 CALLE NEGOCIO
Street2: _____
* City: SAN CLEMENTE
County/Parish: _____
* State: CA: California
Province: _____
* Country: USA: UNITED STATES
* Zip / Postal Code: 92673-0000

e. Organizational Unit:

Department Name: COMMUNITY DEVELOPMENT	Division Name: PLANNING
---	--------------------------------

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

Prefix: Ms.	* First Name: CECILIA
Middle Name: _____	
* Last Name: GALLARDO-DALY	
Suffix: _____	

Title: COMMUNITY DEVELOPMENT DIRECTOR
--

Organizational Affiliation: _____

* Telephone Number: 949-361-6106	Fax Number: _____
---	--------------------------

* Email: Gallardo-DalyC@san-clemente.org

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

COMMUNITY DEVELOPMENT BLOCK GRANT

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

NA

Title:

NA

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

Add Attachment

Delete Attachment

View Attachment

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

CDBG funds will be used to provide services to low- and moderate-income residents, public infrastructure improvements, housing rehab, and program admin including fair housing services.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="329,535.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="168,795.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="498,330.00"/>

*** 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

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the 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 218, Section 1001)**

** I AGREE

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

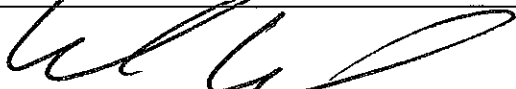
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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 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.

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.
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 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.
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).
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 1996 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) 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 CITY OF SAN CLEMENTE	DATE SUBMITTED 05/24/2021

CERTIFICATIONS

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

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

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


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

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

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

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

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

MAY 24, 2021
Date

CITY MANAGER
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) **2020, 2021 and 2022** [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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



Signature of Authorized Official

MAY 24, 2021
Date

CITY MANAGER
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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