



HOME-ARP ALLOCATION PLAN

June 20, 2023

**A Substantial Amendment to the FY 2021-2022
Annual Action Plan**

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Guidance

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in American Rescue Plan (ARP) funds to be administered through the HOME program and primarily benefit individuals and families in specified HOME-ARP “qualifying populations.” The City of Compton has been allocated \$1,988,847 in HOME-ARP funding for use in eligible activities from September 13, 2021- September 30, 2030. HOME-ARP funds can be used for the following primary activities: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. A participating jurisdiction may use up to 10% of the award for Nonprofit Operating and Capacity Building Assistance and 15% of the award for Administration and Planning.

To receive the HOME-ARP funds, a participating jurisdiction (PJ) must submit an allocation plan to the U.S. Department of Housing and Urban Development (HUD). The PJ must engage in consultation and public participation processes to develop the allocation plan. Traditionally, this allocation plan would be submitted as a substantial amendment to the annual action plan submitted by PJs that administer a HOME program. Since Compton receives annual HOME funds, it is required that the City submits a substantial amendment to HUD. Therefore, Compton is submitting the allocation plan as a substantial amendment to its annual action plan to receive HOME-ARP funds. The allocation plan format follows a prescribed HUD template, so some information is presented in multiple sections.

The HOME-ARP allocation plan must describe how the PJ intends to distribute HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying population. A PJ’s HOME-ARP allocation plan must include:

- A summary of the consultation process and results of upfront consultation.
- A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why;
- A description of HOME-ARP qualifying populations within the jurisdiction;
- An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
- A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
- An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
- A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.

Compton conducted significant consultation with the general public, homeless-related non-profit agencies, government agencies and the Los Angeles County Continuum of Care (CoC) in preparing the HOME-ARP allocation plan.

Consultation

Before developing its plan, a PJ must consult with the Continuum of Care (CoCs) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs servicing the jurisdiction.

Summarize the Consultation Process.

The City consulted with public and private entities to gather the data necessary for the preparation of this Plan. These stakeholders have relevant knowledge that can speak to the needs, service gaps, and potential activities that would best benefit the qualifying populations. The City of Compton solicited feedback through an electronic consultation packet sent to all local agencies consisting of "QPs" related questions and a supplemental survey went out local businesses and community members. The consultation packet questions, and survey can be found in Appendix A.

Staff distributed the consultation questions to over 15 local agencies within the organizations listed below and requested feedback from said agencies regarding utilization of HOME-ARP funds and gaps in the service delivery system within the City of Compton. The supplemental survey consists of 40 questions intended to quantify the perspectives of the consulted agencies, businesses, and community members regarding the preferred use of the HOME-ARP funds. The city received survey responses from February 24, 2023, until March 10, 2023. Survey results were presented to the City's Community Relations Committee on March 14, 2023, for the Committee to provide feedback and fulfill consultation guidelines. The Community Relations Committee addresses the needs of the City's veterans, homeless population, adults with developmental disabilities, and children with special needs. The survey responses are available in Appendix B and are referenced throughout this document.

To fulfill the CoC consultation requirement, City staff participated in a zoom meeting hosted by Volunteers of America (VOA) on March 1, 2023. VOA also provide recommendation on how the city should utilizes the HOME-ARP funding. VOA recommended three uses for funding: supportive services, development of affordable housing and tenant-based rental assistance (TBRA) services. It should be noted that VOA recommendations are generalized for Greater Los Angeles in its jurisdiction – including the City of Compton – and therefore do not take into account the unique homeless landscape of Los Angeles County's South Los Angeles region, locally referred to as Service Planning Area 6 (SPA 6), and in the City of Compton.

List the Organizations Consulted, and Summarize the Feedback Received from these Entities.

Agency / Org Consulted	Type of Agency	Feedback
Compton Housing Authority	Public Housing Authority	<ul style="list-style-type: none"> • Funding for Supportive Services • Funding for affordable housing • Funding for rental assistance
Compton Initiative	Home Renovations Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Angels for Sight	Vision Care Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Perfected Woman	Food Service Provider	<ul style="list-style-type: none"> • Funding for Supportive Services • Funding for rental assistance
Children's Dental Clinic	Dental Care Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Champion of Caring Connection Inc.	Homeless Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Volunteers of America	Continuum of Care agency Veteran Services	<ul style="list-style-type: none"> • Funding for Supportive Services • Funding for rental services
The Children's Clinic	Health Care Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Legal Aid	Domestic Violence Prevention Services	<ul style="list-style-type: none"> • Funding for Supportive Services
El Nido Family Center	Counseling Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Soledad Enrichment Action Inc.	Resource and Support Services	<ul style="list-style-type: none"> • Funding for Supportive Services
Compton Unified School District	Other: local school district	<ul style="list-style-type: none"> • Funding for Supportive Services

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan **of no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Describe the public participation process, including the information about the dates of the public comment period and public hearing(s) held during the development of the plan.

- Public comment period: Start Date- **5/31/2023** End Date- **6/20/2023**
- Public hearing: **6/20/2023**

To encourage citizen participation in the development of the allocation plan, the City has provided residents with the opportunity to comment on the proposed HOME-ARP allocation plan during the two separate occasions. The first opportunity was the distribution of the community survey which was released on February 24, 2023. The purpose of the community survey was to include the community in the consultations and for the public to provide feedback. Information regarding the commission consultation was made available to the public on February 28, 2023 and the community was able to provide feedback from February 24, 2023 – March 10, 2023. All comments received from the survey are included in this plan.

The additional opportunity for the public to participate is during a public comment period of no less than 15 calendar days. The public comment period begins on May 31, 2023 and will conclude on June 20, 2023. On June 20, 2023, the allocation plan will be brought to the Compton City Council for a public hearing prior to submission. During the public hearing, staff will discuss the development of the HOME- ARP allocation plan, which incorporates information and discussion of community needs and eligible activities related to HOME-ARP, along with an opportunity for the public to provide comments on the proposed activities. Comments from this public hearing will be available following the hearing through the City Clerk’s office.

Describe any efforts to broaden public participation.

To broaden public participation two approaches were taken: (1) broaden scope of consultation groups and (2) presentation to the Community Relations Committee. Compton expanded the consultation groups to include those not explicitly stated in the HOME-ARP requirements. Staff consulted with the local medical centers, school districts, and mental health advocates. Compton understands the multifaceted issues facing the qualifying populations and wanted to consult with organizations that understand and serve those populations as well to complete a well-rounded understanding of the needs of our community.

Staff from the Community Development Department presented the results of the consultations to the Community Relations Committee to elicit additional public comment. The Community report was made available for the public on February 24, 2023 and was presented to the Committee on February 28, 2023. All comments received from the public during the Community meeting are included in this plan. In addition to the Community Relations Committee, a public notice advertising the availability of the HOME- ARP allocation plan and public hearing was published on May 31, 2023, in the local newspaper The Compton Bulletin.

A PJ Must Consider Any Comments or Views of Residents Received in Writing, or Orally at a Public Hearing, When Preparing the HOME-ARP Allocation Plan.

Summarize the comments and recommendations received through the public participation process.

Comments and recommendations received through public participation will be included as they are received.

Summarize any comments or recommendations not accepted and state the reasons why.

Community Relations Committee - All comments or recommendations were accepted from the Community Relations Committee meeting held on February 21, 2023. One member of the committee stated that he would like to see the funds utilized for support services. Specifically, the member commented that the funds should be allocated to invest in tenant-based rental assistance programs. No members of the public provided feedback during this meeting.

Public Hearing - The Public Hearing is scheduled for June 20, 2023. This section will be completed after the Public Hearing takes place.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

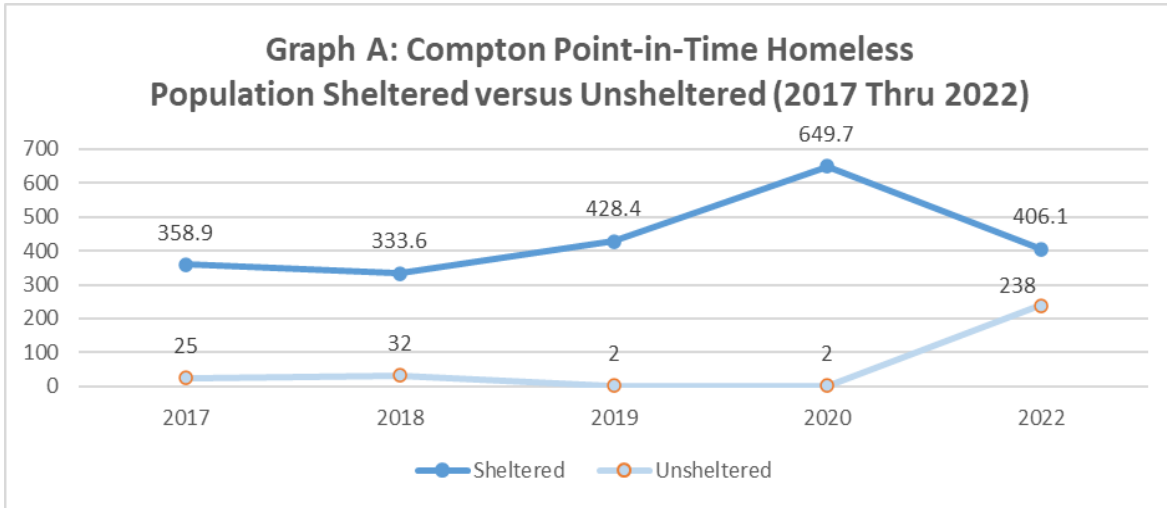
Describe the size and demographic composition of qualifying populations within the PJ's boundaries.

Homeless

Every year, LAHSA conducts a Point in Time count to create a census of unsheltered and sheltered individuals/families experiencing homelessness within Los Angeles County. According to the 2022 Point in Time count, there were 644 people experiencing homelessness in Compton. This represents a 260% increase from 2017.¹ The 2022 Homeless Count information is the most current data that the City of Compton has due to the cancellation of the 2021 Homeless Count. Table 1 shows the demographic distribution of people experiencing homelessness within the City of Compton. As shows in Graph A, although the number of sheltered individuals has increased,

there is not adequate shelter for those experiencing homelessness in Compton. Of the 644 people experiencing homelessness, 238 are sheltered.

¹ LAHSA reports the 2022 Homeless Count data at 644 total.



Location	Living Situation	2017	2018	2019	2020	2022
Unsheltered Street	Adults on Street	61	62	112	133	139
	Unaccompanied Minors on Street	0	0	0	0	0
	Make-Shift Shelters	31	41	49	79	22
	Tents	4	7	12	34	8
Unsheltered Vehicle	Cars	39	68	37	74	71
	Vans	69	36	32	96	31
	RVs	155	119	186	234	135
Sheltered	Emergency Shelter		32	2	2	238
	Transitional Shelter	25				
Total		384	365	430	652	644

LAHSA provides more detailed data regarding the demographics of people experiencing homelessness at the SPA (Service Planning Area) level. There are eight SPAs in Los Angeles County; Compton is located in SPA 6. Table 2 shows the demographic breakdown of individuals/families experiencing homelessness within SPA 6. The population of people experiencing homelessness in SPA 6 is majority individual, male, aged 25-54, and living in a vehicle.

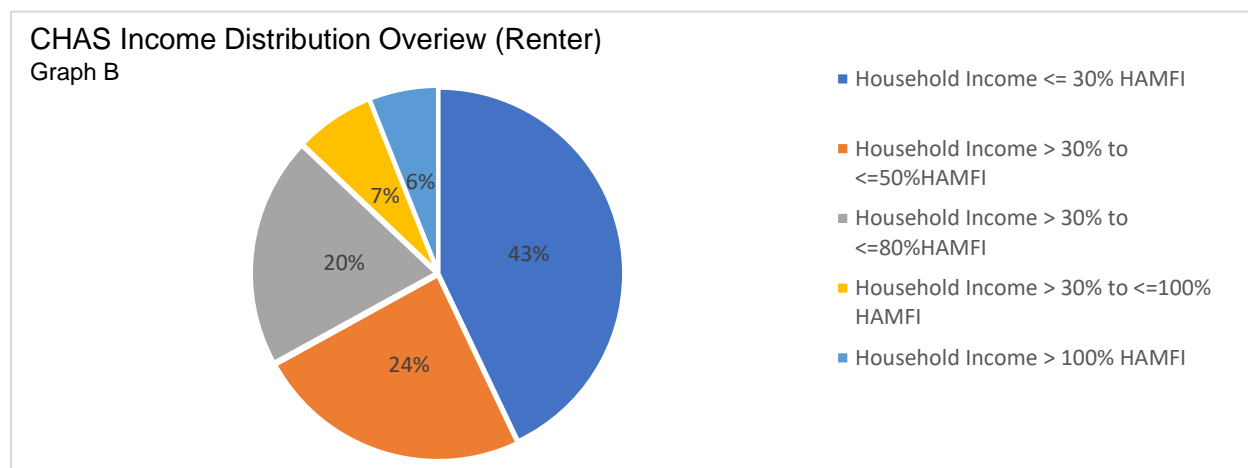
Table 2 South Los Angeles Homelessness Snapshot for 2022 Point in Time Count²		
Ages	Total	Percentage
<18	2,318	16%
18-24	562	4%
25-54	1,422	62%
55-61	1,455	10%
62+	1,328	9%
Gender Identity	Total	Percentage
Male*	8,976	61%
Female*	5,500	38%
Transgender *includes transgender	226	2%
Shelter Status	Total	Percentage
Streets, tents, or make-shift shelters	1,070	4%
Cars, vans, campers, or RV's	3,394	19%
Shelters (including motel vouchers)	53	28%
Who is experiencing homelessness in the South Los Angeles	Total	Percentage
Individuals	10,643	73%
Families with minor-aged children	2,136	18%
Substance use disorder	2,448	20%
Veterans	316	2%
Persons experiencing chronic homelessness	4,643	32%
Have serious mental illness	1,869	22%
Have a physical disability	1,523	17%
Have experienced domestic violence	2,350	26%

² Source: LAHSA reports 2022 South Los Angeles Homeless Count

At Risk of Homelessness

HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. This data, known as the “CHAS” data (Comprehensive Housing Affordability Strategy), quantifies the extent of housing problems and housing needs, particularly for low-income households. The most current CHAS data is from the 2014-2018 ACS. The City of Compton anticipates that the number of households with a cost burden has increased since 2018 due to the economic results of the COVID-19 pandemic.

The CHAS data shows that Compton has 2,200 property owners and 4,715 renters below 30% of HUD Area Median Family Income (HAMFI). This figure represents 29% of all Compton households.³ The income distribution of renter households is shown in Graph B (below); 14.4% of Compton renter households are at or below 30% HAMFI.



Of the 4,715 below 30% HAMFI renter households, 7,755 (71%) have at least 1 of the 4 HUD defined “housing problem”⁴. The 4 housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. A household is considered to be experiencing a cost burden if it spends more than 30% of its gross income on housing and experiencing a severe cost burden if it spends more than 50% of its gross income on housing. Cost burden is determined by the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). 2,530 (74%) of the below 30% HAMFI renter households are paying over 30% of their household income on rent and utilities.⁵ 3,845 (35%) of the below 30% HAMFI renter households are paying over 50% of their household income on rent and utilities⁶

³ Source: CHAS
⁴ Source: CHAS
⁵ Source: CHAS
⁶ Source: CHAS

As of 2022, the City of Compton Housing Authority currently has 586 housing choice voucher participants and 5,897 applicants on the waiting list.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

In Los Angeles, 49% of unsheltered adult women report a history of intimate partner violence in their lifetime.⁷ There are Room Key Programs under HOPICS that provide emergency shelters and transitional housing programs throughout SPA 6 that assist domestic violence victims, their family members and pets. Based on the 2022 Homeless Count, 2,350 people experiencing homelessness in SPA 6 had experienced domestic violence/intimate partner violence.⁸ This represents 29% of the total of people over 18 experiencing homelessness in SPA 6.

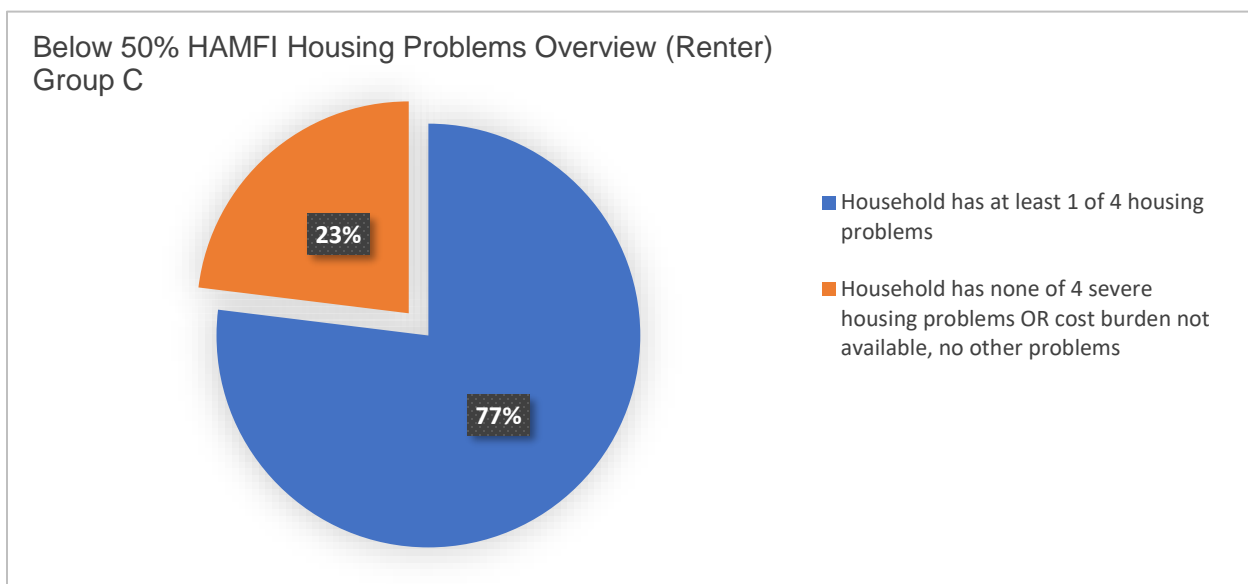
Other Families Requiring Services or Housing Assistance to Prevent Homelessness

The HOME-ARP notice defines this category as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

Other Populations At Greatest Risk of Housing Instability

The HOME-ARP notice defines “Other Populations At Greatest Risk of Housing Instability” in two ways. The first is “has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing cost).”⁹ Of the 4,715 below 30% HAMFI renter households in Compton, 3,210 are experiencing a severe cost burden (68%).¹⁰

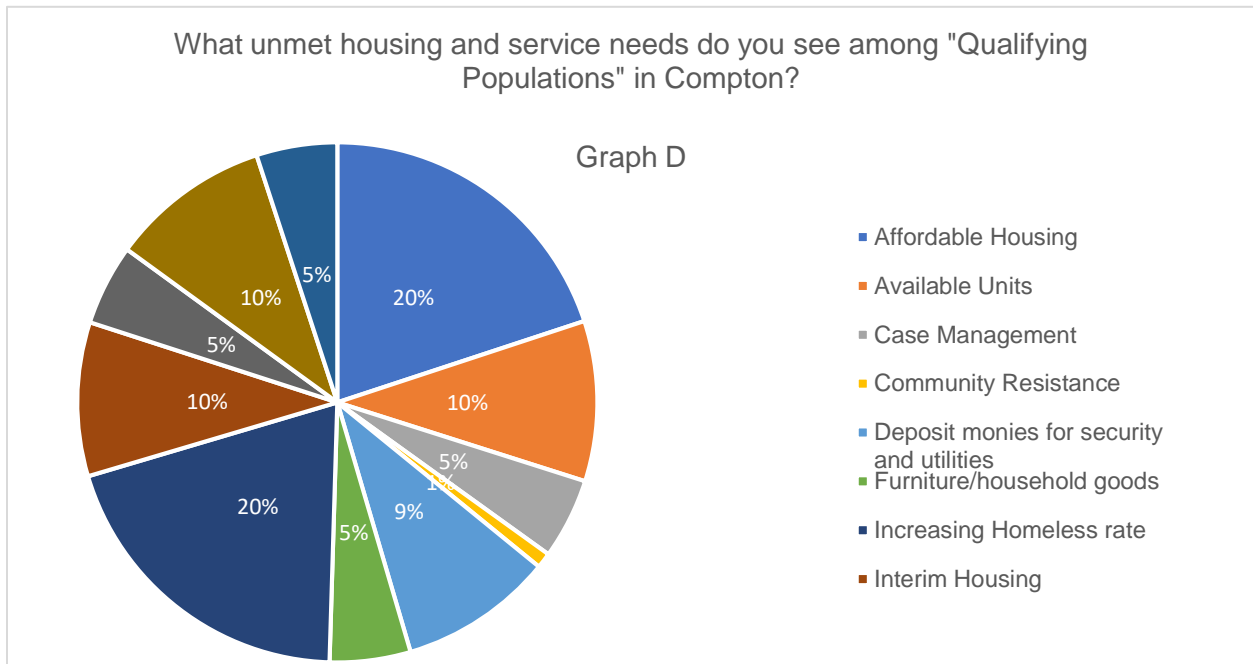
The second definition is that the household has annual income that is less than or equal to 50% of the area median income, as determined by HUD, and meets one of the conditions of “At risk of Homelessness.” The CHAS data does not have the same “at risk of homelessness” conditions as HOME-ARP. However, 2,530 of the 10,975 50% HAMFI or below renter household reported one of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%).¹¹ This data is shown in Graph C (below).



Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations

In the consultation packets provided to the electronically consulted organizations, organizations were asked to provide what the needs and gaps were for the qualifying populations that they serve. The responses included: (1) affordable housing, (2) available units, (3) case management, (4) community resistance, (5) increasing rate of homelessness, (6) interim housing, and (7) landlord- service provider relationships. This data is shown in Graph D (below).



Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other population” that are “At Greater Risk of Housing Instability,” as established in the HOME-ARP Notice.

- To assess affordability and other types of housing needs, HUD defines four housing problems:
1. **Cost burden:** A household has a cost burden if its monthly housing cost (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renter) exceed 30% of monthly income.
 2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
 3. **Lack of complete kitchens facilities:** A household lacks complete kitchens facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
 4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four sever housing problems, including a sever cost burden (more that 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Available & Affordable Housing

The first unmet housing and service need identified by the consulted organizations was affordable housing and available units. Table 3 shows the gap for households below 30% HAMFI and below 50% HAMFI. Based on the current CHAS data, the gap for households below 30% HAMFI total 3,505 households. Households below 50% HAMFI have a gap of 1,455 households.

Table 3: Compton Homeless Needs Inventory-Rent Affordability Gap			
Non-Homeless	Current Inventory	Level of Need	Gap Analysis
	# of units	# of households	# of households
Source: Comprehensive Housing Affordability Strategy (CHAS), 2015-2019			
Total Rental Units	10,975		
Rental Units Affordable to HH at 30% HAMFI	650		
Rental Units Affordable to HH at 30-50% HAMFI	755		
0%-30% HAMFI Renter HH w/1 or more housing problems		4,155	
30%-50% HAMFI Renter HH w/1 of more housing problems		2,210	
Current Gap for HH below 30% HAMFI			3,505
Current Gap for HH below 30-50% HAMFI			1,455

The City's population has steadily increased in the last 25 years at approximately 3 percent over each decade; however, the number of housing units has not kept equal pace. Most of the population growth was adsorbed by existing households. Compton's average household size increased from 3.78 persons per housing unit in 1980 to 4.23 persons per housing unit in 2015 (according to the DOF). By comparison, Los Angeles County has 3.0 persons per household, based on 2009-2013 American Community Survey five-year estimates (2009-2013 ACS).¹²

According to the 2013 -2017 ACS, the City of Compton's housing vacancy rate is estimated at 4.9%, which is below the 2010 countywide rate of 5.8%. Compton's vacancy rate is 1.5 among owner-occupied units and 3.3% among renter occupied units, versus countywide vacancy rate of 3.8%. These rates are lower than 2013 rates in Compton, which was 8 percent for all unit. Still, the overall housing vacancy rates in the community appear to be optimal.¹³

According to the 2017-2021 ACS, the median contract rent was \$1,329 per month in Compton, compared to \$1,653 for Los Angeles County.¹² Approximately 34 homes/townhomes were available for rent as of September 2021 according to Zillow.com, and 75 apartments were listed for rent. At the same time as housing prices have increased, the price of rental listings has also increased over the ACS estimates, and indicate the following range and average (where several units are available in a single category) of rental rates as of September 2021:¹³

- Studio apartment: \$1,083 - \$1,400,
- One-bedroom apartment: \$1,291 - \$1,607, average \$1,545
- Two-bedroom apartment: \$1,845 - \$2,170 average \$2,100
- Three-bedroom apartment: \$2,244 - \$2,812, average \$2,400
- Two-bedroom homes/townhomes: \$2,127 - \$2,950, average \$2,500
- Three-bedroom homes/townhomes: \$3,050 - \$3,300, average \$3,250
- Four-bedroom house: \$3,125 - \$3,200
- Five-bedroom house: \$3,600

Additionally, none of the organizations consulted through the electronic consultation packet stated that they provide affordable housing. The City of Compton is one of eight independent SPA 6 cities that has its own public housing agency. Compton Housing administers two HUD voucher programs: Housing Choice Vouchers (HCV,) and Emergency Housing Vouchers (EHV, 53 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. These types of programs bridge the gap between market rate units and affordable housing units. One of the goals of the City's Homeless Plan is to leverage existing City resources to focus on homelessness or prevention programs.

¹² Source: City of Compton Housing Element 2013-2021

¹³ Source: City of Compton Housing Element 2013-2021

Supportive Services: Sheltered and Unsheltered Homeless Population

From 2017 to 2022, overall homelessness in the City of Compton grew dramatically by over 260%. Of the 644 people experiencing homelessness, 237 are experiencing vehicular homelessness, 169 experiencing street homelessness, and 238 experiencing sheltered homelessness. People experiencing unsheltered homelessness are at a great risk of continued harm due to higher rates of morbidity and mortality resulting from pre-existing conditions, exposure to the elements, lack

of access to healthcare, and elevated rates of hospitalizations with longer, more complex hospital stays. The process of resolving homelessness is complicated and takes a substantial amount of time and resources compared to that for people receiving temporary shelter.

It is important to connect people with the right level of services to ensure their success in combating homelessness. Housing options must be flexible, client-centered, easily accessible, and paired with support services necessary to help clients remain in housing for the long term. Returning to homelessness after a housing placement is re-traumatizing for the families and inefficient use of assistance resources. The unsheltered homeless population needs case management referrals to medical services, mental health and substance use disorder treatments, permanent supportive housing, and interim housing. The sheltered homeless population needs housing navigation, referrals to tenant - based rental assistance, job training, and referrals to medical services, mental health and substance use disorder treatments.

The city relies heavily on the Los Angeles County Coordinated Entry System (CES) to provide resources for those experiencing homelessness within city-limits. Currently, Compton works closely with LAHSA and HOPICS to provide case management for the entire City. As mentioned previously, the City of Compton has an allocation of 53 Emergency Housing Vouchers (EHVs), but this HUD program does not provide case management funding. LAHSA recommends that PJs consider using HOME-ARP funding for supportive service needs to fill this gap. These include housing navigation services to assist with locating and securing a housing unit for people experiencing homelessness, as well as tenant retention services to support the success of tenants and landlords once they are housed using an EHV. In alignment with the information above regarding the availability of subsidies, this recommendation encourages the use of funds to pair supportive services with EHVs, namely Navigators. During office hours provided by LAHSA to discuss the jurisdictions allocation plan, LAHSA was in support for the use of funds for supportive services that the City indicates throughout the allocation plan. Additionally, many of the unmet housing and service needs identified by the consulted organizations: case management, deposit funding, mental health services, and landlord/service provider relationships are all covered under the HOME-ARP supportive services use.¹⁴

¹⁴ Source: Electronic Consultation Survey

¹⁴ Source: Los Angeles Homeless Service Authority

Individuals and Families at Risk of Homelessness

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability, like moving two or more times during the last 60 days due to economic reasons. Using HUD's 2015-2019 CHAS data, Compton has 6,915 households at or below 30% HAMFI, making up 29% of Compton's households. 20% of all households with incomes at or below 30% HAMFI are renter households. Tenant based rental assistance programs can bridge the gap between market rate rents and tenant income, thus preventing homelessness. Many tenants based rental assistance programs are targeted to families that are at risk of homelessness. However, after consultation, all electronically consulted organizations believed that the city should consider using the HOME-ARP funding for rental assistance. 15 Another unmet housing need within this population is supportive services. Through supportive services, individuals, and families at risk of homelessness can be matched to resources within the CoC that can help address the affordability gap.

Fleeing or Attempting to Flee Domestic Violence or Human Trafficking

There are four agencies providing emergency shelters and transitional housing programs throughout SPA 6 that assist domestic violence victims, their family members, and pets. In addition to housing accommodations, there are various additional services provided such as counseling and advocacy assistance. Domestic violence or human trafficking survivors often lack easy access to short-term shelter and quick access to medical and mental health services. In addition, there are only informal networks to connect survivors to job opportunities. Without economic dependence, many survivors are caught in abusive relationships and the gains they make with traditional social services are not fully realized. The consulted Volunteers of America stated that the major unmet housing needs for survivors are availability of affordable housing and shelter/interim housing beds for survivors. Additionally, Volunteers of America supported the use of HOME-ARP for development of affordable housing, supportive services, and tenant based rental assistance.

Residents Living in Housing Instability or In Unstable Housing Situations

HOME –ARP qualifying populations also include other populations who have previously qualified as homeless, are currently housed with temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness. In addition, HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% AMI and are experiencing severe cost burden or have an income less than 50% AMI and meet a certain condition, like living in someone else’s home or living in a hotel due to an economic hardship. Many renters in Compton experience various housing challenges. A total of 54% of all Compton renters have housing problems or severe housing problems.¹⁶ HUD defines housing problems as a household that has one or more of the following: lacking a kitchen sink or plumbing, having more than one person per room, or being housing cost burdened at 30% or more. The unmet housing need of this population is affordable and available housing that does not exceed 30% of the household income. This can be achieved through the development of affordable housing or tenant based rental assistance. Oftentimes, households require supportive services to help find housing resources, pay for security deposits, and address other gaps within the household’s housing situation.

¹⁵ Source: Electronic Consultation Survey

¹⁶ Source: CHAS

Other households requiring services or housing assistance or to prevent homelessness

There are a limited number of households receiving time-limited subsidies within the City of Compton. These subsidy programs vary in length and amount of assistance received. The unmet housing need of this population is supportive services to facilitate applications to permanent housing resources and/or assistance in attaining increased income. Through the EHV program, LAHSA has matched participants in rapid rehousing with EHV vouchers. However, as noted by LAHSA, EHV vouchers do not come with permanent supportive services.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing.

Table 4: Emergency Shelter Programs in SPA 6						
Agency: Program Name	Los Angeles	Family# beds	Adult Individuals # Beds	Veterans# Beds	DV/IPV #beds	Notes
Volunteers of America Pathways to Home: Emergency Shelter	Los Angeles		286			Adult Men 18+
Volunteers of America: Emergency Shelter	Los Angeles		125			Adult women
Testimonial Community Love Center: Emergency Shelter	Los Angeles		40			Single females with their children
First To Serve-House of Dignity 1	Confidential	15				Single women fleeing domestic violence
First To Serve-House of Dignity 1	Confidential	6				Single women fleeing domestic violence
1736 Family Crisis Center	Los Angeles				40, 51,88	Victims of domestic violence only
Jenesse Center Inc	Los Angeles				26	Women and children victims of domestic abuse
First to Serve	Los Angeles	20				Families
Homeless Outreach Program Integrated Care System (HOPICS)	Los Angeles		120			Lead agency for temporary crisis housing placements in SPA6

Transitional Shelter Programs

Tables 5 show the transitional shelter programs located in Compton and the South Bay. Family Promise of the South Bay is an organization committed to a community-based approach to solving homelessness, engaging both the local community as well as faith-based organizations in an effort to effectively remedy family homelessness.¹⁷

Agency: Program Name	South Los Angeles	Family# beds	Adult Individuals# Beds	Veterans# Beds	DV/IPV #beds	Notes
Good Seed Shelter	Los Angeles	8				Homeless Male Youths 18-25
Enhanced Emergency Shelter Program	Confidential		18			Male/Female age 18-25
Step out (A community of Friends)	Compton		11, 2bdrm units			Male/Female age 18-21
Help is on the Way	Los Angeles		50			Male/Female age 18
The R.A.Y Institute	Los Angeles		40			Male/Female age 18+
Joshua House for the Homeless	Los Angeles		120			Single men, women, children with an adult
At the Fountain Transitional Housing	Compton		16			Single men, women, families
First To Serve-Adult Male Center	Los Angeles		25			Single males
JWCH Institute Housing for Health	Los Angeles		100			Single Males/Females
New Image	Los Angeles		110, 100			Single males/females/Families
Shield for Families	Lynwood		80			Men, women, families

¹⁷ Source: LAHSA 2021 Housing Inventory Count

LAHSA released the 2021 HIC (Housing Inventory Count), which in part includes an inventory of the interim housing projects dedicated to serving homeless persons. It is a requirement by HUD and is used in the annual application process to determine Federal funding for homeless services throughout the country. The HIC includes project data reported to LAHSA by participating organizations in the Los Angeles Continuum of Care.¹⁸ This data for the entire CoC is shown in Table 8 below by regions, or SPAs.

Table 6: LAHSA 2021 Housing Inventory Count

Total Number of Units										
		LA CoC	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8
Totals		43,398	1,252	3,806	4,164	19,520	3,733	6,082	2,454	2,387
Shelter	Emergency Shelter	14,402	786	1,722	1,071	4,049	853	3,639	1,315	967
	Transitional Housing	3,053	50	195	203	1,370	222	244	323	446
	Safe Haven	285	0	10	0	85	112	0	30	48
Housing	Permanent Supportive Housing	19,600	292	1,329	2,480	11,606	1,799	1,176	413	505
	Other Permanent Housing	2,094	0	101	109	1,136	270	316	106	56
	Rapid Re-Housing	3,964	124	449	301	1,274	477	707	267	365
Total Number of Beds										
		LA CoC	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8
Totals		58,108	1,880	5,985	5,494	23,143	4,920	9,911	3,471	3,304
Shelter	Emergency Shelter	20,087	1,185	2,863	1,491	4,632	1,205	5,983	1,497	1,231
	Transitional Housing	4,144	65	264	305	1,881	299	399	329	602
	Safe Haven	285	0	10	0	85	112	0	30	48
Housing	Permanent Supportive Housing	23,677	353	1,622	3,144	13,417	1,935	1,608	943	655
	Other Permanent Housing	2,724	0	269	109	1,242	270	600	126	108
	Rapid Re-Housing	7,191	277	957	445	1,886	1,099	1,321	546	660
Notes										
<ul style="list-style-type: none"> • Grand Total = Family Units/Beds + Individual Units/Beds + Unaccompanied Minor Units/Beds • N = number; % = percentage share of either Grand Total, Family Units/Beds, Individual Units/Beds, or Unaccompanied Minor Units/Beds • Emergency Shelter includes the Winter Shelter Program (WSP), hotel/motel vouchers distributed by the Department of Public Social Services, as well as Coordinated Assessment Motel Vouchers • Permanent Supportive housing and Other Permanent Housing includes the following: Tenant-Based Projects, in which Public Housing Authority (PHA) provide vouchers to individuals or families directly so they may select the housing unit of their choice; Sponsor-Based Projects, in which community-based organizations administer housing vouchers on behalf of the PHA; Project-Based Vouchers, in which the subsidy provided by the PHA is tied directly to a site. 										

To address the need for temporary housing in the City of Compton, the City’s Housing Element plan 2014 – 2021 address future housing goals. The City of Compton will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing. The City of Compton will work with the appropriate service providers to serve the homeless population.

Contracted Outreach and Housing Navigator

The City of Compton works with Homeless Outreach Program Integrated Care System (HOPICS), a Division of Special Service for Groups, is a multi-service agency that strengthens households in SPA 6, which includes South Los Angeles, Compton, Lynwood and Paramount. HOPICS has been serving vulnerable men, women and children since 1988 and has deep roots in the community. They host a comprehensive menu of services that affect multiple pieces of continuum of care. They are one of the largest housing and homeless service agencies in Los Angeles County and the largest in SPA 6.18

Compton Public Housing Authority

Compton is one of four independent SPA 6 cities that has its own Public Housing Authority (PHA). In May 2021, the Housing Authority received newly created “Emergency Housing Voucher” (EHV) as part of the federal government’s COVID-19 response.

As mentioned, one of focus on homelessness or prevention programs. The City of Compton PHA utilizes two types of Section 8 housing vouchers only; Emergency Housing Vouchers (EHVs) and Housing Choice Vouchers (HCVs). To date, the Compton PHA has been allocated 53 EHVs, and 568 HCVs.

Affordable Housing

The City of Compton has the following affordable housing resources:

Table 7: Assisted Housing Developments in Compton ¹⁹			
Building	Number of Units	Number of Affordable Units	Funding Source
Santa Fe Apartments	79	78	LMSA, Section 8
Whitfield Manor	40	40	LMSA, Section 8
St. Timothy's Tower	112	111	LMSA, Section 8
St. Timothy Manor	21	20	LMSA, Section 8
E. Boyd Ester Manor	50	48	LMSA, Section 8, Sec.202
Wilmington Arms 2	164	164	LMSA
South Bay Retirement Residence	74	74	Section 202/811, PRAC 202/811
Logan Plaza	59	58	Housing Finance and Development Agencies (HFDA) / Section 8
Curry Senior Apartments	48	48	LIHTC
Segundo Terrace	28	28	LIHTC

Douglas Park Apartments	72	70	Section 8 PRAC 202/811
Park Village Apartments	164	164	
Warwick Terrace Apartments	103	100	LIHTC/Section 8
Ramona Estates	60	60	LIHT /Section 8
Lutheran gardens	76	76	LIHTC/LMSA/Section 8
Compton Garden	18	17	LIHTC
Compton Senior Apartments	74	71	LIHTC
Seasons at Compton	83	81	LIHTC
Willow Apartments	23	20	LIHTC

18 Source: Los Angeles Homeless Service Authority 2021

19 Source: Compton Housing Element 2013-2021

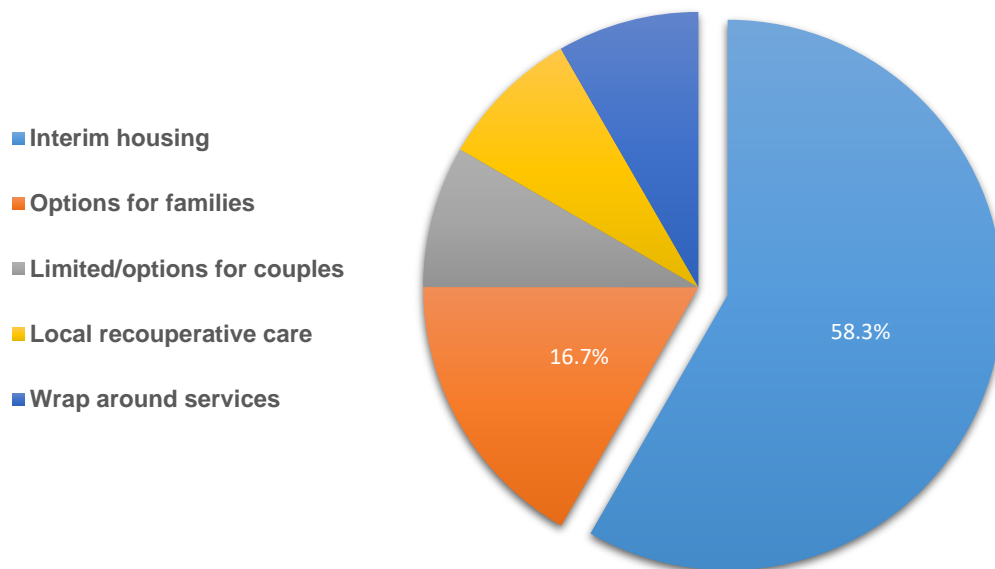
Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

Shelter Inventory

As previously mentioned, the City of Compton does not currently have a large amount of shelter resources to refer people experiencing homelessness. This lack of shelter was expressed by the consulted organizations as shown in Graph E. 58.3% of the electronically consulted organizations expressed a lack of interim housing resources.²⁰ To address this gap, the City of Compton will look into partnering with shelters in surrounding areas.

What Gaps do you see within the current shelter inventory located in Compton?

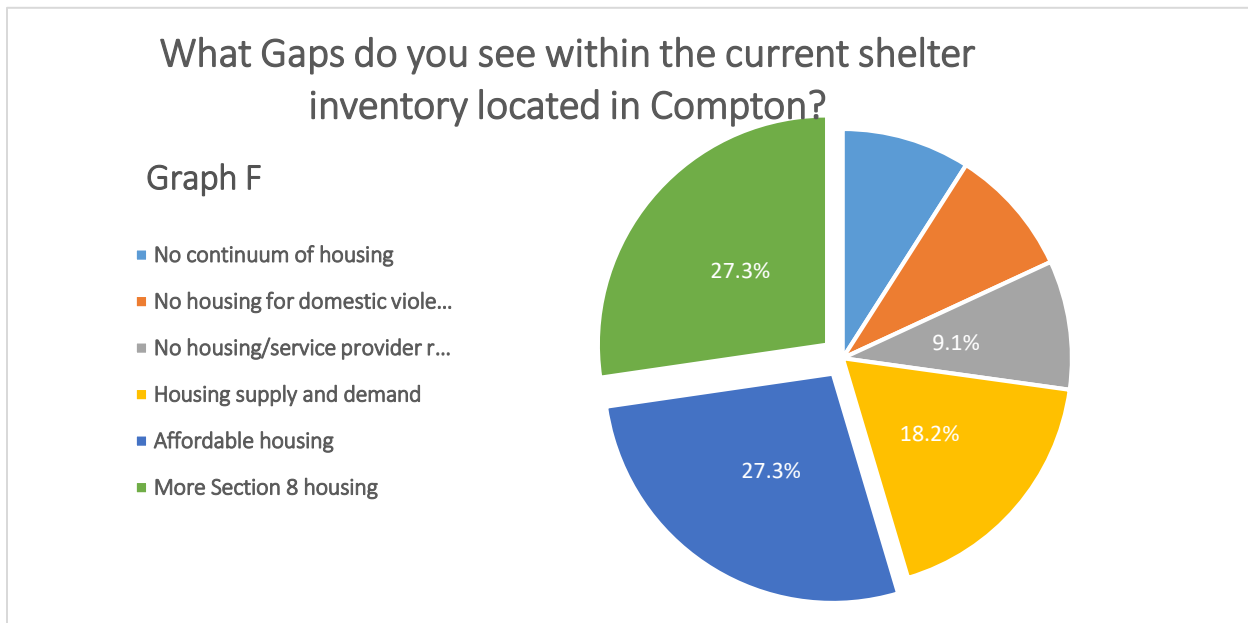
Graph E



²⁰ Source: Electronic Consultation Survey

Housing Inventory

The consulted organizations identified a need for additional affordable housing and Section 8 housing in the City of Compton (Graph F). As shown in Table 3 Compton Homeless Needs Inventory-Rent Affordability Gap there is a sizable gap between the number of extremely low and very low-income Compton households and the number of affordable units available to those households.



Service Delivery System

The consulted organizations identified gaps within the service delivery system. These gaps include City resource portals, collaboration with healthcare providers, interim housing, case management, mental health services, treatment services, and support for homeless families.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice.

The City of Compton will not be including other populations in the Allocation Plan.

Identify priority needs for qualifying populations.

Based on the information provided from the CHAS data and the consultations provided by the various organizations, Compton has determined that the priority need for the qualifying populations is supportive services and tenant based rental assistance. According to the electronic consultation survey, over 90 percent of the electronically consulted agencies were in support of the City using HOME-ARP funds for supportive services and tenant based rental assistance.²¹ 90 percent of the electronically consulted agencies also referenced the need for affordable housing. One of the consulted organizations the County-funded homelessness system is not able to provide an immediate response (same day) to meet the needs of the unhoused. Compton currently has one street outreach/case manager and she’s made tremendous progress in working

with the homeless population and various agencies. However, for the size of the City's homelessness population based on the Homeless Count, there needs to be more City-dedicated staff to 'move the needle' as more and more people become homeless due to economic situations. These were large needs two (2) years ago and the pandemic has only increased them.²²

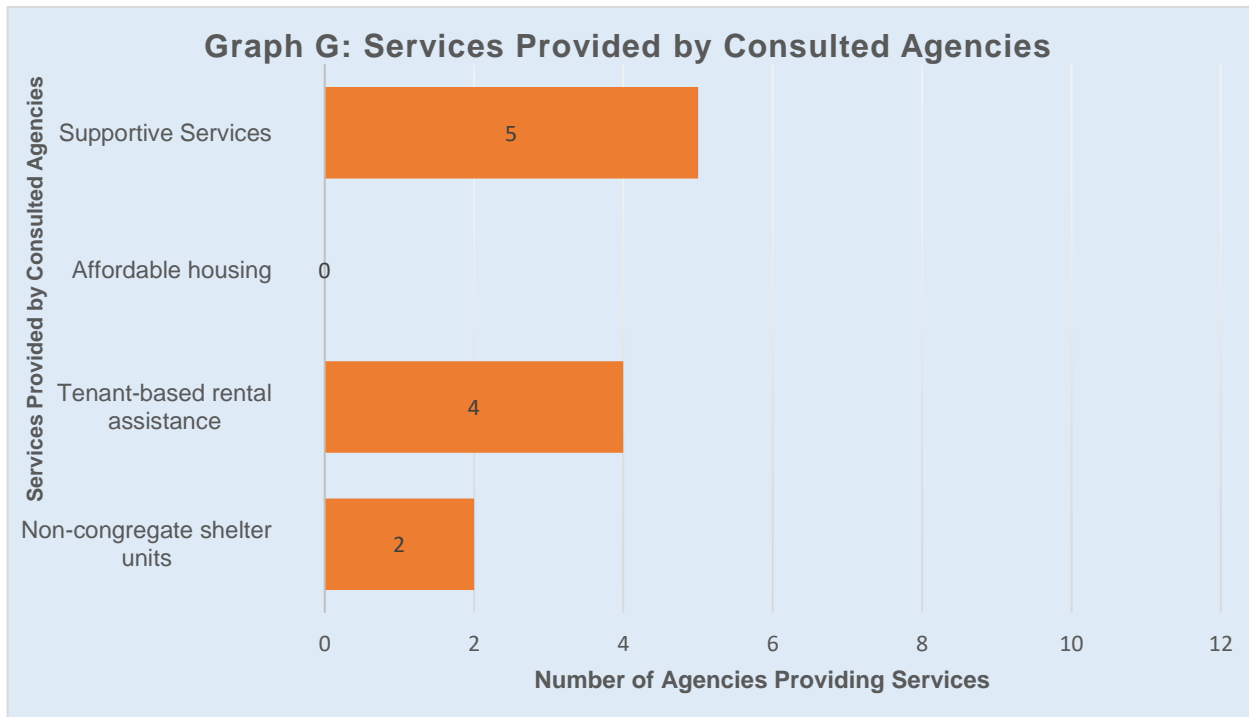
The provision of supportive services is priority need for all of the qualifying populations: homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations where providing assistance would prevent the population needs supportive services to become document ready and connected to interim shelter resources for stabilization. The "at risk of homelessness" and "other at risk population" needs supportive services for connections to tenant based rental assistance, referrals to affordable housing, and problem solving assistance (security deposits, short-term subsidies, moving expenses, etc.). Those who or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking require connections with supportive services to facilitate the transfer to safe interim shelter options, connections to legal services, and applications for subsidy program (income and housing).

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined.

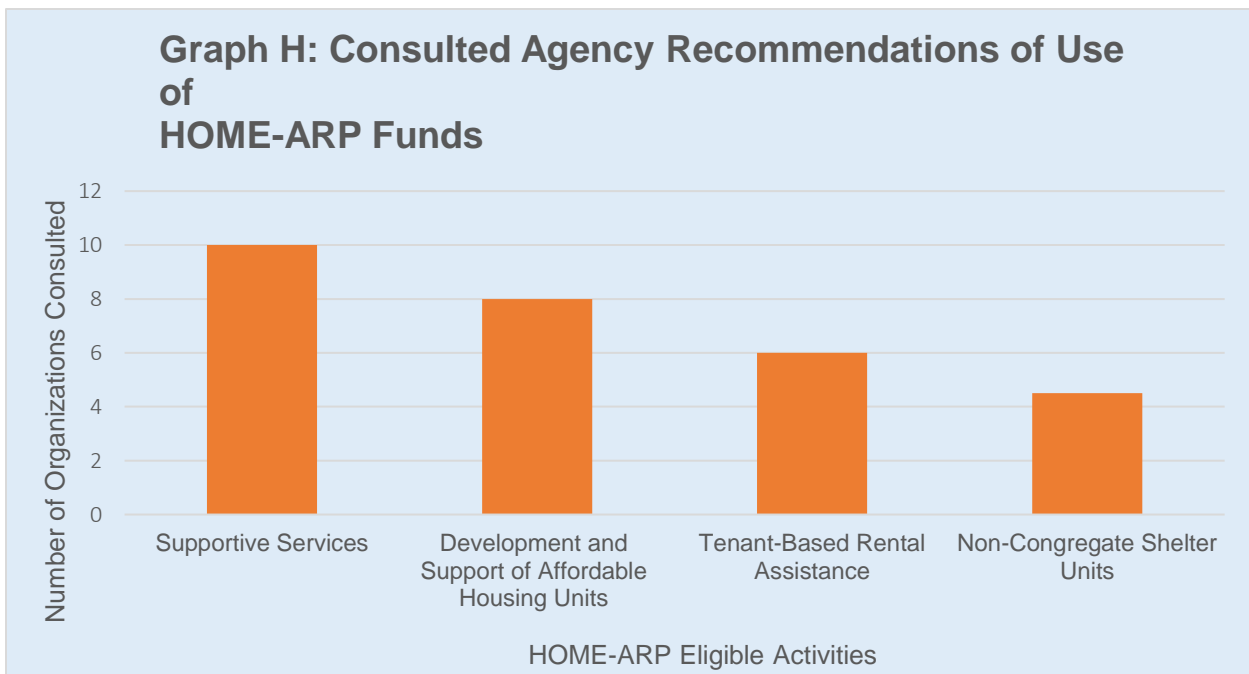
The City used different data sources to determine the housing and service needs of the qualifying populations. Below is a list of the sources along with a summary of how that data source was used as part of the plan.

- Los Angeles Homeless Service Authority 2022 Point In Time Homeless Count
 - Information was used to determine the homeless population in the City and their living situations.
 - Information was pulled for Service Planning Area 6 (SPA6) to determine ratios for categorized date.
- Comprehensive Housing Affordability Strategy (CHAS) Data
 - CHAS data was used to review housing problems and needs for low-income populations
- Continuum of Care (CoC) Homeless Assistance Program Housing Inventory Count Report
 - This data was used to review the availability of beds and units available in the City.
- Consultation with Stakeholders and Service providers
 - A key piece of data that informed the identification of priority need for the qualifying populations included the consultations with key stakeholders and service providers working with qualifying populations. Via the consultation process stakeholders, including LAHSA, identified development and preservation of affordable housing as a top priority need to address homelessness

The electronic consultation packet asked the consulted agencies which of the HOME-ARP eligible activities the organizations currently provided. The results are shown in Graph G below.



The electronic consultation packet asked the organizations how they felt that the City should use the HOME-ARP funds. As shown in the below results, the consulted agencies believe that the city should use HOME-ARP funding for Supportive Services and Non-Congregate Shelter Units.



HOME-ARP Activities

Describe the methods for soliciting applications for funding and/or selecting developers, service providers, sub recipients and/or contractors and whether the PJ will administer eligible activities directly.

The City of Compton will use the HOME-ARP funds to promote private/public partnerships as a vehicle for expanding and providing supportive services to people experiencing homelessness within the boundaries of the City. HOME-ARP funds may be leveraged with private and public funding sources to support activities for supportive services.

The City of Compton will use the standard procurement processes that the City currently has in place. If the City chooses to extend the contract of a supportive service provider that is currently working within the City, the City will ensure that the contract is in compliance with all HOME-ARP requirements.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

The City of Compton will not allocate any portion of its HOME-ARP administrative funds to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

Table 9: Use of HOME-ARP Funding			
	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$870,446.12		
Tenant-Based Rental Assistance	\$641,077.60		
Non-profit Operating	\$99,442.35	5%	5%
Non-profit Capacity Building	\$79,553.88	4%	5%
Administration and Planning	\$298,327.05 (Retroactively and future)	15%	15%
Total HOME ARP Allocation	\$1,988,847		

Additional narrative, if applicable.

N/A

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

The City of Compton will not be producing or supporting affordable rental housing units through our HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs.

The City of Compton does not have a specific affordable rental housing production goal that will utilize HOME-ARP funds.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or subpopulation within one or more qualifying populations for any eligible activity or project.

- ***Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.1015(a)***
- ***PJs are not required to describe specific projects to which the preference will apply***

The City of Compton will give a preference to individuals experiencing homelessness in Compton as defined by the HOME-ARP notice.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population, consistent with the PJ's needs assessment and gap analysis.

The prioritization of people experiencing homelessness will address the most pressing unmet housing needs in the City. By using the funding for supportive services, the City will expand the reach of the supportive services available for those experiencing homelessness within the temporary housing community and identifying those experiencing homelessness throughout the City of Compton.

The CHAS data shows that 43% of Compton renters are below 30% HAMFI. The City's resources will be better used towards people experiencing homelessness where we have seen an exponential increase.

The City will continue to work with Los Angeles Housing Services Authority (LAHSA) along with referrals from City staff, City public safety teams, and other City partners to determine the individuals/families that will occupy the temporary housing community. Because the residents of the temporary housing community are considered "homeless,"

the residents in this community will received the preference for supportive services and tenant-based rental assistance within HOME-ARP. Compton will implement a waiting list for the interim housing community and will prioritize people experiencing homelessness in Compton for supportive services and TBRA.

If the City uses HOME-ARP funds for outreach, the supportive service providers will enter individuals/families they outreach to into the Coordinated Entry System.

If a preference was identified, describe how PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference.

The City of Compton will utilize the supportive service providers to refer the other qualifying populations to other resources within the Los Angeles County CoC. On the LAHSA website, LAHSA identified problem solving as a viable prevention tool. The City's contracted supportive service providers will refer households at risk of homelessness to problem solving resources throughout Los Angeles County.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.***
- ***Require a review of management practice to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
- ***Other requirements in the PJ's guidelines, if applicable.***

The City of Compton does not intend on using HOME-ARP funds to refinance existing debt secured by multifamily rental units that are being rehabilitated with HOME-ARP funds.

HOME-ARP QUESTIONNAIRE

1. What unmet housing and service needs do you see among “Qualifying Populations” in Compton?
2. What gaps do you see within the current shelter inventory located in Compton?
3. What gaps do you see within the current service delivery system located in Compton?
4. Does your agency provide services for the “Qualifying Populations” located in Compton? (A) Supportive Services (such as case management, housing counseling and homelessness prevention) (B) Affordable housing units (C) Tenant-based rental assistance (D) Non-congregate shelter units.
5. Does your agency provide emergency shelter, transitional housing, or other permanent supportive housing located in Compton?
If yes, please indicate the number of beds, units and the type of households assisted (families, adults, or veterans)
6. Do you believe that the City of Compton should consider using HOME-ARP for provision of supportive services?
If yes, what specific needs do you see are needed in the community?
7. Do you believe that the City of Compton should consider using HOME-ARP for provision of affordable housing?
If yes, what specific needs do you see are needed in the community?
8. Do you believe that the City of Compton should consider using HOME-ARP for provision of rental assistance?
If yes, what specific needs do you see are needed in the community?
9. Do you believe that the City of Compton should consider using HOME-ARP for the provision of acquisition/development of no congregate shelter units (i.e., emergency shelter provided in individual rooms)?
If yes, what specific needs do you see are needed in the community?
10. Is there anything else you would like to add?