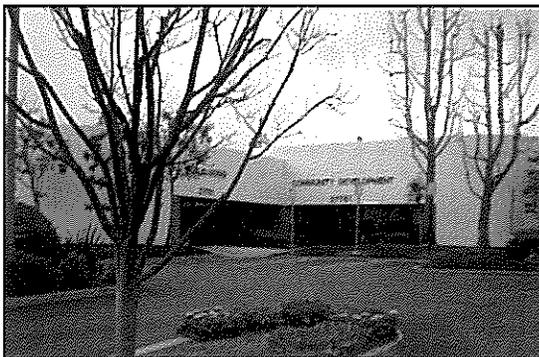
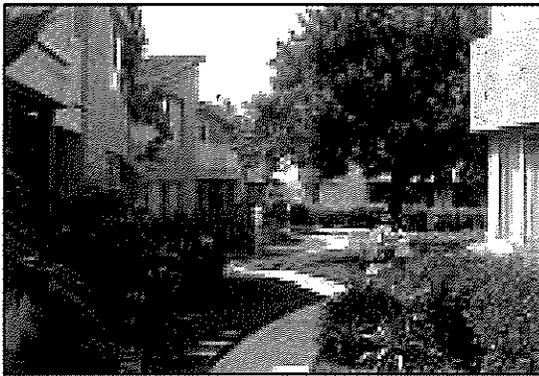
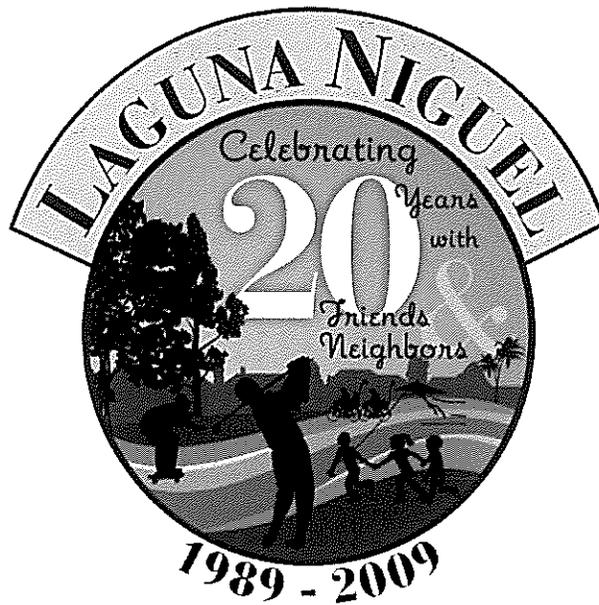


# City of Laguna Niguel

## Annual Action Plan FY 2010-2011



City of  
Laguna Niguel



Annual Action Plan  
FY 2010-2011

*First Year of the 2010-2015 Consolidated Plan*

**Laguna Niguel Community Development Department**  
27781 La Paz Road Laguna Niguel, CA 92677

*Final*  
*May 2010*

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**Appendices**

- Appendix A - SF424
- Appendix B - Certifications
- Appendix C - Summary of Citizen Participation/Public Comments
- Appendix D - Listing of Proposed Projects
- Appendix E - Proof of Publication



# Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

## Narrative Responses

### ACTION PLAN

The Annual Action Plan includes the SF 424 and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

#### **Executive Summary 91.220(b)**

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

#### **1. Executive Summary**

The City Laguna Niguel is in its first year of implementing the 2010-2015 Consolidated Plan. The following Action Plan serves as the City's application to HUD for Community Development Block Grant (CDBG) funding for program year 2010-2011. During the development of the FY 2010-2015 Consolidated Plan the following five priorities were developed:

- **Priority 1: Affordable Housing:** Promote, preserve, and assist in the development of affordable housing for low- and moderate-income residents, special needs groups, those at-risk of homelessness, and disproportionately impacted residents.
- **Priority 2: Infrastructure and Facilities:** Improve and expand infrastructure and facilities that benefit low- and moderate-income neighborhoods and residents.
- **Priority 3: Public Services:** Provide and improve access to public services for low- and moderate-income persons and those with special needs.
- **Priority 4: Economic Development:** Provide for the economic development needs of low- and moderate- income persons and neighborhood target areas.
- **Priority 5: Administration and Planning:** Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.

Each of the eligible activities that received a High or Medium priority level in the FY 2010-2015 Consolidated Plan, will be funded during the next five years. In FY 2010-2011, the City will receive an allocation of \$363,793 in CDBG funding to expend on housing and community development activities to address the priority needs and goals established. The City anticipates pursuing the following projects with the specified CDBG funding amounts during the coming year, each of which will meet a HUD required outcome and objective as listed:

**Table 1: Laguna Niguel FY 2010-2011 CDBG Funded Projects**

Project Name	Objective	Outcome	Allocation	Goal
<b>Consolidated Plan Priority 2: Infrastructure and Facilities</b>				
Capital Improvement Street Project	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$269,414	1 Public Facility 1,567 people
<b>Consolidated Plan Priority 3: Public Services (15 Percent Cap)</b>				
Age Well Senior Services	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$11,200	26 People
Families Forward	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$5,000	390 People
Laura's House	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$4,000	130 People
South County Outreach	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$11,508	500 People
South Coast YMCA	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$22,859	115 People
<b>Subtotal</b>			<b>\$54,567</b>	1,161 People
<b>Consolidated Plan Priority 5: Administration and Planning (20 Percent Cap)</b>				
2-1-1 Orange County*	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$7,056	975 People
CDBG Administration	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$20,000	N/A
Fair Housing Council of Orange County*	Suitable Living Environment (SL)	Availability/Accessibility (1)	\$12,756	141 Households
<b>Subtotal</b>			<b>\$39,812</b>	975 People/ 141 Households
<b>FY 2010-2011 Grand Total</b>			<b>\$363,793</b>	

\*Also meets Consolidated Plan Priority 3: Public Services

The City's accomplishments for FY 2010-2011 will be evaluated in the Consolidated Annual Performance Evaluation Report (CAPER) due to HUD 90 days after the close of a program year. The fiscal year begins July 1<sup>st</sup> and ends June 30<sup>th</sup>; with the CAPER due at the end of September.

Since becoming an entitlement jurisdiction, the City of Laguna Niguel has funded public service projects to the maximum cap of 15 percent, administration projects at just under the 20 percent cap (including fair housing services), and various facility and infrastructure projects in accordance with HUD regulations.

### **Citizen Participation 91.220(b)**

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.
3. Provide a summary of citizen comments or views on the plan.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

## **2. Summary of Citizen Participation and Consultation Process**

A Notice of Funding Availability (NOFA) was published in the Laguna Niguel News on December 17, 2009 and again on January 7, 2010, announcing the availability of approximately \$50,591 in CDBG funds for public service purposes. The notice was also mailed to local service providers on January 5, 2010, as well as to agencies subscribing to the City's Community Development Block Grant notification ListServ. The application deadline was 5:00 pm on January 29, 2010. The City Council Ad-Hoc Committee held a public meeting on February 16, 2010 at 4:00 pm to review the FY 2010-2011 public service provider applications for funding and made their recommendations to the City Council. A community workshop was also held on February 16, 2010, after the Ad-Hoc meeting, at 5:00 pm to discuss the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice. A public notice was published on February 4, 2010 in the Laguna Niguel News regarding the Ad-Hoc Committee Meeting and community workshop. Notice was also posted on the City's website at <http://www.ci.laguna-niguel.ca.us>.

On April 20, 2010 at 7:00 pm, the City Council reviewed the various projects proposed for the FY 2010-2011 CDBG program and draft annual Action Plan, which also served as a second public meeting. A public notice was published on March 25, 2010 in the Laguna Niguel News regarding the public meeting. The City Council adopted the FY 2010-2011 annual Action Plan at their scheduled City Council meeting on May 4, 2010 at 7:00 pm. A public notice for this meeting was published in the Laguna Niguel News on April 22, 2010.

The FY 2010-2011 Action Plan was available for the 30-day public review and comment period beginning on March 25, 2010 and ending April 23, 2010. The City advertised the availability of the FY 2010-2011 annual Action Plan for public review and comment in the Laguna Niguel News on March 25, 2010. Documents were provided for review at Laguna Niguel's City Hall (at the City Clerk's Office and in the Community Development Department), Crown Valley Public Library, Sea Country Senior and Community Center, and on the City's Website. It was also available for review by requesting a copy in person, by telephone, fax, or e-mail. Copies of the proof of publications for the notices can be found in Appendix F of the FY 2010-2011 Annual Action Plan and Appendix D of the FY 2010-2015 Consolidated Plan.

### **3. Summary of Citizen Comments**

As stated, a 30-day public review of the Draft Action Plan was provided from March 25 through April 23, 2010. The City held its first public meeting regarding the FY 2010-2011 Action Plan on February 16, 2010. The City received the following public comments during the 30-day public review period and/or during the public meetings:

- During the meeting on February 16<sup>th</sup>, representatives from 2-1-1 Orange County, South County Outreach (SCO), and South Coast YMCA spoke about the services each agency would provide during FY 2010-2011.
- During the April 20<sup>th</sup> meeting, Ed Ewart from South County Outreach commended Council for the warmth of their meetings, reiterated the increased need in the community due to the economy, described services provided by his agency, and thanked Council for their continued support. A comment was made by a Council Member regarding increased funding for Age Well Senior Services and OCTA grant matching requirements. A Council member asked for clarification on periodic testing as included in the Analysis of Impediments document, which staff provided. Council Member Brown commented that the report was very comprehensive and well thought out. He complimented City Staff, the CDBG Consultant and the Council Members who served on the Ad Hoc Committee. No further comments were received.

Additional comments, collected as part of the survey tool used for determining housing and community development needs, can be found in the narrative of the FY 2010-2015 Consolidated Plan Chapter II Section C, while comments from service providers can be found in Chapter II Section D (Pages 14-15).

### **4. Written Explanation of Comments Not Accepted**

N/A- There were no comments that were not accepted by the City.

#### **Resources 91.220(c)(1) and (c)(2)**

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.
6. Explain how federal funds will leverage resources from private and non-federal public sources.

### 5. Federal, State, and Local Resources

The City of Laguna Niguel has access to a number of federal, state, and local resources to achieve its housing and community development priorities, one of which is the Community Development Block Grant (CDBG). The CDBG program is authorized by the Housing and Community Development Act of 1974, which provides eligible entitlement communities with annual grants that can be used to provide decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. For FY 2010-2011, Laguna Niguel has been allocated \$363,793 in CDBG funds. Currently, there are no programs administered that generate program income. The County of Orange will receive Section 8 funds to administer the Voucher Program and approximately 112 Laguna Niguel residents will benefit. The City's goal for the CDBG funds is to leverage federal, state, and local funds to maximize the number of households that can be assisted.

### 6. Leveraged Resources from Private and Non-Federal Public Sources

Community Development programs are funded with general funds and CDBG. In addition, the Senior Services Mobility Transportation Program, administered by Age Well Senior Services, leverages an Orange County Transportation Authority (OCTA) grant for which CDBG is a 20 percent matching portion. Other leveraged funding from private and non-federal public sources are as follows:

▪ General Funded Community Development	\$2,000,000
▪ Article 4/Senior Transportation Grant	\$46,533
▪ Caltrans Community Based Transportation Planning Grant	\$185,000
▪ State Recreational Trails Program Grant	\$560,000
▪ State COPS Grant	\$100,000

### **Annual Objectives 91.220(c)(3)**

*\*If not using the CPMP Tool: Complete and submit Table 3A.*

*\*If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

7. Provide a summary of specific objectives that will be addressed during the program year.

### 7. Specific Annual Objectives

The following table represents the specific annual objectives to be undertaken during FY 2010-2011:

**HUD Table 3A: Summary of Specific Annual Objectives**

Objective #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
<b>Rental Housing Objectives</b>						
Priority 1	Section 8 Rental Assistance	County	Households	112 (H)		DH-2
<b>Owner Housing Objectives</b>						
Priority 1	Mortgage Credit Certificates	County	Households	2 (H)		DH-2
<b>Homeless Objectives</b>						
Priority 3	Families Forward	CDBG	People	390 (P)		SL-1
Priority 3	Laura's House	CDBG	People	130 (P)		SL-1
Priority 3	South County Outreach	CDBG	People	500 (P)		SL-1
<b>Special Needs Objectives</b>						
Priority 3	See Public Service and Homeless Objectives					
<b>Community Development Objectives</b>						
Priority 1-5	See Infrastructure Objectives					
<b>Infrastructure Objectives</b>						
Priority 2	Street Improvement Project	CDBG	People	1,567 (P)		SL-1
<b>Public Facilities Objectives</b>						
Priority 2	See Infrastructure Objectives					
<b>Public Services Objectives</b>						
Priority 3 and 5	2-1-1 Orange County*	CDBG	People	975 (P)		SL-1
Priority 3	Age Well Senior Services	CDBG	People	26 (P)		SL-1
Priority 1, 3, 5	Fair Housing Services*	CDBG	People	141 (H)		SL-1
Priority 3	South Coast YMCA	CDBG	People	115 (P)		SL-1
<b>Economic Development Objectives</b>						
Priority 4	N/A	N/A	N/A	N/A	N/A	E-1
<b>Other Objectives</b>						
Priority 5	CDBG Administration	CDBG	N/A	N/A	N/A	N/A

\*Funds are allocated out of the administration cap for these activities (H) = Households (P) = People

**\*Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3
<b>Economic Opportunity</b>	EO-1	EO-2	EO-3

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/> <b>Objective Category: Decent Housing</b>	<input checked="" type="checkbox"/> <b>Objective Category: Suitable Living Environment</b>	<input type="checkbox"/> <b>Objective Category: Economic Opportunities</b>
Which includes:	Which Includes:	Which includes:
<input checked="" type="checkbox"/> assisting homeless persons obtain affordable housing	<input type="checkbox"/> Improving the safety and livability of neighborhoods	<input type="checkbox"/> job creation and retention
<input checked="" type="checkbox"/> assisting persons at risk of becoming homeless	<input type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/> establishment, stabilization and expansion of small business (Including micro-businesses)
<input type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> Increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (Including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/> availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input type="checkbox"/> conserving energy resources and use of renewable energy sources	<input type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

**Description of Activities 91.220(d) and (e)**

*\*If not using the CPMP Tool: Complete and submit Table 3C*

*\*If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table*

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

**8. Summary of Activities to be Undertaken**

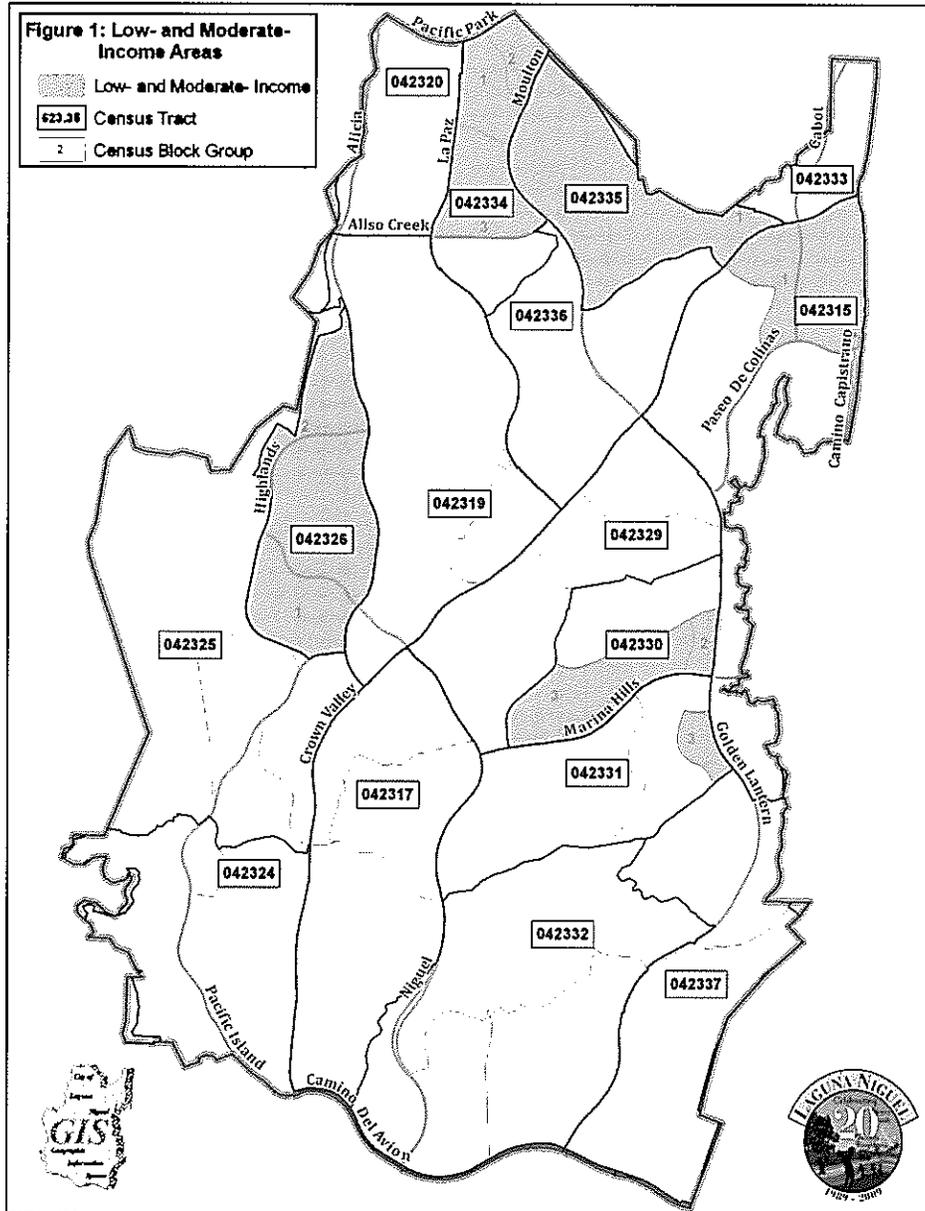
Table 1 in the Executive Summary and HUD's Table 3A above illustrate eligible programs and activities that will take place during the program year to address the priority needs and specific objectives identified in the five-year strategic plan during FY 2010-2011. In addition, the list of proposed projects (HUD's required Table 3C) can be found in Appendix D. These tables describe in further detail the activities to be undertaken in FY 2010-2011. The outcome measures for each of the activities are in accordance with Federal Register Notice dated March 7, 2006 [i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability)].

**Geographic Distribution/Allocation Priorities 91.220(d) and (f)**

9. Describe the geographic areas of the jurisdiction (including areas of low-income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

**9. Geographic Distribution**

Geographic distribution of funding is based on the nature of the activity to be funded. The City intends to fund activities in areas most directly impacted by the needs of low- and moderate-income residents and those with other special needs. Approximately 15 percent of the City's CDBG allocation will be provided for public service activities (\$54,567), which are provided to low- and moderate-income residents throughout the community. An additional 20 percent (\$39,812) will be allocated to Administration and Planning, fair housing services and resource referrals which are also provided to low- and moderate-income residents throughout the community. The remaining 65 percent (\$269,414) will be allocated to the Capital Improvement Street Project, which will take place in the City's designated low- and moderate-income area (Census Tract 423.26 Block Group 1) shown in Figure 2 on page 10. Individual project locations for each activity funded can also be found in the List of Proposed Projects (Appendix D). A map illustrating the location of low- and moderate-income areas in Laguna Niguel is shown below in Figure 1.



**10. Priorities, Rationale, and Obstacles to Addressing Underserved Needs**

Allocation priorities and rationale for allocating investments geographically within the jurisdiction were developed during the FY 2010-2015 Consolidated Plan cycle. Staff developed five main priorities, based on input from various departments, non-profit agencies, and resident input provided by the housing and community development needs survey, which resulted in various levels of priority as related to eligible activities. Activities with a High or Medium priority level will be recommended for funding during the next five years, while those with Low or No Such Need priority levels will not be funded unless an urgent need exists and a substantial amendment to the Consolidated Plan is made.

Obstacles to addressing underserved needs include lack of funding for the construction of affordable housing and senior housing. Laguna Niguel does not qualify to receive HOME funds, which are typically used to address affordable housing activities, nor does the City have any Section 202 housing for senior households. To overcome this obstacle, the City has adopted density bonus provisions per state law to market to developers of affordable housing. The City also adopted an ordinance which allows for alternative development standards for housing where at least 50 percent of the units are for senior citizens. The City has used this revision to develop a 78-unit assisted living facility, and will continue to support use of the ordinance in the future.

In addition, the City participates in the County of Orange's programs for homeownership assistance. The County's Mortgage Credit Certificate (MCC) Program is a means of providing financial assistance for low- and moderate-income first-time homebuyers to purchase affordable single-family housing by receiving a 15 percent tax credit. In addition, the County's Mortgage Assistance Program (MAP) provides silent second loans to assist low-income first-time homebuyers pay for down payment and/or closing costs to purchase a home; however, they are currently not accepting applications. Thus, there are limited opportunities and funding available to provide affordable housing within the City and in Orange County.

**Annual Affordable Housing Goals 91.220(g)**

*\*If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

*\*If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

11. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

**11. Annual Affordable Housing Goals**

As stated, there are limited opportunities and funding available to provide affordable housing opportunities. The City will attempt to seek new partnerships in the upcoming year. During FY 2010-2011 the City will address affordable housing needs through the following program:

**Priority 1: Affordable Housing**

- **Section 8 Rental Assistance (DH-2):** The City will continue to provide Section 8 rental assistance to extremely low- and low-income households through the Orange County Housing Authority (OCHA) Voucher Program. Approximately 112 low-income (0-50 percent MFI) renter-households will be assisted, which will include elderly, single-parent, and disabled special needs households.

Table 3B below illustrates the City's annual housing completion goals for FY 2010-2011.

<b>Table 3B: ANNUAL AFFORDABLE HOUSING COMPLETION GOALS</b>						
<b>Grantee Name:</b> City of Laguna Niguel	<b>Expected Annual Number of Units To Be Completed</b>	<b>Actual Annual Number of Units Completed</b>	<b>Resources used during the period</b>			
			<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
<b>Program Year:</b> FY 2010-2011						
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	112	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	112	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	112	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	112	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	2	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	112	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	2	0	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	114	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	112	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	2	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	114	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The goals listed above were derived as follows: 112 renter-households based on the Section 8 Voucher Program and two owner-households based on the MCC program.

**Public Housing 91.220(h)**

12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

**12. Public Housing Needs and Resident Initiatives**

The City does not have public housing; and therefore does not undertake activities to increase resident initiatives; however, the City will continue to support the Section 8 rental assistance voucher program for low-income households administered through the Orange County Housing Authority (OCHA).

**13. Public Housing Agency Performance**

The City does not have its own public housing agency; and therefore does not undertake activities to improve performance. The City coordinates with the Orange County Housing Authority (OCHA), which is not designated as troubled.

**Homeless and Special Needs 91.220(i)**

14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.
15. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).
16. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

**14. Chronic Homelessness**

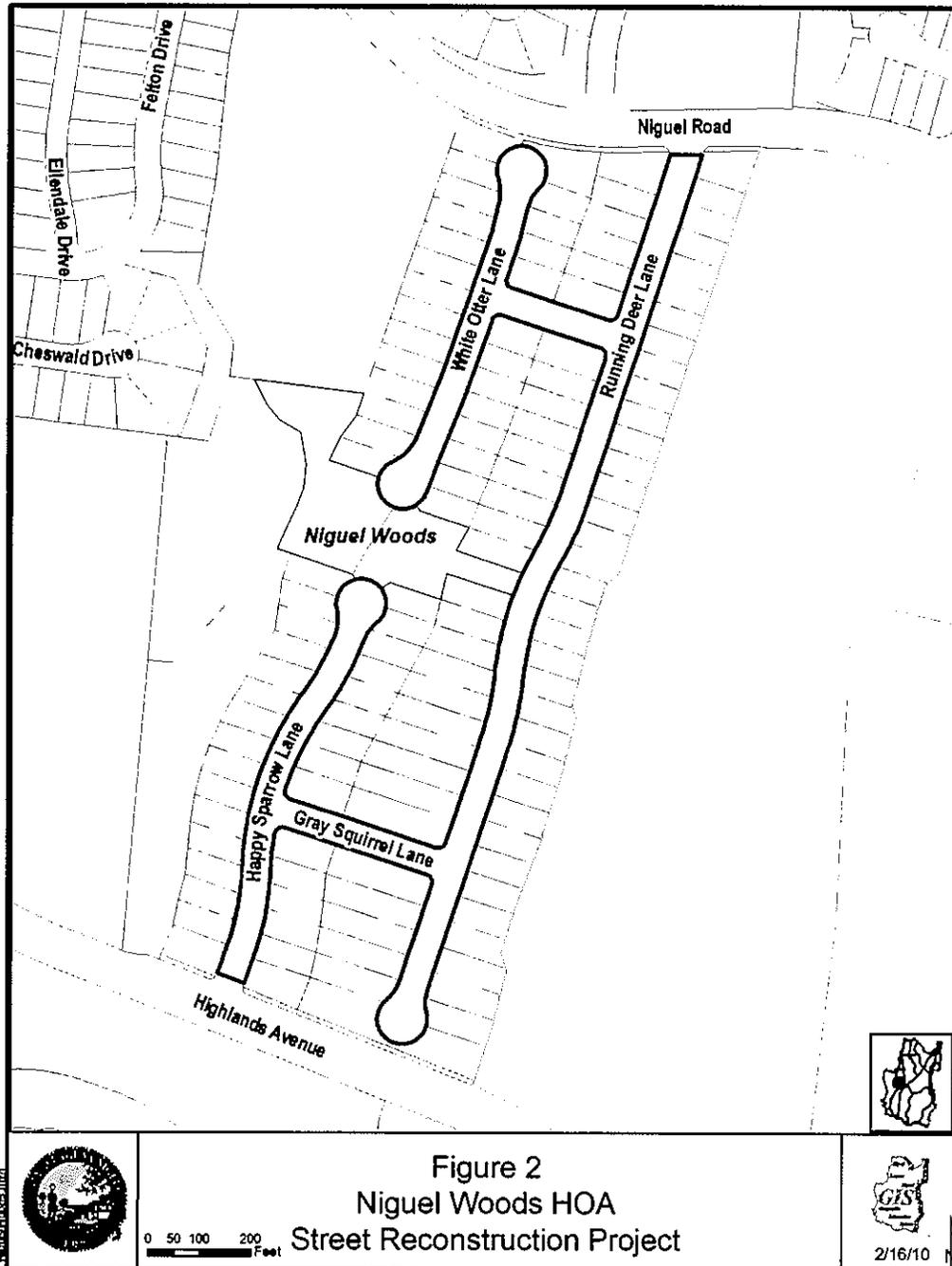
The City coordinates with the County on strategies to end homelessness, including chronic homelessness. The City seeks to fund agencies that assists clients in locating permanent affordable housing in the area, provides job placement and referrals, and provides counseling in order to address the issue of chronic homelessness. During FY 2010-2011, the City will provide funding in the amount of \$7,056 to 2-1-1 Orange County, which is a resource referral program administered by one of three partners in charge of administering the County's Continuum of Care. In addition, the City will provide funding in the amount \$5,000 to Families Forward to provide homeless services and shelter.

**15. Non-Homelessness Community Development Needs**

Specific projects that will be administered in FY 2010-2011 to address the needs of persons that are not homeless identified in accordance with 91.215(e) will include the following non-housing community development activities as related to each corresponding priority:

**Priority 2: Infrastructure and Community Facilities**

- **Niguel Woods Street Improvement Project (SL-1):** Funds will be used to improve streets within the City’s low- and moderate-income area in Niguel Woods. This project will reconstruct approximately 1,200 linear feet of street as part of a broader street repair program by the Public Works Department. **This project will be provided \$269,414 to assist 1,567 people living within the low- and moderate-income area eligible area (Census Tract 423.26 Block Group 1), of which 619 people (40 percent) are low- and moderate-income.** The project also includes FY 2009-2010 funds and CDBG-R funds for a total estimated project cost of \$800,000. Figure 2 below illustrates the locations (streets) of the Street Improvement Project.



- **Other Community Centers and Facilities (SL-1):** The City may pursue other community infrastructure improvements such as street improvements, sidewalk repair, or ADA ramps in CDBG eligible areas depending on the progress of the Niguel Woods project.

### Priority 3: Community Services

#### Youth Services

- **South Coast YMCA - Child Care Scholarships (SL-1):** The South Coast YMCA offers year round childcare programs at eight locations within Laguna Niguel. Services include before and after school care for elementary school-aged girls and boys. CDBG funding will be used to provide childcare scholarships for low- and moderate-income households. **This agency will be provided \$22,859 to assist 115 youth from low- and moderate-income households.**

#### Senior Services

- **Age Well Senior Services, formerly South County Senior Services - Paratransit Program (SL-1):** The Paratransit Program provides specialized transportation services for low-income, transit-dependent elderly, and disabled residents within Laguna Niguel. The transit services use the agency's wheel-chair lift equipment, seventeen-passenger bus, and provide services on Monday, Wednesday, and Friday. CDBG funds will be used for one day of service (Wednesdays), while the other two days are funded through grants provided by the Orange County Transit Authority (OCTA). The program primarily provides services to seniors and disabled persons going to the Sea Country Senior Center. **This agency will be provided \$11,200 to assist 26 people.**

#### Special Need Services

- **Laura's House (SL-1):** Laura's House provides direct services to Laguna Niguel residents experiencing domestic violence. Services include a Shelter Program, 24-hour crisis intervention and referral, counseling services, legal services, clothing and food, support groups, and emergency transportation to shelter. **This agency will be provided \$4,000 to assist 130 people.**
- **Families Forward (SL-1):** The homeless prevention program is designed to shift income-eligible families residing in South Orange County from financial crisis to self-sufficiency. The goal is to help families regain self-sufficiency by providing a variety of services, including: financial counseling, career coaching, life skills education and case management to at-risk and homeless families with children. **This agency will be provided \$5,000 to assist 390 people.**
- **South County Outreach (SL-1):** South County Outreach provides comprehensive social services to low- income residents, the homeless and potentially homeless individuals and families in South Orange County. Services include rental assistance, transitional housing, utility payment assistance, food distribution and transportation/relocation/medical assistance. **This agency will be provided \$11,508 to assist 500 people.**

### Priority 5: Planning and Administration

- **CDBG Administration (SL-1):** CDBG funds will be allocated to support the general administration of the CDBG program to facilitate housing and community development. **The City will allocate \$20,000 - to assist with Planning and Administration costs associated with administering the City's CDBG grant.**

- **2-1-1 Orange County (SL-1):** The program is a resource referral program that links residents in need with shelter and supportive services. **This agency will be provided \$7,056 from the City's administration cap to assist 975 people.**
- **Fair Housing and Tenant/Landlord Counseling (SL-1):** The Fair Housing Council proactively counteracts unlawful housing discrimination by responding to housing discrimination and landlord/tenant disputes, and providing community information packets to residents of Laguna Niguel. **This agency will be provided \$12,756 from the City's administration cap to provide fair housing services to 141 low- and moderate-income households.**

## **16. Homelessness Prevention and Those At-Risk of Homelessness**

The City of Laguna Niguel follows a comprehensive strategy to address and prevent homelessness. This strategy is comprised of activities to address the following three priorities:

- Emergency and Transitional Housing
- Persons At-Risk of Becoming Homeless
- Persons in Transition from Homelessness to Permanent Housing

Laguna Niguel provides funding to public service providers to help mitigate homelessness by serving both the homeless and the at-risk of homelessness populations. During FY 2010-2011, the City will provide funding for Families Forward (\$5,000), Laura's House (\$4,000), and South County Outreach (\$11,508) to provide services for the homeless, victims of domestic violence, and those at-risk of homelessness. In addition, the City coordinates with the Orange County Housing Authority to provide Section 8 Vouchers to low-income renter households. The City is also providing funds for 2-1-1 Orange County (\$7,056), which is a resource referral program and one of the three partners in charge of administering the County's Continuum of Care.

### **Barriers to Affordable Housing 91.220(j)**

17. Describe the actions that will take place during the next year to remove barriers to affordable housing.

## **17. Barriers to Affordable Housing**

Constraints to the provision of adequate and affordable housing are posed by factors such as market and governmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low- and moderate-incomes and special needs. The City of Laguna Niguel reviews proposed fee increases for permits and application for impact on the production of new housing units and/or rehabilitation of existing units. Fee waivers may be considered for projects that promote housing priorities identified in the Consolidated Plan. The City will continue to work with developers and inform them of the City's policies. To address the needs of renters, the City will continue to support fair housing services. The City contracts with Fair Housing Council of Orange County for fair housing services including tenant/landlord counseling, educational events, and response to discrimination complaints. The City will also continue to coordinate with the Orange County Housing Authority to provide Section 8 Vouchers to low-income renter households.

**Other Actions 91.220(k)**

18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).
19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

**18. Other Actions**

**A. Obstacles to Addressing Underserved Needs**

According to the Consolidated Plan, one of the most underserved housing needs in the City is housing opportunities for senior citizens. Lack of funding for the construction of senior housing is a significant obstacle, as is affordable housing in general. Laguna Niguel does not have any Section 202 housing for senior households. To overcome this obstacle, the City adopted an ordinance which allows for alternative development standards for housing where at least 50 percent of the units are for senior citizens. The City has used this revision to develop a 78-unit assisted living facility, and will continue to support its use in the future.

**B. Foster and Maintain Affordable Housing**

As a small city, Laguna Niguel's annual entitlement CDBG allocation is limited. As such, the City does not currently use CDBG funds for the development or rehabilitation of affordable housing. An impediment to providing these programs is the high price of real estate in Laguna Niguel. Programs such as housing acquisition and rehabilitation would be particularly expensive for the City given the area's real estate market. Furthermore, the high price of housing in Laguna Niguel would make it difficult to assist more low and moderate income individuals and families with their housing needs. Another important element in the City's approach to decent housing is the use of Section 8 Rental Vouchers. The City's five-year objective is to provide 90 Section 8 rent subsidies to low-income households annually.

**C. Evaluate and Reduce Lead-based Paint Hazards**

The majority of Laguna Niguel's housing stock was built after 1985. Consequently, the housing stock does not contain a significant number of units with potential lead-based paint (LBP) hazards. According to HUD CHAS data, approximately 98 low- and moderate-income housing units may contain LBP hazards. The City supports the HUD and EPA efforts to disseminate public information on the health hazards of LBP. LBP brochures are available at the City counter.

**D. Remove Barriers to Affordable Housing**

Constraints to the provision of adequate and affordable housing are posed by factors such as market and governmental factors. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes and special needs.

The City of Laguna Niguel reviews proposed fee increases for permits and application for impact on the production of new housing units and/or rehabilitation of existing units. Fee waivers may be considered for projects that promote housing priorities identified in the Consolidated Plan.

To address the needs of renters, the City will continue to support fair housing services. The City contracts with Fair Housing Council of Orange County for fair housing services including: landlord/tenant counseling, educational events, and response to discrimination complaints.

### **E. Anti-Poverty Strategy**

The City implements its anti-poverty strategy through economic development and job training programs. Specifically, the City will assist service providers that provide employment training for low- and moderate-income residents. In addition, the city supports various other programs that have overlapping benefits, which seek to aid the anti-poverty strategy, such as CalWorks and Orange County Workforce Investment Board programs provided by the County of Orange. The City is also in the process of developing a strategy to revitalize the City's Gateway area to increase economic development within the area.

### **F. Develop Institutional Structure**

The City coordinates activities with numerous private and governmental and service agencies. To further develop the institutional structure the City will target programs to those areas and populations exhibiting the greatest need as indicated in the Consolidated Plan. The City will also encourage public service providers to coordinate and work together to maximize services and limit duplication of efforts.

The City has retained a consultant to assist in administering the CDBG program, and the City continues to utilize an Advisory (Ad-Hoc) Committee to review and make recommendations on public service grants.

### **G. Enhance Coordination**

The City of Laguna Niguel will continue to coordinate with the County Housing Authority on housing activities administered by this organization, primarily Section 8. This will involve continued participation as a member of the Orange County Housing Authority Advisory Committee.

To strengthen the housing delivery system, the City will work with local non-profit housing organizations, and evaluate their qualification for CHDO or CBDO certification. A locally certified CHDO or CBDO is eligible to apply for direct funding from HUD. In addition, the City will continue to utilize an Ad-Hoc Committee to review and make recommendations on public service grants. The committee is comprised of two City Council members and City staff.

## **19. Actions to Coordinate Housing Strategy with Local and Regional Transportation Planning**

During FY 2010-2011 the City will continue to coordinate the housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation. The City is currently updating its Gateway Specific Plan, primarily to allow multi-family residential development in the area, which is located adjacent to the Interstate 5 freeway and the San Joaquin Hills Transportation Corridor. Two bus routes transverse the Gateway area. Most importantly, a Metrolink transit station is also located in the Gateway area. The City is considering allowing residential densities as high as 120 dwelling units per acre, which would accommodate as many as 2,000 to 3,000 multi-family dwelling units, including affordable housing units, which the state department of Housing and Community Development considers feasible at a density of 30 dwelling units per acre or greater.

The Specific Plan project is in line with regional housing goals and strategies to locate residential development in infill areas and in proximity to transit stations. The City's efforts to date have been recognized regionally, including a Compass Blueprint grant from SCAG, a TOD transportation grant from Caltrans, and a Reduce Orange County Congestion grant, also through Caltrans. Adoption of the Specific Plan is anticipated to occur during the 2010-2011 fiscal year (February or March 2011).

## PROGRAM SPECIFIC REQUIREMENTS

### **CDBG 91.220(I)(1)**

1. Identify program income expected to be received during the program year, including:
  - amount expected to be generated by and deposited to revolving loan funds;
  - total amount expected to be received from each new float-funded activity included in this plan; and
  - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.
2. Program income received in the preceding program year that has not been included in a statement or plan.
3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.
4. Surplus funds from any urban renewal settlement for community development and housing activities.
5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
6. Income from float-funded activities.
7. Urgent need activities, only if the jurisdiction certifies.
8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

#### **1. Program Income**

No CDBG-funded program/activity administered by the City generates program income. No revolving loan fund or floating fund has been established by the City.

#### **2. Prior Year Program Income**

No CDBG-funded program/activity administered by the City generates program income; thus, there is no program income expected to be available from the preceding year.

#### **3. Proceeds from Section 108 Loan Guarantees**

The City has not received Section 108 loan funds; thus, there are no proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the strategic plan.

#### **4. Surplus from Urban Renewal Settlements**

The City does not have any urban renewal surplus funds for community development and housing activities.

#### **5. Grant Funds Returned to the Line of Credit**

The City has not been required to return any funds to the line of credit.

## **6. Income from Float-Funded Activities**

The City has not established any float- funded activities that would generate income.

## **7. Urgent-Need Activities**

No urgent need activities were identified by the City for FY 2010-2011.

## **8. CDBG Funds Used to Benefit Persons of Low- and Moderate-Income**

The City of Laguna Niguel anticipates receiving an allocation of \$363,793 for FY 2010-2011, 100 percent of which will benefit low- and moderate-income persons. The City proposes to fund the projects listed in Table 1, in the Executive Summary section of this Action Plan, which consists of the following: administration, fair housing services, public services, and a capital improvement project. Services for seniors, victims of domestic violence, homeless, those at-risk of becoming homeless, and adults with disabilities are qualified under the low- and moderate-income Limited Clientele (LMC) presumed benefit criteria. Child care scholarships are offered to children of low- and moderate-income households that are income qualified. Fair housing services are mandated by CDBG regulations and are available to residents citywide. The Street Improvement project will improve streets in low- and moderate income eligible census tract block groups and is qualified using the low- and moderate-income area (LMA) national objective.

### **HOME 91.220(I)(1)**

1. Describe other forms of investment. (See Section 92.205)  
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.
2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).
3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program. If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.
5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.
6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.
7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal Housing Law applicable to such jurisdiction.
8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).

N/A- Laguna Niguel is not currently eligible to receive HOME funds; these funds are utilized and administered by the County of Orange.

**HOPWA 91.220(I)(3)**

1. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

N/A- Laguna Niguel is not currently eligible to receive HOPWA funds; these funds are utilized and administered by the City of Santa Ana.

**OTHER NARRATIVES AND ATTACHMENTS**

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

**1. Monitoring Standards and Procedures**

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Laguna Niguel will implement a monitoring plan for sub-grantees using the HUD suggested format. This includes in-house review of progress reports and expenditures and on-site visits of sub-recipients to ensure compliance with federal regulations. The monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided where necessary.

Project and financial data on CDBG-funded activities is maintained using the HUD software – IDIS (Integrated Disbursement Information System). Use of this system allows HUD staff easy access to local data for review and progress evaluation.

**A. Sub-recipient Monitoring**

The City conducts sub-recipient monitoring of all social service agencies that receive CDBG funds from the City on an annual basis. The agencies are monitored for compliance with HUD CDBG regulations, compliance with contractual obligations with City, recordkeeping, and procedures. The City also requires agencies to submit written quarterly reports of all program accomplishments, which are periodically reviewed to ensure that stated goals and objectives will be met.

Internal monitoring of affordable housing and other CDBG funded programs is conducted on a regular basis. In addition, the City will also conduct meetings with staff regarding program progress and performance in adhering to all established requirements. Reports are provided to City officials. This monitoring process is also part of the City's strategy to ensure timely expenditures.

**2. Actions to Further Fair Housing Choice**

The City of Laguna Niguel provides the Fair Housing Council of Orange County (FHCOC) with CDBG funds to establish, maintain, and further fair housing choices on an annual basis. The Compliance Division of the Council addresses complaints regarding all protected classes of discrimination under federal and state laws. Specifically, the Fair Housing Council of Orange County provides residents of Laguna Niguel with fair housing services such as: education and outreach to provide information about tenant/landlord and fair housing rights and obligations; landlord/tenant dispute resolution, and resolution of conflicts involving alleged housing discrimination.

The Consolidated Plan requires the City to certify that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within its jurisdiction and take appropriate action to overcome the effects of any identified impediments. The City of Laguna Niguel completed its last *Analysis of Impediments to Fair Housing Choice (AI)* in 2004 and is currently updating that document in conjunction with the development of this new Five-Year Consolidated Plan for FY 2010-2015. Conclusions and recommendations from the Analysis of Impediment for 2010 were as follows:

## A. Conclusions and Impediments

The following is a list of conclusions made during the City's Analysis of Impediments to Fair Housing Choice that impact fair and affordable housing within Laguna Niguel, with impediments illustrated in boldface type.

- **Demographic:** While the City's FY 2010-2015 Consolidated Plan indicated that the City has grown rapidly in the last 20 years, the racial and ethnic composition of Laguna Niguel changed only gradually between 1990 and 2000. The majority of residents were White (77 percent), which is higher than the County (65 percent); though in 1990 Whites made 83 percent of the population. The two largest minority groups in the City were Hispanic households (10 percent) and Asian households (8 percent). Hispanics increased by two percentage points from 1990 to 2000, while African Americans remained at one percent and Asians at eight percent. The dissimilarity index indicated that Laguna Niguel appeared more integrated than the County of Orange as a whole. In August of 2009, the unemployment rate was 7.6 percent (2,900 workers); significantly lower than the County's unemployment rate of 12.6 percent during the same timeframe, though it was still higher than during 2005 when it was approximately four percent.
- **Income:** Median income reported in the 2000 Census was \$80,733, much higher than the County median of \$58,820 and surrounding cities. While the median income of each minority group in the City was lower than the overall median, they were substantially higher than those of minority groups in the County. Low- and moderate-income households comprised 21 percent of the City's total households and elderly households made up a significant proportion of extremely low- and low-income households within in the City. **The proportion of low- and moderate-income households varied somewhat by ethnicity with Hispanics and African Americans disproportionately impacted (40 percent of Hispanics and 35 percent of African Americans were low-and moderate-income compared to 19 percent of Whites).** Concentrations of low- and moderate-income households were disbursed along the north, eastern and central portions of the City. These areas also corresponded with the racial/ethnic concentrations, which appear consistent with data showing these groups tended to make lower median incomes than other racial and ethnic groups. While the existing concentrations illustrate that patterns have developed, there do not appear to be specific reasons other than socio-economic reasons for the trend.
- **Housing:** The 2000 Census showed that the percentage of overcrowded households was significantly higher for minority households, though it is not apparent that discrimination or any particular public policy is causing this. While only two percent of White non-Hispanic households were reported as overcrowded, 41 percent of Some Other Race Alone, 26 percent of Hispanic households, 7 percent of African American households, and 6 percent of Asian households were overcrowded. Additionally, low- and moderate-income households experienced the greatest percentage of problems (overpayment and overcrowding), especially renters. **CHAS data further indicated that Hispanics and Asians were disproportionately affected by housing problems.** According to the State Community Care Licensing Division, **there are currently no licensed adult day care facilities, adult residential care facilities, group homes, or small family homes located in Laguna Niguel to serve the disabled population.** Thus, there is a need to increase capacity for

these types of facilities. The disabled population may also need fair housing services, as disability discrimination is generally on the rise in California.

- **Fair Housing and Landlord/Tenant Issues:** Approximately 400 tenant/landlords complaints per year were received from Laguna Niguel residents for a total of 1,569 complaints in four years. Of these complaints, about 100 percent of residents affected were low- and moderate-income. Consistent with the City's demographics, the majority of complaints were from non-Hispanic Whites (70 percent) followed by Hispanics (9 percent), "Others" (8 percent), and Asians (6 percent); however, **African Americans appear to be slightly overrepresented given they represent only one percent of the population and 5 percent of complaints.** Special needs groups were reported as follows: 15 percent of complaints were from single- parents, 12 percent were seniors, and 10 percent were disabled. The majority of complaints were related to notices (20 percent), rental agreements (12 percent), and security deposits (8 percent).
- **Public Sector Practices:** It was noted that **the City's Housing Element is outdated;** though it is in the process of being updated. While **little affordable housing has been built in the last few years,** sites are currently being identified to accommodate the RHNA. The City does not administer its own housing programs; however, they have partnered with the County to address housing needs. There is little diversity in the membership of public representatives; however, the overall demographics of the City have likely been responsible for this trend; not any intentional discriminatory practices.
- **Private Sector:** Home prices have escalated considerably over the past few years and have recently declined; however, housing is still fairly expensive in Laguna Niguel. This has priced many lower income residents out of the housing market, with many lower income residents experiencing a high housing cost burden and overcrowded living conditions. Within the rental market, rental prices have increased while vacancy rates have decreased. Few apartments with three or more units were advertised for rent, indicating that finding appropriately sized rental housing for large households is difficult.
- **Lending:** According to the 2008 HMDA data, there were 1,577 conventional loan applications received for the purchase of homes in Laguna Niguel, with 55 percent approved, 12 percent denied, and 14 percent withdrawn or closed. Comparing approval rates by ethnicity in Laguna Niguel shows little disparity between Hispanic, White, Asian and African Americans, as rates were in the low 60's and were within a few percentage points of each other. Yet a substantial number of applicant race/ethnicity categories were reported as "not available" and had a high denial rate (36 percent) Pacific Islanders also had a low rate of 50 percent; though there were few applications from this group. **Refinancing applications showed lower approval rates for minorities. In addition, the current housing market has resulted in many new concerns for the City not present in the last AI, that may provide opportunities for discrimination including: foreclosures, loan modifications, short sales, and real estate owned (REO) properties that have flooded the market.**
- **Survey/Outreach:** While the majority of responses from the City's Fair Housing Survey indicate residents have not experienced discrimination in the City, **there may be potential concern for the City to consider, regarding the few survey responses that alluded to potential discriminatory attitudes within the City.**

## **B. Recommendations and Proposed Actions to Address Impediments**

Proposed actions to address the impediments to fair housing choice identified within the City are as follows and assumes the City will continue to allocate funds annually for the provision of fair housing services:

**Action 1: Increase Fair Housing Education and Outreach Collaboration:** The City should collaborate and coordinate with multiple agencies, including lenders, realtors, and cultural groups to provide increased efforts in educating residents on potential sources of discrimination and

avenues to address fair housing. The City should target this education and outreach to various special needs groups including, but not limited to: the disabled, elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

- **Timeframe:** By the end of FY 2010-2011, and annually thereafter.

**Action 2: Provide Networking Opportunities, Homeownership Education, and Credit Counseling for Minority Groups:** The City should partner with an agency that provides networking opportunities, homeownership education, and credit counseling targeted to minority and special needs groups.

- **Timeframe:** By the end of FY 2010-2011, and annually thereafter.

**Action 3: Increase Fair Housing Services to Include Periodic Testing and Outreach Efforts within the City Limits:** The City should collaborate with their fair housing service provider to increase the Scope of Work to provide period testing throughout the City, particularly in the rental market. In addition, education and outreach efforts should be conducted within the City limits.

- **Timeframe:** By the end of FY 2010-2011, and annually thereafter.

**Action 4: Study the Feasibility of Providing Housing Programs:** The City should collaborate and coordinate with multiple agencies to provide various housing programs to address affordability needs of low-and moderate-income households and the special needs of the disabled population that could benefit from down payment assistance, accommodation improvements, and/or low cost home improvements.

- **Timeframe:** By the end of FY 2011-12.

**Action 5: Update the City's Housing Element:** The City should continue to work towards updating its housing element in compliance with State Law.

- **Timeframe:** Continue the process annually until completed.

**Action 6: Collaborate with Affordable Housing Developers:** The City should collaborate with various affordable housing developers to facilitate a variety of housing choices within the City and meet the City's allocation.

- **Timeframe:** Continue the process in FY 2010-2011, and annually thereafter.

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**Appendix A**  
**SF 424**

Application for Federal Assistance SF-424		Version 02
<b>*1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<b>*2. Type of Application</b> * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision  *Other (Specify) _____
3. Date Received: May 15, 2010	4. Applicant Identifier: B-10-MC-06-0590	
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
<b>State Use Only:</b>		
6. Date Received by State:	7. State Application Identifier:	
<b>8. APPLICANT INFORMATION:</b>		
*a. Legal Name: City of Laguna Niguel		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 33-0220695		*c. Organizational DUNS: 788166916
<b>d. Address:</b>		
*Street 1: <u>27801 La Paz Road</u>		
Street 2: _____		
*City: <u>Laguna Niguel</u>		
County: <u>Orange</u>		
*State: <u>CA</u>		
Province: _____		
*Country: <u>USA</u>		
*Zip / Postal Code <u>92677</u>		
<b>e. Organizational Unit:</b>		
Department Name: Community Development Department		Division Name: Administration
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <u>Mr.</u>	*First Name: <u>Erich</u>	
Middle Name: _____		
*Last Name: <u>List</u>		
Suffix: _____		
Title: <u>Associate Planner</u>		
Organizational Affiliation:		
*Telephone Number: (949) 362-4360		Fax Number: (949) 362-4369
*Email: <u>elist@ci.laguna-niguel.ca.us</u>		

**Application for Federal Assistance SF-424**

Version 02

**\*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:**

US Department of Housing and Urban Development (HUD)

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

Community Development Block Grant (CDBG)

**\*12 Funding Opportunity Number:**

\_\_\_\_\_

\*Title:

\_\_\_\_\_

**13. Competition Identification Number:**

\_\_\_\_\_

Title:

\_\_\_\_\_

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

City of Laguna Niguel; Orange County; CA

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

Fiscal Year 2010-2011 One-Year Action Plan for the City's CDBG program

**Application for Federal Assistance SF-424**

Version 02

**16. Congressional Districts Of:**

\*a. Applicant: 48

\*b. Program/Project: 48

**17. Proposed Project:**

\*a. Start Date: 07/01/2010

\*b. End Date: 06/30/2011

**18. Estimated Funding (\$):**

*a. Federal	_____	\$363,793
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income	_____	
*g. TOTAL	_____	\$363,793

**\*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.)**

- Yes       No

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: Mr.      \*First Name: Tim

Middle Name: \_\_\_\_\_

\*Last Name: Casey

Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: (949) 362-4300

Fax Number: (949) 362-4340

\* Email: tcasey@ci.laguna-niguel.ca.us

\*Signature of Authorized Representative: *Tim Casey*

\*Date Signed: *5/11/10*

**Application for Federal Assistance SF-424**

Version 02

**\*Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

**INSTRUCTIONS FOR THE SF-424**

Public reporting burden for this collection of information is estimated to average 60 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 (0348-0043), 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.**

This is a standard form (including the continuation sheet) required for use as a cover sheet for submission of preapplications and applications and related information under discretionary programs. Some of the items are required and some are optional at the discretion of the applicant or the Federal agency (agency). Required items are identified with an asterisk on the form and are specified in the instructions below. In addition to the instructions provided below, applicants must consult agency instructions to determine specific requirements.

Item	Entry:	Item	Entry:
1.	<b>Type of Submission: (Required):</b> Select one type of submission in accordance with agency instructions. <ul style="list-style-type: none"> <li>• Preapplication</li> <li>• Application</li> <li>• Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.</li> </ul>	10.	<b>Name Of Federal Agency: (Required)</b> Enter the name of the Federal agency from which assistance is being requested with this application.
		11.	<b>Catalog Of Federal Domestic Assistance Number/Title:</b> Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.
2.	<b>Type of Application: (Required)</b> Select one type of application in accordance with agency instructions. <ul style="list-style-type: none"> <li>• New – An application that is being submitted to an agency for the first time.</li> <li>• Continuation - An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals.</li> <li>• Revision - Any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided.                          A. Increase Award    B. Decrease Award                          C. Increase Duration    D. Decrease Duration                          E. Other (specify)                     </li> </ul>	12.	<b>Funding Opportunity Number/Title: (Required)</b> Enter the Funding Opportunity Number and title of the opportunity under which assistance is requested, as found in the program announcement.
		13.	<b>Competition Identification Number/Title:</b> Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable.
		14.	<b>Areas Affected By Project:</b> List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
3.	<b>Date Received:</b> Leave this field blank. This date will be assigned by the Federal agency.	15.	<b>Descriptive Title of Applicant's Project: (Required)</b> Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For preapplications, attach a summary description of the project.
4.	<b>Applicant Identifier:</b> Enter the entity identifier assigned by the Federal agency, if any, or applicant's control number, if applicable.		
5a.	<b>Federal Entity Identifier:</b> Enter the number assigned to your organization by the Federal Agency, if any.	16.	<b>Congressional Districts Of: (Required)</b> 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5 <sup>th</sup> district, CA-012 for California 12 <sup>th</sup> district, NC-103 for North Carolina's 103 <sup>rd</sup> district. <ul style="list-style-type: none"> <li>• If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland.</li> <li>• If nationwide, i.e. all districts within all states are affected, enter US-all.</li> <li>• If the program/project is outside the US, enter 00-000.</li> </ul>
5b.	<b>Federal Award Identifier:</b> For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.		
6.	<b>Date Received by State:</b> Leave this field blank. This date will be assigned by the State, if applicable.		
7.	<b>State Application Identifier:</b> Leave this field blank. This identifier will be assigned by the State, if applicable.		
8.	<b>Applicant Information:</b> Enter the following in accordance with agency instructions: <ul style="list-style-type: none"> <li>a. <b>Legal Name: (Required):</b> Enter the legal name of applicant that will undertake the assistance activity. This is the name that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website.</li> <li>b. <b>Employer/Taxpayer Number (EIN/TIN): (Required):</b> Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your organization is not in the US, enter 44-4444444.</li> <li>c. <b>Organizational DUNS: (Required)</b> Enter the organization's DUNS or DUNS-4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.</li> <li>d. <b>Address:</b> Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).</li> <li>e. <b>Organizational Unit:</b> Enter the name of the primary organizational unit (and department or division, if applicable) that will undertake the</li> </ul>	17.	<b>Proposed Project Start and End Dates: (Required)</b> Enter the proposed start date and end date of the project.
		18.	<b>Estimated Funding: (Required)</b> Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
		19.	<b>Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the</b>

	<p>assistance activity, if applicable.</p> <p><b>f. Name and contact information of person to be contacted on matters involving this application:</b> Enter the name (First and last name required), organizational affiliation (if affiliated with an organization other than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.</p>	<p>State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State</p>		
20.		<p><b>Is the Applicant Delinquent on any Federal Debt? (Required)</b> Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.</p> <p>If yes, include an explanation on the continuation sheet.</p>		
9.	<p><b>Type of Applicant: (Required)</b> Select up to three applicant type(s) in accordance with agency instructions.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> </td> <td style="width: 50%; vertical-align: top;"> <p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p> </td> </tr> </table>	<p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p>	<p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>	<p>21. <b>Authorized Representative: (Required)</b> To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant.</p> <p>A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)</p>
<p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p>	<p>M. Nonprofit with 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>N. Nonprofit without 501(c)(3) IRS Status (Other than Institution of Higher Education)</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>			

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**Appendix B**  
**Certifications**



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

This certification does not apply.

This certification is applicable.

## NON-STATE GOVERNMENT 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, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

8. 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;
9. 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
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients 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 CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

*Tim Casey*

5/11/10

Signature/Authorized Official

Date

Tim Casey

Name

City Manager

Title

27801 La Paz Road

Address

Laguna Niguel, CA 92677

City/State/Zip

(949) 362-4300

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that 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 activities which the grantee certifies are designed to meet other community development needs having a 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);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , 2010, 2011, (a period specified by the grantee consisting 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;
13. 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.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, 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:

14. 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
15. 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;



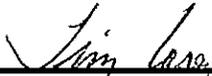
City of Laguna Niguel

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**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 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

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



5/11/10

Signature/Authorized Official

Date

Tim Casey

Name

City Manager

Title

27801 La Paz Road

Address

Laguna Niguel, CA 92677

City/State/Zip

(949) 362-4300

Telephone Number

This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION**

**CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a 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 to meet such needs.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input checked="" type="checkbox"/> <b>This certification does not apply.</b>
<input type="checkbox"/> <b>This certification is applicable.</b>

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input checked="" type="checkbox"/> <b>This certification does not apply.</b>
<input type="checkbox"/> <b>This certification is applicable.</b>

**HOPWA Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

---

Signature/Authorized Official Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of \_\_\_\_\_, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.
11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that:  
(A) the inability of the family to make the required payments must be the result of a sudden reduction in income;  
(B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family;  
(C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and  
(D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in

homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/>	<b>This certification does not apply.</b>
<input checked="" type="checkbox"/>	<b>This certification is applicable.</b>

**APPENDIX TO CERTIFICATIONS**

**Instructions Concerning Lobbying and Drug-Free Workplace Requirements**

**Lobbying Certification**

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

**Drug-Free Workplace Certification**

By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

3. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
4. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
5. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
6. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
7. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Fair Housing Council of OC	201 S. Broadway	Santa Ana	Orange	CA	92701
Familles Forward	9221 Irvine Blvd.	Irvine	Orange	CA	92618
Laura's House	999 Corporate Dr.	Ladera Ranch	Orange	CA	92694
South County Outreach	26776 Vista Terrace	Lake Forest	Orange	CA	92630
Age Well Senior Services	24300 El Toro Rd.	Laguna Hills	Orange	CA	92653
South Coast YMCA	29831 Crown Valley Pkwy.	Laguna Niguel	Orange	CA	92677
2-1-1 Orange County	PO Box 14277	Irvine	Orange	CA	92623

8. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
  - a. All "direct charge" employees;

City of Laguna Niguel

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- b. All "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

*Tim Casey*

5/11/10

Signature/Authorized Official

Date

Tim Casey

Name

City Manager

Title

27801 La Paz Road

Address

Laguna Niguel, CA 92677

City/State/Zip

(949) 362-4300

Telephone Number

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**Appendix C**  
**Summary of Citizen Participation/Public Comments**

**Summary of Citizen Participation Process:** A Notice of Funding Availability (NOFA) was published in the Laguna Niguel News on December 17, 2009 and again on January 7, 2010, announcing the availability of approximately \$50,591 in CDBG funds for public service purposes. The notice was also mailed to local service providers on January 5, 2010, as well as to agencies subscribing to the City's Community Development Block Grant notification ListServ. The application deadline was 5:00 pm on January 29, 2010. The City Council Ad-Hoc Committee held a public meeting on February 16, 2010 at 4:00 pm to review the FY 2010-2011 public service provider applications for funding and made their recommendations to the City Council. A community workshop was also held on February 16, 2010, after the Ad-Hoc meeting, at 5:00 pm to discuss the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice. A public notice was published on February 4, 2010 in the Laguna Niguel News regarding the Ad-Hoc Committee Meeting and community workshop. Notice was also posted on the City's website at <http://www.ci.laguna-niguel.ca.us>.

On April 20, 2010 at 7:00 pm, the City Council reviewed the various projects proposed for the FY 2010-2011 CDBG program and draft annual Action Plan, which also served as a second public meeting. A public notice was published on March 25, 2010 in the Laguna Niguel News regarding the public meeting. The City Council adopted the FY 2010-2011 annual Action Plan at their scheduled City Council meeting on May 4, 2010 at 7:00 pm. A public notice for this meeting was published in the Laguna Niguel News on April 22, 2010.

The FY 2010-2011 Action Plan was available for the 30-day public review and comment period beginning on March 25, 2010 and ending April 23, 2010. The City advertised the availability of the FY 2010-2011 annual Action Plan for public review and comment in the Laguna Niguel News on March 25, 2010. Documents were provided for review at Laguna Niguel's City Hall (at the City Clerk's Office and in the Community Development Department), Crown Valley Public Library, Sea Country Senior and Community Center, and on the City's Website. It was also available for review by requesting a copy in person, by telephone, fax, or e-mail. Copies of the proof of publications for the notices can be found in Appendix F of the FY 2010-2011 Annual Action Plan and Appendix D of the FY 2010-2015 Consolidated Plan.

**Summary of Citizen Comments:** As stated, a 30-day public review of the Draft Action Plan was provided from March 25 through April 23, 2010. The City held its first public meeting regarding the FY 2010-2011 Action Plan on February 16, 2010. The City received the following public comments during the 30-day public review period and/or during the public meetings:

- During the meeting on February 16<sup>th</sup>, representatives from 2-1-1 Orange County, South County Outreach (SCO), and South Coast YMCA spoke about the services each agency would provide during FY 2010-2011.
- During the April 20<sup>th</sup> meeting, Ed Ewart from South County Outreach commended Council for the warmth of their meetings, reiterated the increased need in the community due to the economy, described services provided by his agency, and thanked Council for their continued support. A comment was made by a Council Member regarding increased funding for Age Well Senior Services and OCTA grant matching requirements. A Council member asked for clarification on periodic testing as included in the Analysis of Impediments document, which staff provided. Council Member Brown commented that the report was very comprehensive and well thought out. He complimented City Staff, the CDBG Consultant and the Council Members who served on the Ad Hoc Committee.

Additional comments, collected as part of the survey tool used for determining housing and community development needs, can be found in the narrative of the FY 2010-2015 Consolidated Plan Chapter II Section C, while comments from service providers can be found in Chapter II Section D (Pages 14-15). There were no comments that were not accepted.

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**Appendix D**  
**List of Proposed Projects**

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High-Public Services/Administration

**Project**

2-1-1 Orange County

**Activity**

Resource Referral Services

**Description**

Agency provides referral services for critical services and support information.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide

**(Street Address):** P.O. Box 14277

**(City, State, Zip Code):** Irvine, CA 92623

Objective Number SL-1	Project ID 1
HUD Matrix Code 21C	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 975
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$7,056
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$7,056

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High - Administration

**Project**

CDBG Administration and Planning

**Activity**

CDBG Administration and Planning

**Description**

Provides funding for personnel and operating costs associated with administration of the City's CDBG program.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide

**(Street Address):** 27781 La Paz Road

**(City, State, Zip Code):** Laguna Niguel, CA 92677

Objective Number SL-1	Project ID 2
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Compliance with regulations	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**  
High – Fair Housing Services/Administration

**Project**  
Fair Housing Services- Fair Housing Council of Orange County

**Activity**  
Fair Housing Services

**Description**  
Provides fair housing services, including tenant/landlord services, for very low-, low-, and moderate-income residents.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide  
**(Street Address):** 201 S. Broadway  
**(City, State, Zip Code):** Santa Ana, CA 92701

Objective Number DH-1	Project ID 3
HUD Matrix Code 21D	CDBG Citation 570.206
Type of Recipient Subrecipient Private 570.500 (c)	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Households	Annual Units 141
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,756
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,756

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High – Public Services

**Project**

Age Well Senior Services (formerly South County Senior Services)

**Activity**

Senior Mobility Program

**Description**

Provides specialized transportation services for low-income, transit-dependent, elderly and disabled residents within the City of Laguna Niguel.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide  
**(Street Address):** 24300 El Toro  
**(City, State, Zip Code):** Laguna Hills, CA 92653

Objective Number SL-1	Project ID 4
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Subrecipient- Private 570.500 (c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 26
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$11,200
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$11,200

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High – Public Services

**Project**

Families Forward

**Activity**

Homeless Prevention Program

**Description**

This program is designed to shift income-eligible families residing in South Orange County from financial crisis to self-sufficiency. The goal is to help families regain self-sufficiency by providing a variety of services, including: financial counseling, career coaching, life skills education and case management to at-risk and homeless families with children.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide

**(Street Address):** 9221 Irvine Blvd.

**(City, State, Zip Code):** Irvine, CA 92618

Objective Number SL-1	Project ID 5
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient- Private 570.500 (c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 390
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**  
High – Public Services

**Project**  
Laura's House

**Activity**  
Domestic Violence Emergency Shelter and Support Services

**Description**  
This program provides direct service to Laguna Niguel residents experiencing domestic violence. Services include: a Shelter Program, 24-hour crisis intervention and referral, counseling services, legal services, clothing and food, support groups and emergency transportation to shelter, court appointments, and others.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Supressed/Community-wide  
**(Street Address):** 999 Corporate Dr.  
**(City, State, Zip Code):** Ladera Ranch, CA 92694

Objective Number SL-1	Project ID 6
HUD Matrix Code 05G	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private 570.500 (c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 130
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$4,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High – Public Services

**Project**

South County Outreach

**Activity**

Homeless Prevention Program

**Description**

This program will continue to minimize hunger and malnutrition by providing free food to needy people and prevent homelessness by assisting with rental and utility bills. Its transitional housing program will help homeless families reach self-sufficiency and is computer-training program will help people get jobs.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide  
**(Street Address):** 26776 Vista Terrace  
**(City, State, Zip Code):** Lake Forest, CA 92630

Objective Number SL-1	Project ID 7
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Subrecipient Private 570.500 (c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 500
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$11,508
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$11,508

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's** City of Laguna Niguel

**Priority Need**

High – Public Services

**Project**

South Coast YMCA

**Activity**

Child Care Scholarships

**Description**

Provides scholarships for year-round child care at eight facilities within Laguna Niguel to low- and moderate-income parents.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Community-wide  
**(Street Address):** 29831 Crown Valley Parkway,  
**(City, State, Zip Code):** Laguna Niguel, CA 92677

Objective Number SL-1	Project ID 8
HUD Matrix Code 05L	CDBG Citation 570.201(e)
Type of Recipient Sub-recipient Private 570.500 (c)	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 115
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$22,859
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$22,859

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Laguna Niguel

**Priority Need**

High - Infrastructure

**Project**

Niguel Woods Street Improvement Project

**Activity**

Niguel Woods Street Improvement Project

**Description**

Funds will be used to improve streets within the low- and moderate-income areas of Niguel Woods. This project will reconstruct approximately 1,200 linear feet of street as part of a broader street repair program by the Public Works Department.

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:**

Census Tract 423.26 Block Group 1

**(Street Address):** 27781 La Paz Road

**(City, State, Zip Code):** Laguna Niguel, CA 92677

Objective Number SL-1	Project ID 9
HUD Matrix Code 03K	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator People	Annual Units 1,567
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$269,414
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$269,414

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

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**Appendix E**  
**Proof of Publication**







RECEIVED  
CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, )

County of Orange

CITY OF LAGUNA NIGUEL

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 **Laguna Niguel News**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on February 17, 1998, Case No. A-190535 in and for the City of Laguna Niguel, County of Orange, State of California; 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:

Mar 25, 2010

"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 Santa Ana, Orange County, California, on

Date: Mar 25, 2010

*Adolfo Ruiz*  
Signature

Laguna Niguel News  
625 N. Grand Ave.  
Santa Ana, CA 92701  
(714) 796-7000 ext. 3002

PROOF OF PUBLICATION

**PUBLIC NOTICE**  
**CITY OF LAGUNA NIGUEL**  
**CITY COUNCIL**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City of Laguna Niguel will conduct a 30-day public review from March 25 to April 23, 2010 and the City Council of the City of Laguna Niguel will conduct a Public Hearing to consider the use of Community Development Block Grant (CDBG) funds in the City's five-year Consolidated Plan (2010-2015), a one-year Action Plan (FY 2010/2011), the FY 2010-2015 Analysis of Impediments to Fair Housing Choice in Laguna Niguel, and the Citizens Participation Plan.

**Date of Hearing:** April 23, 2010  
**Time of Hearing:** 7:00 P.M.; or as soon thereafter as possible  
**Location of Hearing:** City Council Chambers, City of Laguna Niguel  
27781 La Paz Road  
Laguna Niguel, CA 92677

**PROPOSAL**

The U.S. Department of Housing and Urban Development (HUD) periodically requires the City of Laguna Niguel to prepare and adopt a Consolidated Plan for the City's CDBG Program. The Consolidated Plan is a long-term strategy for the use of the City's CDBG funds over the next five years (2010-2015). The Consolidated Plan identifies prioritized programs to assist the City in providing decent housing and suitable living environments, addressing community service and facility needs, and expanding economic opportunities for primarily low and moderate income persons.

Along with the five-year Consolidated Plan, HUD requires an annual Action Plan outlining the City's use of CDBG funds for one year. The City of Laguna Niguel is eligible to receive from the Department of Housing and Urban Development (HUD) an amount of \$237,274 in Community Development Block Grant (CDBG) funds in FY 2010/2011. The City may allocate a maximum of 15 percent (15%) of the annual CDBG funds to public service providers. Therefore, a total of \$35,591 is potentially available to the public service providers. The remainder of the funds are allocated to the City in order to fund projects in low and moderate income Census Block areas (30%) and administrative costs (20%). The CDBG funds are designed to assist the City in providing decent housing and a suitable living environment, addressing community service and facility needs, and expanding economic opportunities for primarily low and moderate income persons.

The City Council has established an Ad-Hoc Committee to review public service provider applications for FY 2010/2011 CDBG funds. At the April 20, 2010 meeting, the City Council will consider the recommendations of the Ad-Hoc Committee and will then select the service providers and set the funding levels for inclusion in the Draft Action Plan for FY 2010/2011. Additionally, the Draft Action Plan will describe how the CDBG funds will be spent for City-initiated capital improvement projects.

The City of Laguna Niguel is undertaking an analysis of potential impediments that may affect fair housing choice in the City based on race, color, ancestry, national origin, religion, sex, disability, marital status, marital status, source of income, sexual orientation, or any arbitrary factor.

**Analysis of Impediments to Fair Housing Choice**

The analysis of impediments reviews and analyzes the following information and issues/concerns:

1. Analysis of demographic profile, income distribution, housing stock characteristics, and access to public transportation to determine the development of housing patterns in relation to race, ethnicity, income, and other characteristics.
2. Evaluation of fair housing complaints and violations to identify trends and patterns.
3. Analysis of public and private activities that may impede fair housing choice in Laguna Niguel, including, but not limited to:
  - Housing brokerage services and financing assistance;
  - Public policies and actions affecting the construction of affordable housing; and
  - Administrative policies concerning community development and housing activities.
4. Assessment of current public and private fair housing programs and activities.
5. Provision of conclusions and recommendations to further fair housing choice in Laguna Niguel.

HUD also requires the City to develop a citizen participation process to ensure full compliance with these Federal regulations. The Citizen Participation Plan (CPP) appears in the appendix of the Consolidated Plan and provides a strategy for the City to ensure the participation of all citizens in the development of the Consolidated Plan and related documents.

The Draft Consolidated Plan, including the FY 2010/2011 Draft Action Plan, and the Citizens Participation Plan along with the Analysis of Impediments to Fair Housing Choice, will be available for public review at the following locations between March 25 and April 23, 2010:

**City Hall, 27801 La Paz Road**  
**Community Development Department, 27781 La Paz Road**  
**Crown Valley Public Library, 30341 Crown Valley Parkway**  
**Sea Country Center and Community Center, 24802 Aliso Creek Road**

The Laguna Niguel City Council will consider all comments received during the public review period. The five-year Consolidated Plan, the FY 2010/2011 Action Plan, the Citizens Participation Plan and the Analysis of Impediments to Fair Housing Choice are scheduled for final adoption at the May 4, 2010 City Council Meeting.

**INVITATION TO BE HEARD**

All interested persons are invited to the Public Hearing to comment on the City's proposed CDBG allocations. In addition, written comments may be submitted to the Laguna Niguel Community Development Department prior to the public hearing.

If you wish to challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City at or prior to the Public Hearing.

Information on the City's CDBG program is available for public review at the Community Development Department of the City of Laguna Niguel, 27781 La Paz Road, Laguna Niguel, California 92677. (714) 382-4380. The City Council staff report will be available Friday afternoon, April 16, 2010, and a copy may be obtained at the Community Development Department. Those desiring a copy of the staff report or requesting further information should contact Edith List of the Community Development Department at the above address and telephone number.

March 25, 2010 Laguna Niguel News 9218929

