



CITY OF BALDWIN PARK
ANNUAL ACTION PLAN
JULY 1, 2024 - JUNE 30, 2025

Amendment No. One (Substantial)
Draft for Public Comment
July 19, 2024 – August 21, 2024

COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING DIVISION
14403 PACIFIC AVENUE
BALDWIN PARK, CA 91706

CITY OF BALDWIN PARK
2024-25 ANNUAL ACTION PLAN

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EXECUTIVE SUMMARY

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

Introduction

The Consolidated Plan is designed to help the City of Baldwin Park assess affordable housing and community development needs and market conditions in order to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Action Plan for 2024-25.

The 2024-25 Annual Action Plan includes applications for funds under two different HUD entitlement programs - the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME). Current year entitlements combined with reallocations from prior years bring the total funding for program year 2024-25 to over \$4.5 million. The following Annual Action Plan describes resources, programs, activities and actions Baldwin Park will take in the coming 2024-25 fiscal year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in Table 1 on the following page.

Table 1 – 2020-2024 Consolidated Plan Priorities, Implementing Programs, and FY 2024-25 Goals

Consolidated Plan 5-Year Priority	2024-25 Implementing Programs	2024-25 Goals	Outcome/Objective*
Expand the Supply of Affordable Housing	<ul style="list-style-type: none"> No New Projects Proposed in FY 2024-25 	<ul style="list-style-type: none"> Not Applicable 	N/A
Ensure Equal Access to Housing Opportunities	<ul style="list-style-type: none"> Fair Housing Services (\$7,500) 	<ul style="list-style-type: none"> 100 Persons 	N/A
Neighborhood Services & Community Facilities	<ul style="list-style-type: none"> Community Enhancement Program (Code Enforcement) (\$150,000) 	<ul style="list-style-type: none"> 800 Housing Units 	SL-3
Provide Public Services for LMI Residents	<ul style="list-style-type: none"> Church of the Redeemer Food Bank (\$12,160) 	<ul style="list-style-type: none"> 4,000 persons 	SL-1
	<ul style="list-style-type: none"> Family Service Center (\$22,449) 	<ul style="list-style-type: none"> 600 Persons 	SL-1
	<ul style="list-style-type: none"> BPPD Pride Platoon (\$18,707) 	<ul style="list-style-type: none"> 40 Persons 	SL-1
	<ul style="list-style-type: none"> Youth Employment Program (\$18,707) Graffiti Removal Program (\$23,955) 	<ul style="list-style-type: none"> 20 Persons 25 Persons 	SL-1 SL-1
Public Services for Residents with Special Needs	<ul style="list-style-type: none"> Domestic Violence Advocate (\$20,578) 	<ul style="list-style-type: none"> 250 Persons 	SL-1
	<ul style="list-style-type: none"> Senior Center Program (\$22,449) 	<ul style="list-style-type: none"> 150 Persons 	SL-1
Prevent and Eliminate Homelessness	<ul style="list-style-type: none"> East San Gabriel Valley Coalition for the Homeless (\$9,353) 	<ul style="list-style-type: none"> 300 Persons 	SL-1
Special Needs Non-Homeless, Facility/Infrastructure Improvements	<ul style="list-style-type: none"> Citywide Sidewalks and Curb & Gutter Concrete Project (\$400,000) 	<ul style="list-style-type: none"> 41,405 Persons 	SL-3
	<ul style="list-style-type: none"> Residential and Major Street Rehabilitation at Various Locations Project (\$460,000) 	<ul style="list-style-type: none"> 9,275 Persons 	SL-3
	<ul style="list-style-type: none"> Morgan Park Playground Improvements (\$600,000) 	<ul style="list-style-type: none"> 52,710 Persons 	SL-3
Other	<ul style="list-style-type: none"> CDBG Program Administration (\$160,382) 	<ul style="list-style-type: none"> Not Applicable 	N/A
	<ul style="list-style-type: none"> HOME Program Administration (\$23,720) 	<ul style="list-style-type: none"> Not Applicable 	N/A

Summarize the objectives and outcomes identified in the Plan

The U.S. Department of Housing and Urban Development (HUD) has established three predetermined objectives and outcomes designed to capture the range of community impacts that occur as a result of CDBG and HOME-funded programs. Each activity or program funded with CDBG or HOME must fall under one of three objectives and one of three outcomes. The framework of selecting these objectives and outcomes is known as HUD's CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

Objectives

- **Creating Suitable Living Environments** relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.
- **Providing Decent Housing** covers the wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **Creating Economic Opportunities** applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **Affordability** applies to activities that provide affordability in a variety of ways to low- and moderate-income people and is appropriate to use whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **Sustainability** applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Baldwin Park's Consolidated Plan Needs Assessment was developed by reviewing Census statistical data and building upon already adopted planning documents, coupled with consultation with housing, homeless and service providers, City Departments, and the public via community meetings, public hearings, and a Community Needs Assessment Survey. The result was the formation of seven areas of priority need, including:

1. **Expand the Supply of Affordable Housing** – Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 11,390 households earning 0-80 percent of AMI in the City, 7,704 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 3,875 of the cost-burdened households are considered severely cost-burdened households—meaning that they pay more than 50

percent of their income for housing. Of the 3,875 severely cost-burdened households, 2,310 are renters. Of those severely cost-burdened renter households, 2,255 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

The development of additional housing units affordable for low- and moderate-income households is rated as the highest priority need due to the number of severely cost-burdened households in Baldwin Park. Additionally, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey support the development of additional affordable housing units in Baldwin Park.

2. **Preserve the Supply of Affordable Housing** – As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Baldwin Park's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work, and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of painting, weatherization, heating / air-conditioning systems, hot water heaters, and finished plumbing fixtures.

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community have the means to ensure that their property meets local standards and that all Baldwin Park residents have the opportunity to live in decent housing. Housing preservation is rated as a high-priority need based on the demand for service reported by the City's Housing Rehabilitation Program staff and responses to the 2020-2024 Consolidated Plan Needs Assessment Survey.

3. **Ensure Equal Access to Housing Opportunities** – HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing choice within their communities. The City of Baldwin Park will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG and HOME funds.

Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Baldwin Park. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

4. **Neighborhood Services, Community Facilities** – In consultation with the City of Baldwin Park Public Works Department and Community Development Department, a high level of need exists within the City for activities such as infrastructure improvements, public facilities improvements, code enforcement and other activities that improve the housing and commercial structures in the area. Activities that can address neighborhood preservation include code enforcement, public facilities improvements and infrastructure improvements.

The City of Baldwin Park considers the preservation and enhancement of its low- and moderate-income neighborhoods a high priority and will support activities that will help prevent further deterioration of these neighborhoods. Based on need and available resources and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the improvement of neighborhoods, public facilities and infrastructure is rated as a high priority need for CDBG funds.

5. **Provide Public Services for Low-Income Residents** – According to 2009-2015 American Community Survey 5-Year Estimates data, there are approximately 17,374 total households in Baldwin Park, of which 83 percent, or 14,420 households earn less than 80 percent of AMI. Data further indicates that 14.9 percent (11,347) of all residents are below the poverty level.

Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services that address a variety of needs including those associated with affordable childcare, affordable housing, education, arts and recreation for children, youth, and families. Additional public services like Graffiti Removal will be provided for low- and moderate-income areas to benefit low-income residents.

Consistent with the results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the provision of a wide range of public services for low- and moderate-income residents is a high priority.

6. **Public Services for Residents with Special Needs** - Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence and services for developmentally disabled adults.

Special needs services are rated as a high priority need based on the demand for service reported by local service providers and responses to the 2020-2024 Consolidated Plan Needs Assessment Survey.

7. **Prevent and Eliminate Homelessness** - According to the results of the most recent data available from the Los Angeles Homeless Service Authority (LAHSA), in 2019, the County as a whole experienced a 12 percent increase in the number of homeless persons, SPA region 3 experienced a 17 percent increase, and the City of Baldwin Park a 6 percent decrease (289 homeless persons counted in 2018 to 273 homeless persons counted in 2019). To address incidences of homelessness in Baldwin Park and to prevent extremely low-income Baldwin Park families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services.

The City of Baldwin Park considers ending and preventing homelessness a high priority and will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

8. **Section 108 Loan Repayment** – This priority need satisfies the requirement to repay the Section 108 loan (principal and interest) used during the development of the Wal-Mart Center in 2003.
9. **Special Needs Non-Homeless, Facilities/Infrastructure Improvements** - In consultation with the City of Baldwin Park Public Works Department, a high level of need exists within the City for constructing Americans with Disability Act (ADA) compliant improvements, specifically in community and public facilities. Activities that address ADA-compliant improvements may include ADA-compliant restroom facilities, concrete pathways, curbs, ramps, railings, and directional signage.

Accessibility improvements for Special Needs Persons are rated as a priority need based on consultation with the Baldwin Park Public Works Department and responses to the 2020-2024 Consolidated Plan Needs Assessment Survey. The City of Baldwin Park considers creating unobstructed paths of travel and accessibility for special needs persons including seniors and severely disabled adults a high priority and will use CDBG funds to support activities that improve access to community and public facilities.

Evaluation of past performance

The fourth year of the FY 2020/21 – 2024/25 Consolidated Plan is still in process and performance accomplishments will be fully captured in the year-end FY 2023-24 Consolidated Annual Performance and Evaluation Report (CAPER).

Summary of citizen participation process and consultation process

As a condition to receiving Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds, the City of Baldwin Park must engage stakeholders and the public

regarding the community's needs in the areas of community development and housing. To guide in this effort, the City has adopted a Citizen Participation Plan which outlines the citizen participation and consultation efforts necessary for the development of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

All of Baldwin Park's citizens are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. Three public hearings are held by the City each year to discuss issues related to the Consolidated Plan as well as the Annual Action Plan. The first two hearings focus on the needs of the community and development of the Annual Action Plan and provides citizens with an opportunity to comment on the Annual Action Plan. The third public hearing is conducted as part of the year-end Consolidated Annual Performance and Evaluation Report (CAPER) process and focuses on performance as it relates to housing, homelessness, hazards associated with lead-based paint, accessibility, and community development needs, such as infrastructure and public services. In all cases, a Notice of Public Hearing was published at least 15 days prior to the hearing to provide residents with adequate notice.

A draft 2024-25 Annual Action Plan was available for public comment for a 30-day period (April 12, 2024 – May 15, 2024). City Council public hearings were held on February 21, 2024, and May 15, 2024, providing residents and interested parties a final opportunity to comment on the Annual Action Plan prior to adoption and submittal to HUD.

Amendment No. One (Substantial)

A draft of Amendment No. One (Substantial) to the FY 2024-25 Annual Action Plan will be made available for public comment beginning on July 19, 2024, and will close on August 21, 2024. The Amendment will be presented to the Baldwin Park City Council during the public hearing on August 21, 2024, for adoption. A notice notifying the public of the comment period and public hearing will be published on July 19, 2024, in The San Gabriel Valley Tribune.

Summary of public comments

No public comments were received during the development of the FY 2024-25 Annual Action Plan.

[Insert summary of public comments made on proposed Amendment #1 to the 2024-25 Annual Action Plan.]

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

All comments made will be reviewed and accepted.

Summary

The Consolidated Plan identifies the top funding priorities over the next five years. These priorities were established through a need's assessment, housing market analysis, feedback from

public meetings, community surveys, and consultation with local stakeholders. Funding these priorities supports HUD's principal goals and objectives. These goals are meant to provide availability, sustainability, and affordability for Baldwin Park citizens. To summarize, the seven priority needs as identified in the Consolidated Plan are:

1. Expand the Supply of Affordable Housing
2. Preserve the Supply of Affordable Housing
3. Ensure Equal Access to Housing Opportunities
4. Neighborhood Services, Community Facilities
5. Provide Public Services for Low Income Residents
6. Public Services for Residents with Special Needs
7. Prevent and Eliminate Homelessness
8. Section 108 Loan Repayment
9. Special Needs Non-Homeless-Facilities/Infrastructure Improvements

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Baldwin Park	Housing Department
HOME Administrator	Baldwin Park	Housing Department

Table 2 – Responsible Agencies

Narrative

The City of Baldwin Park Housing Division is the lead agency responsible for the administration of the CDBG and HOME programs. In the development of the Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2020-2024 Consolidated Plan and each of the five Annual Action Plans, the Housing Department shall be responsible for all grant planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

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

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

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of its CDBG and HOME programs. As a result, during the development of the 2020-2024 Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the five-year planning period with these organizations and agencies. The City's coordination of all applicants of federal funding to attend the CDBG Advisory meeting demonstrates a commitment to transparency, community engagement, and ensuring that federal funds are effectively utilized to benefit Baldwin Park residents. The meeting serves as a platform for applicants to explain how their programs will benefit Baldwin Park residents. This ensures that federal funds are allocated to projects and initiatives that address the specific needs and priorities of the community, ultimately enhancing the quality of life for residents. The CDBG Advisory meeting will be held on March 21, 2024.

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

The City of Baldwin Park collaborates closely with the Continuum of Care (CoC) for Los Angeles County, led by the Los Angeles Homeless Services Authority (LAHSA), to address homelessness and implement programs aimed at ending homelessness in the region. Coordination with the CoC allows the City to identify specific homeless populations, such as chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness. This targeted approach ensures that resources and interventions are tailored to meet the unique needs of each population. Further, service providers within the CoC have the ability to refer individuals and families with varying needs to the appropriate service providers in their area. This referral system ensures that individuals experiencing homelessness receive the specific support and services they require to stabilize their housing situation and address underlying challenges.

The City has collaborated with the Los Angeles CoC in the development of the HOME-ARP Allocation Plan which allocates a special allocation of HOME funds from the American Rescue Program (HOME-ARP). These funds are dedicated to assisting individuals or households experiencing homelessness or at risk of homelessness by providing housing, rental assistance,

supportive services, and non-congregate shelter. This collaborative approach maximizes the impact of funding and resources in addressing homelessness and increasing housing stability in Baldwin Park.

Overall, the City's coordination with the CoC demonstrates a commitment to addressing homelessness through a collaborative and strategic approach, leveraging regional partnerships and resources to effectively support individuals and families experiencing homelessness or at risk of homelessness in Baldwin Park.

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

The City of Baldwin Park does not receive ESG funds; however, in the development of the 2020-2024 Consolidated Plan, the City consulted 23 housing, social service and other entities involved in housing, community and economic development in the City and throughout the region to obtain valuable information on the priority needs in Baldwin Park and how CDBG, HOME and other resources should be invested to provide decent affordable housing, a suitable living environment and economic opportunities for low- and moderate-income residents. The Los Angeles Homeless Services Authority (LAHSA), the lead agency of the Continuum of Care (CoC), was consulted to discuss performance standards, outcomes, and policies and procedures for HMIS. Table 3 provides a listing of the entities consulted as part of this planning process.

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

1	Agency/Group/Organization	Los Angeles County Child Protective Services
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
2	Agency/Group/Organization	Los Angeles County Health Department
	Agency/Group/Organization Type	Services-Health Other government – County
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
3	Agency/Group/Organization	Los Angeles County Sheriff's Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Law Enforcement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
4	Agency/Group/Organization	Los Angeles County Fire Department #29
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Fire Department
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
5	Agency/Group/Organization	Youth Athletic Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Youth Activities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	Agency/Group/Organization	Los Angeles County Development Authority
	Agency/Group/Organization Type	PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone.
7	Agency/Group/Organization	Housing Authority of the City of Baldwin

		Park
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person.
8	Agency/Group/Organization	Baldwin Park Soccer Little League
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Little League
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
9	Agency/Group/Organization	Baldwin Park Pride Platoon
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
10	Agency/Group/Organization	Adult Education Center
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Educational Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
11	Agency/Group/Organization	HOUSING RIGHTS CENTER
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

12	Agency/Group/Organization	YWCA OF SAN GABRIELVALLEY
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
13	Agency/Group/Organization	ESGV COALITION FOR THEHOMELESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Familieswith children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
14	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Familieswith children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone.

15	Agency/Group/Organization	CATHOLIC CHARITIES OF LOS ANGELES, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Familieswith children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what arethe anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
16	Agency/Group/Organization	Project Sister Family Services
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what arethe anticipated outcomes of the consultation or areas for improved coordination?	Survey
17	Agency/Group/Organization	Baldwin Park Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
18	Agency/Group/Organization	FAMILY SERVICE CENTERS
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
19	Agency/Group/Organization	ROEM Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone.
20	Agency/Group/Organization	Frontier Communications
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Broadband Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
21	Agency/Group/Organization	Kaiser Permanente
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
22	Agency/Group/Organization	Disabled American Veterans
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Veterans

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
23	Agency/Group/Organization	CitiStaff Solutions, Inc.
	Agency/Group/Organization Type	Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone

Table 3 – Agencies, groups, organizations who participated

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

The City of Baldwin Park took a comprehensive approach to developing its Consolidated Plan by consulting with a wide range of stakeholders, including housing, social, and health service providers, as well as local agencies/governments, and LAHSA. This collaborative process ensures that the Consolidated Plan reflects the diverse needs and perspectives of the community it serves. Further, through the citizen participation process for the development of the FY 2024-25 Action Plan, it was reaffirmed that the Consolidated Plan continues to reflect the priority needs of the community.

The City is unaware of any Agency types relevant to the Consolidated Plan that were not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	The Homelessness Prevention goal within the Strategic Plan is consistent with the goals of the CoC.
2014-2021 Housing Element	City of Baldwin Park	The Affordable Housing goals within the Strategic Plan are consistent with the Adopted and Certified 2014-2021 Housing Element.
Draft 2021-2029 Housing Element	City of Baldwin Park	The Affordable Housing goals within the Strategic Plan are consistent with the Adopted and Certified 2021 - 2029 Housing Element.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Baldwin Park demonstrates a proactive approach to enhancing coordination among various stakeholders and agencies involved in addressing the needs of the community, particularly in the development and implementation of the Consolidated Plan. The City invites input from a wide range of entities, including the Continuum of Care (CoC), public and assisted housing providers, private and governmental health and mental health agencies, and service agencies. This inclusive approach ensures that diverse perspectives are considered in the planning process and that the Consolidated Plan reflects the needs of the community comprehensively.

Also, the Housing Division collaborates with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region. By working together, these agencies can effectively address the needs of Baldwin Park residents, including various vulnerable populations such as chronically homeless individuals and families, veterans, unaccompanied youth, and those transitioning from homelessness to permanent housing.

Finally, the City coordinates with social service agencies, businesses, and housing developers to promote economic opportunities for low-income residents. This includes disseminating information about job opportunities connected to HUD-assisted projects, in line with the objectives of Section 3 of the Housing and Community Development Act of 1968. By facilitating access to employment opportunities, the City aims to empower low-income individuals and families to improve their economic circumstances and overall well-being.

AP-12 Participation - 91.105, 91.200(c)

Summary of citizen participation process/efforts made to broaden citizen participation

The City of Baldwin Park adhered to HUD's guidelines for citizen and community involvement in the preparation of the Consolidated Plan and Action Plan. Engaging citizens in the planning process is crucial for ensuring that the resulting documents accurately reflect the needs and priorities of the community. Here's a summary of the activities undertaken by the City to encourage citizen participation:

Housing and Community Development Needs Survey for Development of the Consolidated Plan

To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online, through social media, and also were made available at the Baldwin Park Community Development Department.

Community Meetings for Development of the Consolidated Plan

Two community meetings to discuss the housing and community development needs in Baldwin Park were held on September 19, 2019 and September 21, 2019, respectively, at the Esther Snyder Community Center. No public comments were received.

FY 2020-2024 Consolidated Plan Citizen Participation

The City of Baldwin Park took proactive measures to ensure public participation and transparency throughout the development of the 2020-2024 Consolidated Plan. The Consolidated Plan was made available for public review and comment for a designated period from March 16, 2020, to April 15, 2020. This allowed community members, stakeholders, and interested parties to review the plan and provide feedback. The public comment period was followed by a public hearing that was held before the Baldwin Park City Council on April 15, 2020, to receive comments on the draft 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan. Despite the opportunity for public input, no comments were received during the public comment period or the public hearing.

The City ensured that low- and moderate-income residents, members of minority groups, agencies providing services to these populations, and other directly impacted individuals had the opportunity to be actively involved in the planning process. To promote greater public accessibility, the City made program documents, including the Citizen Participation Plan, Consolidated Plan, Action Plans, CAPERs, and Analysis of Impediments to Fair Housing Choice, available on the City website at <http://www.baldwinpark.com> . This facilitated easy access to important information for community members and stakeholders.

Overall, the City's commitment to transparency, public participation, and accessibility is evident in its approach to developing and disseminating the Consolidated Plan. Despite the lack of public comments received, the City's efforts to engage the community and provide opportunities for input demonstrate a dedication to inclusive and accountable governance.

FY 2024-25 Annual Action Plan Citizen Participation

The citizen participation activities implemented by the City of Baldwin Park for its federal CDBG and HOME programs demonstrates a strong commitment to engaging residents in the planning and implementation process. Here are the key highlights of Baldwin Parks' citizen participation process:

1. **Encouragement of Citizen Participation:** All citizens of Baldwin Park are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. This inclusive approach ensures that the voices of all community members, including those from diverse backgrounds and perspectives, are heard and considered in the decision-making process.
2. **Regular Contact with CDBG-Funded Organizations:** Organizations receiving direct CDBG funding maintain regular contact with City staff. This ongoing communication facilitates collaboration and ensures that funded programs align with the goals and priorities outlined in the Annual Action Plan.
3. **Consultation with Other Organizations:** Other organizations are consulted as needed or are present at various public hearings held by the City. This ensures that a broad spectrum of community stakeholders, beyond direct CDBG-funded organizations, have the opportunity to contribute their input and perspectives to the planning process.
4. **Notice of Public Hearings:** A Notice of Public Hearing is published in both English and Spanish at least 15 days prior to each hearing to provide residents with adequate notice. This ensures transparency and allows residents to plan and participate in the hearings effectively. Public notices are posted in a newspaper of free general circulation, on the City's website, and on the City's Facebook page.
5. **Public Comment Period:** A draft of the Annual Action Plan will be made available for public comment for a minimum of 30 days (April 12 – May 15, 2024), allowing residents ample time to review the plan and provide feedback. This extended comment period demonstrates a commitment to soliciting and considering public input before finalizing the plan.
6. **Public Hearings:** Three public hearings are held each year by the City to discuss issues related to the Consolidated Plan and the Annual Action Plan. These hearings provide citizens with multiple opportunities to engage with the planning process, offer feedback on draft plans, and raise any concerns or questions they may have. This ensures that elected representatives hear directly from the community before making decisions on the Plan.

2024-25 Annual Action Plan Amendment No. One (Substantial)

The Baldwin Park City Council will hold a public hearing on August 21, 2024, to adopt Amendment No. One to the 2024-25 Annual Action Plan. The Amendment will be available for public review

and comment during a 30-day public comment period beginning on July 19, 2024, and ending on August 21, 2024.

Sort Order	Citizen Participation Outreach Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	A public notice was published and posted on the City's website, Facebook page, and at public locations to notify interested parties of the 1 st public hearing to solicit comments on needs and priorities of the FY 2024-25 Annual Action Plan. The public notice was published on February 2, 2024.	No comments received.	No comments received.	http://www.baldwinpark.com
2	Public Hearing	Non-targeted/ broad community	A public hearing was held on February 21, 2024 to solicit comments on housing and community development needs for inclusion in the FY 2024-25 AAP.	No comments received.	No comments received.	http://www.baldwinpark.com
3	Public Meeting	Non-targeted/ broad community	A public meeting was held on April 17, 2024 with the Baldwin Park City Council to accept the draft 2024-25 Annual Action Plan prior to the public comment period.	No comments received.	No comments received.	N/A

4	Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement was published on April 12, 2024 to solicit public comments on the draft 2024-25 Annual Action Plan and to invite citizens to attend the final public hearing to adopt the FY 2024-25 Annual Action Plan.	No comments received.	No comments received.	N/A
5	Public Hearing	Non-targeted/ broad community	A final public hearing will be held before the City Council on May 15, 2024 for adoption of the FY 2024-25 Annual Action Plan.	No comments received.	No comments received.	N/A
6	Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement was published on July 19, 2024, to solicit public comments on the draft Amendment No. One to the 2024-25 Annual Action Plan and to invite citizens to attend the public hearing to adopt the Amendment on August 21, 2024.	[To be completed after public comment period.]	[To be completed after public comment period.]	N/A

7	Public Hearing	Non-targeted/ broad community	A public hearing will be held before the City Council on August 21, 2024, for the adoption of Amendment No. One to the FY 2024-25 Annual Action Plan.	[To be completed after the public hearing.]	[To be completed after the public hearing.]	N/A
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Table 5 - Citizen Participation Outreach

EXPECTED RESOURCES

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

Introduction

The City of Baldwin Park has a comprehensive strategy in place to leverage various funding sources and partnerships to address community development and affordable housing needs within the community. Below is a breakdown of the funding sources and planned allocations for FY 2024/25:

CDBG Entitlement Funds: The city will receive an estimated \$839,412 in CDBG entitlement funds. Additionally, the City will have \$1,406,642 in prior year carryover funds that are available for programming in FY 2024/25, for a total of \$2,246,054. These funds will be utilized for public services, code enforcement, public facility and infrastructure projects, CDBG administration, and fair housing services. The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, CDBG-acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any “urgent need activities.”

HOME Program Funds: Baldwin Park will have \$2,287,151 in HOME Program funds, including \$237,195 in entitlement funds, and an unallocated carryover balance of \$2,049,956. HOME Funding will be used for HOME program administration and the remaining funds will stay unallocated until a future housing project or program can be identified.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$839,412	\$0	\$1,406,642	\$2,246,054	\$0	Entitlement allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$237,195	\$0	\$2,049,956	\$2,287,151	\$0	Entitlement allocation plus estimated program income plus prior year resources.

Table 6 - Expected Resources – Priority Table

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

The City of Baldwin Park demonstrates a strategic approach to addressing housing and community development needs by leveraging various funding resources alongside its CDBG and HOME entitlement grants. Historically, the City's former Redevelopment Agency played a significant role as a primary non-federal source of leveraged funds. However, with the dissolution of the Redevelopment Agency, the City's ability to leverage federal funds has been reduced. To compensate for the reduced leverage capacity, the City and its development partners actively seek new opportunities to leverage federal funds. This includes participating in programs such as the Low-Income Tax Credit program, seeking special allocations like HOME-ARP and CDBG-CV funding, and exploring opportunities under HUD's Section 202 and 811 for the Elderly Program.

HUD requires HOME recipients to match 25% of their HOME annual allocation. However, the City of Baldwin Park has received a 50% match reduction from HUD due to fiscal distress. This means

the City is required to match only 12.5% of HOME funds using non-federal funds. The City has been utilizing a match surplus derived from prior contributions by the former Baldwin Park Redevelopment Agency in developing affordable housing developments. As of September 2022, the City's match surplus amounts to approximately \$3,885,831. This surplus serves as a valuable resource for meeting match requirements and advancing affordable housing initiatives.

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

Publicly owned land or property located within Baldwin Park that may be used to address affordable housing needs identified in the 2020-2024 Consolidated Plan are continually being sought for development. One such property located at 13167 Garvey Street was purchased in September 2021 by the City. The City utilized the property for the development of affordable housing for those that are homeless or at risk of homelessness.

Also, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of developing affordable housing. Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing Services	2024	2025	Affordable Housing	Citywide	Ensure Equal Access to Housing Opportunities	\$7,500 (CDBG)	Other – 100 Persons (Housing Rights Center)
2	Neighborhood Services	2024	2025	Non-Housing Community Development	Low- and Moderate-Income Areas	Neighborhood Services, Community Facilities	\$150,000 (CDBG)	Housing Code Enforcement/ Foreclosed Property Care – 800 Housing Units (Community Enhancement Program/Code Enforcement)

3	Public Services for LMI Residents	2024	2025	Non-Housing Community Development	Citywide Low- and Moderate-Income Areas	Provide Public Services for Low Income Residents	\$12,160 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 3,500 Persons Assisted (Church of the Redeemer Food Bank)
							\$22,449 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 600 Persons Assisted (Family Service Center)
							\$18,707 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 40 Persons Assisted (BPPD Pride Platoon)
							\$18,707 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 20 Persons Assisted (Youth Employment Program)
							\$23,955 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (Graffiti Removal Program)

4	Special Needs Services	2024	2025	Non-Housing Community Development	Citywide	Public Services for Residents with Special Needs	\$20,578 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 250 Persons Assisted (Domestic Violence Advocate)
							\$22,449 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 150 Persons Assisted (Senior Center Program)
5	Homelessness Prevention	2024	2025	Non-Housing Community Development	Citywide	Prevent and Eliminate Homelessness	\$9,353 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (East SGV Coalition for the Homeless)

6	Community Facilities, Infrastructure, and Section 108 Debt Service	2024	2025	Non-Housing Community Development	Low- and Moderate-Income Areas	Special Needs Non-Homeless, Facility/Infrastructure Improvements	\$400,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 41,405 Persons Assisted (Citywide Sidewalks and Curb & Gutter Concrete Project)
							\$460,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 9,275 Persons Assisted (Residential and Major Street Rehab at Various Locations)
							\$600,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 52,710 Persons Assisted (Morgan Park Playground Improvements)
7	Planning for Housing and Community Development Needs	2024	2025	Other: Administration	N/A	Other Housing and Community Development Needs	\$23,720 (HOME) \$160,382 (CDBG)	N/A (HOME Program Administration, CDBG Program Administration)

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services. (Project: Housing Rights Center)
2	Goal Name	Neighborhood Services
	Goal Description	Preserve and enhance neighborhood aesthetics and public safety through activities such as code enforcement as well as improvement of building quality and safety through code compliance to benefit low- and moderate-income residents of the low- and moderate-income areas. (Projects: Community Enhancement Program/Code Enforcement)
3	Goal Name	Public Services for Low- and Moderate-Income Residents
	Goal Description	Provide public services that support the emotional and developmental well-being of low- and moderate-income families, including activities such as graffiti removal to benefit low-income residents. (Projects: Church of the Redeemer Food Bank; Family Service Center ; BPPD Pride Platoon; Youth Employment Program; Graffiti Removal Program)
4	Goal Name	Special Needs Services
	Goal Description	Provide special needs services including, but not limited to, those concerned with disabilities, domestic violence and substance abuse. (Project: Domestic Violence Advocate; Senior Center Program)
5	Goal Name	Homeless Prevention
	Goal Description	Support a continuum of services in Los Angeles County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing. (Projects: East San Gabriel Valley Coalition for the Homeless)
6	Goal Name	Community Facility, Infrastructure, and Section 108 Debt Service
	Goal Description	Repayment of Section 108 Loan that improved City public facilities and infrastructure benefitting low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. (Project: Citywide Sidewalks and Curb & Gutter Concrete Project; Residential and Major Street Rehabilitation at Various Locations Project; Morgan Park Playground Improvement Project)
7	Goal Name	Other (Administration)
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Project: HOME Administration; CDBG Administration)

PROJECTS

AP-35 Projects – 91.220(d)

Introduction

The City plans to undertake the following CDBG and HOME-funded activities during Fiscal Year 2024-25 to address its priority housing and community development needs. All proposed activities are eligible and meet program service targets. Additionally, the City of Baldwin Park has not exceeded any of its maximum allocations for CDBG public services, CDBG administration, or HOME administration.

With a CDBG allocation of approximately \$839,412, the City of Baldwin Park is allowed to allocate a maximum of 15%, or \$125,912, to public services. This Annual Action Plan proposes to allocate the maximum 15% in public services towards the following activities: Church of the Redeemer (\$12,160); Family Service Center (\$22,449); BPPD Pride Platoon (\$18,707); Youth Employment Program (\$18,707); Graffiti Removal (\$23,955); Domestic Violence Advocate (\$20,578); and East SGV Coalition for the Homeless (\$9,353).

CDBG regulations also permit a maximum allocation of 20%, or \$167,882, for CDBG administration activities. The City has allocated \$160,382 for CDBG Administration and \$7,500 to the Housing Rights Center, for a total of \$167,882 to be allocated in FY 2023-24. The City is also allowed to allocate up to 10% of the HOME entitlement to HOME Program Administration, or \$23,720.

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
Housing Rights Center	Citywide	Fair Housing Services	Ensure Equal Access to Housing Opportunities	CDBG: \$7,500
Community Enhancement /Code Enforcement	Low- and Moderate-Income Areas	Neighborhood Services	Neighborhood Services, Community Facilities	CDBG: \$150,000
Church of the Redeemer Food Bank	Citywide	Public Services for Low- and Moderate-Income Residents	Provide Public Services for Low-Income Residents	CDBG: \$12,160
Family Service Center	Citywide	Public Services for Low- and Moderate-	Provide Public Services for Low Income Residents	CDBG: \$22,449

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
		Income Residents		
BPPD Pride Platoon	Citywide	Public Services for Low- and Moderate-Income Residents	Provide Public Services for Low Income Residents	CDBG: \$18,707
Youth Employment Program	Citywide	Public Services for Low- and Moderate-Income Residents	Provide Public Services for Low Income Residents	CDBG: \$18,707
Graffiti Removal Program	Low- and Moderate-Income Areas	Public Services for Low- and Moderate-Income Residents	Provide Public Services for Low Income Residents	CDBG: \$23,955
Domestic Violence Advocate	Citywide	Special Needs Services	Public Services for Residents with Special Needs	CDBG: \$20,578
Senior Center Program	Citywide	Special Needs Services	Public Services for Residents with Special Needs	CDBG: \$22,449
East San Gabriel Valley Coalition for the Homeless	Citywide	Homeless Prevention	Prevent and Eliminate Homelessness	CDBG: \$9,353
Citywide Sidewalks and Curb & Gutter Concrete Project	Low- and Moderate-Income Areas	Community Facilities, Infrastructure, and Section 108 Debt Service	Special Needs Non-Homeless, Facility / Infrastructure Improvements	CDBG: \$400,000
Residential and Major Street Rehabilitation at Various Locations Project	Low- and Moderate-Income Areas	Community Facilities, Infrastructure, and Section 108 Debt Service	Special Needs Non-Homeless, Facility / Infrastructure Improvements	CDBG: \$460,000
Morgan Park Playground Improvement Project	Low- and Moderate-Income Areas	Community Facilities, Infrastructure, and Section 108 Debt Service	Special Needs Non-Homeless, Facility / Infrastructure Improvements	CDBG: \$600,000
HOME Program Administration	Citywide	Other - Administration	Other - Administration	HOME: \$23,720

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
CDBG Program Administration	Citywide	Other - Administration	Other - Administration	CDBG: \$160,382
Unallocated CDBG Funds	Citywide	Not Applicable	Not Applicable	CDBG: \$342,262
Unallocated HOME Funds	Citywide	Not Applicable	Not Applicable	HOME: \$2,263,432

Table 8 – Project Information

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

The Housing and Homeless Needs Assessment of the Consolidated Plan discusses housing need by income category. Income levels identified are 1) extremely low-income; 2) very low-income, and; 3) low- and moderate-income households. Based on HUD recommendations, general relative priorities for funding will be as follows:

HIGH PRIORITY: Activities to address this need will be funded during the five-year period.

MEDIUM PRIORITY: If funds are available, activities to address this need may be funded by the City during the five-year period. The City may also use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five-year period.

The highest priority has been assigned to the needs of the lowest-income residents, based on the assumption that in this high-cost real estate market, they are at greater risk of displacement, homelessness or other serious housing situations due to limited financial resources and other challenges they may face. The Consolidated Plan identifies several obstacles in meeting underserved needs, including the high and sustained demand for public services, as well as the shortage of funding to address the community's needs. Addressing unmet needs is dependent on funding availability, available partnerships, as well as data collection and community input.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rights Center
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure Equal Access to Housing Opportunities
	Funding	CDBG: \$7,500
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services. The Housing Rights Center will assist approximately 100 persons in FY 2024-25.
	Target Date	June 30, 2025
	Location Description	The Housing Rights Center is located at 3255 Wilshire Boulevard, Suite 1150, Los Angeles, CA 90010; however it is available to all Baldwin Park residents citywide.
	Planned Activities	Same as description.
2	Project Name	Community Enhancement Program/Code Enforcement
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Neighborhood Services
	Needs Addressed	Neighborhood Services, Community Facilities
	Funding	CDBG: \$150,000
	Description	Enhance low-and moderate-income neighborhoods by inspecting approximately 800 units through community enhancement programs and other neighborhood services
	Target Date	June 30, 2025
	Location Description	The Baldwin Park Code Enforcement Program is administered from City Hall offices located at 14403 Pacific Avenue, Baldwin Park, CA 91706; however, the program is implemented in the Code Enforcement Improvement Area bound by south of Ramona Boulevard, north of the I-10 freeway, west of Merced Avenue, and east of Patriti Avenue/605 on-ramp. The Improvement Area encompasses the following Census Tracts and Block Groups: <ul style="list-style-type: none"> • CT 4047.01 BG 1, 3, 4 • CT 4047.02 BG 2, 3 • CT 4048.01 BG 2, 3, 4 • CT 4048.02 BG 1, 2
	Planned Activities	Same as description.

3	Project Name	Church of the Redeemer Food Bank
	Target Area	Citywide
	Goals Supported	Public Services for Low- and Moderate-Income Residents
	Needs Addressed	Provide Public Services for Low Income Residents
	Funding	CDBG: \$12,160
	Description	The Redeemer Food Program has been assisting the needs of low-income individuals and families in the community of Baldwin Park for nearly 30 years providing food baskets on a monthly basis and as needed. The food program serves more than 600 individuals and 500+ households each month. In addition, the team visits the homeless, delivers food to low-income areas, and those without transportation to the facility. In FY 2024-25, the Church of the Redeemer Food Bank will provide food baskets to 3,500 unduplicated persons.
	Target Date	June 30, 2025
	Location	3739 Monterey Avenue, Baldwin Park, CA 91706
	Description	
	Planned Activities	Same as description.
4	Project Name	Family Service Center
	Target Area	Citywide
	Goals Supported	Public Services for Low- and Moderate-Income Residents
	Needs Addressed	Provide Public Services for Low Income Residents
	Funding	CDBG: \$22,449
	Description	The Family Service Center offers a variety of social service assistance to residents of Baldwin Park. The FCS is centrally located and is easily accessible to all the residents. The services offered at the FSC include, but are not limited to: medical access referrals, food bank referrals, emergency shelter vouchers, emergency food vouchers, employment counseling, homeless prevention referrals, mental health referrals, emergency transportation, case management referrals, tutoring and educational services assistance. Over 200 clients are assisted monthly at the center, many of which face severe economic hurdles. The FSC is committed to assisting those clients in need by identifying local resources and services available to them. In FY 2024-25, the FSC will assist 600 unduplicated persons.
	Target Date	June 30, 2025
	Location	14305 Morgan Street, Baldwin Park, CA 91706
	Description	
	Planned Activities	Same as description.

5	Project Name	BPPD Pride Platoon
	Target Area	Citywide
	Goals Supported	Public Services for Low- and Moderate-Income Residents
	Needs Addressed	Provide Public Services for Low Income Residents
	Funding	CDBG: \$18,707
	Description	The PRIDE Program is specifically designed to deal with at-risk youth. It utilizes proactive and innovative techniques for positive redirection. Overseen by Baldwin Park police personnel, the program offers treatment, prevention, and disciplinary components to alter negative behavior. The PRIDE Program is a collaborative effort between law enforcement and community-based organizations, with law enforcement being the facilitator. The objective of the program is to identify problems within the family that have surfaced through juvenile delinquency. Juveniles with antisocial behavior such as truancy, incorrigibility, minor law offenses, etc. may be considered for the program. 40 youth will be assisted through the PRIDE Program in FY 2024-25.
	Target Date	June 30, 2025
	Location	14403 Pacific Avenue, Baldwin Park, CA 91706
	Description	
	Planned Activities	Same as description.
6	Project Name	Youth Employment Program
	Target Area	Citywide
	Goals Supported	Public Services for Low- and Moderate-Income Residents
	Needs Addressed	Provide Public Services for Low Income Residents
	Funding	CDBG: \$18,707
	Description	The Youth Employment Program provides summer job opportunities for low to moderate income youth ages 16 to 21 years old in the Baldwin Park community who need employment experience. Each student will receive approximately 115-120 hours of work experience. The Program complements the City by acting as a feeder program for regular part-time positions. The youth play a valuable role and benefit from this learning opportunity while they contribute to the daily operations of the City. In FY 2024-25, the Youth Employment Program anticipates benefitting 25 youth with this employment training program.
	Target Date	June 30, 2025
	Location	14403 Pacific Avenue, Baldwin Park, CA 91706
	Description	
	Planned Activities	Same as description.

7	Project Name	Graffiti Removal Program	
	Target Area	Low- and Moderate-Income Areas	
	Goals Supported	Public Services for Low- and Moderate-Income Residents	
	Needs Addressed	Provide Public Services for Low Income Residents	
	Funding	CDBG: \$23,955	
	Description	The Graffiti Removal Program will provide graffiti abatement services at public facilities in the city of Baldwin Park including at the City Civic Center, ARC Center, Morgan Park, Shyre Park, Hilda Solis Park (Teen Center/Skate Park), Barnes Park, and Walnut Creek Nature Park. Additionally, the Graffiti Removal Program will provide abatement services in low- and moderate-income areas alongside code enforcement activities. In FY 2024-25, approximately 250,000 square feet of graffiti from public and personal property (buildings, fences, etc.) will be removed.	
	Target Date	June 30, 2025	
	Location	14403 Pacific Avenue, Baldwin Park, CA 91706	
	Description		
	Planned Activities	Same as description.	
	8	Project Name	Domestic Violence Advocate
		Target Area	Citywide
		Goals Supported	Special Needs Services
Needs Addressed		Public Services for Residents with Special Needs	
Funding		CDBG: \$20,578	
Description		A Domestic Violence (DV) and Victim Advocate work hand in hand with Domestic Violence/Sexual Crimes detectives to provide emergency assistance to victims, guiding them as their cases go through the criminal justice system. The DV Advocate is a coordinator for police, health, social and shelter services available. The DV Advocate conducts on-going community outreach and education, providing services and training to police officers, detectives, schools, and other community groups. The DV Advocate receives a copy of every DV report and makes contact with each victim to provide counseling; support; court appointed group classes; accompany the victim to court; assistance with restraining orders; referral services to Project Sister, Choices, House of Ruth, Spirit Family Service Center, Baldwin Park Adult School, Department of Children and Family Services, and Department of Adult Services; and coordinates with the District Attorneys' Victim Advocate. The funds requested will allow the Advocate to be staffed for 20 hours/week and will assist 250 persons in FY 2024-25.	
Target Date		June 30, 2025	
Location		14403 Pacific Avenue, Baldwin Park, CA 91706	
Description			
Planned Activities		Same as Description.	

9	Project Name	Senior Center Program
	Target Area	Citywide
	Goals Supported	Special Needs Services
	Needs Addressed	Public Services for Residents with Special Needs
	Funding	CDBG: \$22,449
	Description	Funding for the Senior Center Program will support comprehensive supervision of the daily operations of the Senior Center. The services offered will include, but are not limited to a diverse range of engaging activities such as fitness classes, arts and crafts, educational workshops, and recreational games to promote physical and mental well-being. Access to essential social services, including support groups, and assistance with accessing community resources and benefits. The Senior Center is proposing to assist 150 seniors in FY 2024-25.
	Target Date	June 30, 2025
	Location	14403 Pacific Avenue, Baldwin Park, CA 91706
	Description	
	Planned Activities	Same as Description.

9-10	Project Name	East San Gabriel Valley Coalition for the Homeless
	Target Area	Citywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Prevent and Eliminate Homelessness
	Funding	CDBG: \$9,353
	Description	The ESGV Coalition for the Homeless (ESGVCH) Program has three components: 1) The Emergency Assistance Center (EAC); 2) The Bridge Program, now operated in motels and maintains the goal of placing people into permanent housing, and 3) the Winter Shelter Program (WSP). The EAC is located in La Puente, is open Monday-Friday, and provides hot meals, lunches to go, showers, hygiene kits, clothing, transportation services, emergency shelter (motel vouchers for families), and referral services for those in need. The funds of this grant application are requested to support the services and staff of the EAC. In FY 2024-25, the ESGVCH will provide 300 persons with homeless services.
	Target Date	June 30, 2025
	Location	1345 Turnbull Canyon Road, Hacienda Heights, CA 91745
	Description	
	Planned Activities	Same as description.

10-11	Project Name	Citywide Sidewalks and Curb & Gutter Concrete Project
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Community Facility, Infrastructure, and Section 108 Debt Service

Needs Addressed	Special Needs Non-Homeless, Facility/Infrastructure Improvements
Funding	CDBG: \$400,000
Description	The project includes, but is not limited to, removal and replacement of sidewalk at multiple locations; removal and installation of ADA curb ramps, curb & gutter, cross gutters, spandrels, removal and installation of trees, and other miscellaneous work as needed to complete work as per plans and specifications. Approximately 41,405 persons will benefit from this project in FY 2024-25.
Target Date	June 30, 2025
Location Description	Census Tracts: 404701 BG 1; 404701 BG 2; 404701 BG 3; 404702 BG 1; 404702 BG 2; 404703 BG 1; 404801 BG 1; 404801 BG 2; 404801 BG 3; 404801 BG 4; 404802 BG 1; 404802 BG 2; 404901 BG 1; 404901 BG 2; 404901 BG 3; 404902 BG 1; 404902 BG 2; 404903 BG 2; 405001 BG 1; 405001 BG 3; 405002 BG 1; 405101 BG 1; 405101 BG 2; 405101 BG 3; 405102 BG 1; 405102 BG 2; 405201 BG 1; 405201 BG 2; 405201 BG 3; 405202 BG 2; 405203 BG 1
Planned Activities	Same as Description.
11 12 Project Name	Residential and Major Street Rehabilitation at Various Locations Project
Target Area	Low- and Moderate-Income Areas
Goals Supported	Community Facility, Infrastructure, and Section 108 Debt Service
Needs Addressed	Special Needs Non-Homeless, Facility/Infrastructure Improvements
Funding	CDBG: \$460,000
Description	The project includes but is not limited to, cold mill and overlay of asphalt rubber hot mix, removing and replacing selected full-depth dig-outs, removing and reconstructing curb ramps, sidewalks, curb and gutter, cross-gutters, spandrels, removing and replacing trees, and other miscellaneous work as needed to complete work as per plans and specifications. Approximately 9,275 persons will benefit from this project in FY 2024-25.
Target Date	June 30, 2025
Location Description	Census Tracts: 404701 BG 1; 404703 BG 2; 404802 BG 1; 405201 BG 1; 405201 BG 2; and 405201 BG 3
Planned Activities	Same as Description.

12 13	Project Name	Morgan Park Playground Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Community Facility, Infrastructure, and Section 108 Debt Service
	Needs Addressed	Special Needs Non-Homeless, Facility/Infrastructure Improvements
	Funding	CDBG: \$600,000
	Description	Playground replacement at Morgan Park. Morgan Park is the largest park in Baldwin Park. It encompasses 10.18 acres and includes such amenities as a community center, a senior center, an outdoor amphitheater, a picnic shelter, restrooms, several benches, playground equipment, a fitness zone, two basketball courts, a soccer/football field, a splash pad, and paved pathways. The playground replacement will benefit all Baldwin Park low- and moderate-income residents (52,710 persons) when completed.
	Target Date	June 30, 2025
	Location Description	4100 Baldwin Park Boulevard, Baldwin Park, CA 91706
	Planned Activities	Same as Description.

13 14	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Other – Administration
	Needs Addressed	Other – Administration
	Funding	HOME: \$23,720
	Description	The City may use up to 10 percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, coordination (including coordination with Community Housing Development Organizations) and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.
	Target Date	June 30, 2025
	Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
	Planned Activities	Same as description.

14 15	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Other – Administration
	Needs Addressed	Other – Administration
	Funding	CDBG: \$160,382
	Description	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications, agreements and CDBG Service Area Resolution, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	June 30, 2025
	Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
	Planned Activities	Same as Description.

15 16	Project Name	Unallocated HOME Funds
	Target Area	Not Applicable.
	Goals Supported	Not Applicable.
	Needs Addressed	Not Applicable.
	Funding	HOME: \$2,263,432
	Description	The City may use unallocated HOME funds on an affordable housing project with a local Community Housing Development Organization (CHDO). The City will extend gap financing to acquire and support construction or rehabilitation of affordable transitional or permanent rental housing. A project site is yet to be determined.
	Target Date	June 30, 2024
	Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
	Planned Activities	Same as Description.

16 17	Project Name	Unallocated CDBG Funds
	Target Area	Not Applicable.
	Goals Supported	Not Applicable.
	Needs Addressed	Not Applicable.
	Funding	CDBG: \$342,262
	Description	Unallocated CDBG funds are available for programming or eligible activities in FY 2024-25.
	Target Date	June 30, 2025
	Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
	Planned Activities	Same as Description.

AP-50 Geographic Distribution – 91.220(f)

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

For projects that address Neighborhood Services, Community Facilities, and Infrastructure goals, assistance is primarily directed to the low- and moderate-income areas of the City. The low- and moderate-income Census Tract map will be used by the City when making funding determinations using CDBG and HOME funds in order to address the areas with the highest priority needs.

Further, code enforcement (Community Enhancement) activities will be undertaken in the Community Enhancement Target Area to provide concentrated and coordinated efforts to improve overall housing, infrastructure, park, and facility conditions. The area is 100% low- to moderate-income and was selected based on the observance and experience with violations of the Baldwin Park Municipal Code and the Property Standards Ordinance. The effort to identify deteriorated geographical areas was undertaken to meet the U.S. Department of Housing and Urban Development (HUD) guidelines in order to utilize Community Development Block Grant (CDBG) funding for special code enforcement and preservation activities in deteriorating areas. From this effort, staff identified a geographical area that met the criteria for a deteriorating area, as well as meeting the CDBG national objective of serving low- and moderate-income households. The area is bound south of Ramona Boulevard, north of the I-10 freeway, west of Merced Avenue, and east of Patriitti Avenue/605 on-ramp. Located in the following census tracts, the Community Enhancement Target Area is comprised of 20,855 persons, 14,930, or 71.59%, of which are of low – moderate income.

It's important to note that all administrative, public service, and housing-related programs funded through the City of Baldwin Park's CDBG and HOME allocations benefit individuals citywide. These programs and services are designed to address the needs of residents throughout the entire city, rather than focusing on specific neighborhoods or regions. By adopting a citywide approach, the City aims to ensure equitable access to resources and support for all residents, regardless of their location within Baldwin Park. This inclusive approach aligns with the City's commitment to promoting fairness, equality, and community development across its jurisdiction.

**Community Enhancement Target Area
Total Population v. Low and Moderate-Income Population
2017 HUD Low Mod Income Summary Data**

Census Tract	Total Persons	Total LMI Persons	Percentage
4047.01 BG 1	2,735	2,080	76.05%
4047.01 BG 3	530	390	73.58%
4047.01 BG 4	985	615	62.44%
4047.02 BG 1	3,380	2,385	70.56%
4047.02 BG 2	2,220	1,695	76.35%
4047.02 BG 3	650	405	62.31%
4048.01 BG 2	1,785	1,290	72.27%
4048.01 BG 3	1,840	1,395	75.82%
4048.01 BG 4	2,115	1,385	65.48%
4048.02 BG 1	2,265	1,820	80.35%
4048.02 BG 2	2,350	1,470	62.55%
TOTAL	20,855	14,930	71.59%

Geographic Distribution

Target Area	Percentage of Funds
Citywide	64%
Low- and Moderate-Income Areas	33%
Community Enhancement Target Area	3%

Table 9- Geographic Distribution

Rationale for the priorities for allocating investments geographically

All CDBG-funded public service programs and program administration will be available to eligible persons citywide. The City will also allocate CDBG funds to Graffiti Removal intended to alleviate blighted and deteriorating conditions in low- and moderate-income areas. Code Enforcement will be concentrated in the Community Enhancement Target Area.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

Two high priority affordable housing needs are identified in the 2020-2024 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on the evaluation of American Community Surveys and CHAS data as part of the development of the 2020-2024 Consolidated Plan, the City of Baldwin Park faces a significant need for housing units that are affordable to households earning less than 80 percent of the Area Median Income (AMI). Out of 11,390 households earning 0-80 percent of AMI in the city, a total of 7,704 are considered cost burdened, meaning they spend more than 30 percent of their income on housing. Among the cost burdened households, 3,875 are *severely* cost burdened, meaning they spend more than 50 percent of their income on housing. Among the severely cost burdened households, 2,310 are renters, indicating a high proportion of renters facing housing affordability challenges. And of the severely cost burdened renter households, 2,255 earn less than 50 percent of AMI, placing them at a heightened risk of homelessness.

Given these findings, the development of additional housing units that are affordable to low- and moderate-income households is identified as the highest priority need in Baldwin Park. This prioritization is based on the significant number of severely cost burdened households in the City. Additionally, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey further support the need for additional affordable housing units in Baldwin Park.

Preserve the Supply of Affordable Housing

The data presented in the CHAS below underscores the pressing need for rehabilitation and maintenance of Baldwin Park's aging housing stock, particularly for low- and moderate-income homeowners who may struggle to afford necessary repairs.

- 8,350 or 83 percent of the 10,105 owner-occupied housing units in Baldwin Park were built after 1950 or approximately 70 years ago
- Of the 10,105 owner-occupied units, 530 units or 5 percent were built since 2000
- 6,690 or 88 percent of the 7,565 renter-occupied housing units in Baldwin Park were built after 1950 or approximately 70 years ago
- 490 or 6.5 percent of the 7,565 renter-occupied housing units in Baldwin Park were built since 2000

With a significant percentage of housing units over 30 years old, many are likely to require major rehabilitation such as roof replacement, foundation work and plumbing systems to ensure safety

and habitability. Additionally, even newer housing units over 15 years old may exhibit deficiencies that need attention such as paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

For owner-occupied housing units, the majority were built over 70 years ago, indicating a critical need for rehabilitation and maintenance efforts to address aging infrastructure and ensure the safety and well-being of residents. Similarly, a substantial portion of renter-occupied units also face similar challenges, with the majority built over 70 years ago.

Given the high percentage of severely cost-burdened households in Baldwin Park, the development of additional affordable housing units is identified as a top priority in the 2020-2024 Consolidated Plan. This aligns with responses from the needs assessment survey, which reiterates the community's support for initiatives aimed at increasing the supply of affordable housing.

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

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

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

Table 11- One Year Goals for Affordable Housing by Support Type

Discussion

The City has three affordable housing projects that were approved in the FY 2022-23 Annual Action Plan. First, the City awarded \$285,000 in HOME funds to invest with the local Community Housing Development Organization (CHDO), the San Gabriel Valley Habitat for Humanity, to develop homeownership opportunities in Baldwin Park. On July 19, 2023, the Baldwin Park City Council approved an Affordable Homeownership Expansion Agreement with the San Gabriel Valley Habitat for Humanity to explore new home construction, acquisition and rehabilitation of existing homes, and/or substantial rehabilitation/critical home repairs for existing homeowners. The agreement identified four funding sources up to \$3,584,659 to develop homeownership housing including:

- Up to \$2 million in American Rescue Plan (ARP) funds.
- Up to \$575,000 in Low/Mod funds.
- Up to \$725,000 in Future Development Funds.
- Up to \$284,659 in HOME Investment Partnership Act Funds.

Next, Cesar Chavez Foundation was awarded \$500,000 from the City of Baldwin Park to assist in the development of approximately 51 units at 4109 and 4113 Downing Avenue and 14617, 14625, and 14617, 14625, and 14637 Ramona Boulevard, Baldwin Park. The project will consist of 15 one-bedroom units, 15 two-bedroom units, 15 three-bedroom units, five 4-bedroom units, and one manager's unit on the one-acre site. The project will be leverage with 4% Low Income Housing Tax Credits (LIHTC). With a HOME investment of \$500,000, the City anticipates that three units could be designated as HOME-restricted. The project is currently under environmental review and an affordable housing agreement is expected in FY 2024-25.

Finally, Retirement Housing Foundation (RHF) has also requested \$500,000 in HOME funding from the City to help develop a site on the corner of Downing Avenue and Central Street. "Central Metro Place" will consist of 55 age restricted units (with one manager's unit), onsite parking, an abundance of amenities and gardens all tailored towards seniors and the aging population. The City anticipates at least three HOME units with a subsidy of \$500,000. RHF is currently completing the Environmental Review Record.

AP-60 Public Housing – 91.220(h)

Introduction

The Baldwin Park Housing Authority (BPHA) operates under the State of California Housing Authority Law and is responsible for developing and managing housing programs for low-income families. BPHA receives funding from the U.S. Department of Housing and Urban Development (HUD) to administer the Section 8 tenant-based Housing Choice Voucher (HCV) assistance program in Baldwin Park, as well as in neighboring cities including West Covina, El Monte, South El Monte, and Monrovia within Los Angeles County. The following data pertains specifically to Baldwin Park.

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

The Baldwin Park Housing Authority (BPHA) is committed to meeting the housing needs of residents by maintaining a high leasing rate of 98% to 100% and improving living conditions for households. BPHA will achieve this by continuing to administer the Section 8 tenant-based Housing Choice Voucher (HCV) program, providing rental assistance to eligible families. Additionally, BPHA aims to increase flexibility and portability of housing opportunities by transitioning public housing units to tenant-based voucher assistance, allowing residents greater choice in housing options.

The BPHA will continue to streamline procedures for landlord and tenants by providing forms and program information through the web portal for easy access. Staff will also be available in person to provide quality informative customer service to all program participants and prospective landlords.

One of the key public housing developments managed by BPHA is McNeil Manor Public Housing, which consists of 12 units designated for low-income seniors. Further, as of March 2024, a total of 125 households in Baldwin Park have received Section 8 vouchers through BPHA. Among these households, there are 60 households with elderly or disabled members, 61 households categorized as large families, and 64 households categorized as small families. Furthermore, data indicates that a majority of households receiving Section 8 vouchers in Baldwin Park are Hispanic, comprising 86% of the total recipients. On average, households receive a monthly housing assistance payment of \$1,512, assisting them in securing affordable housing in the Baldwin Park area.

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

BPHA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagements. BPHA implemented the use of social media to improve and maximize the outreach to owners and tenants and increase the accessibility of information. Residents also maintain a

resident advisory board.

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

BPHA is designated as a Substandard Public Housing Agency. BPHA staff is working with HUD to overcome the residual loss of staff from the COVID-19 pandemic. The BPHA is working to hire additional staff that can assist with the applicant intake process to increase the number of assisted families.

Discussion

BPHA is well-positioned to maintain and expand the supply of affordable housing units in the City of Baldwin Park and throughout Los Angeles County. Partnerships with the State of California, Los Angeles County Development Authority, the City of Baldwin Park and other housing partners make this possible.

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

Introduction

The City of Baldwin Park recognizes preventing and ending homelessness as a top priority, in alignment with HUD's national strategy. To address this issue locally, the city supports the efforts of organizations such as the Los Angeles Homeless Service Authority (LAHSA) and the County Continuum of Care (CoC), along with their member organizations working to combat homelessness throughout Los Angeles County.

In line with this strategy, the City plans to utilize Community Development Block Grant (CDBG) funds to support local service providers and city-run programs aimed at preventing homelessness and expanding the supply of affordable housing for low- and moderate-income residents. Specifically, during the 2024-25 program year, CDBG funds will be invested to address high-priority needs identified in the 2020-2024 Consolidated Plan, with a focus on preventing homelessness and providing public services to special needs populations. This underscores the city's commitment to addressing homelessness through coordinated efforts and targeted investments in housing and supportive services.

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

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

The efforts of the CoC and its partner agencies to address homelessness in Los Angeles County, including Baldwin Park, are vital in providing support and resources to individuals and families in need. The variety of programs offered, ranging from outreach and emergency shelters to transitional and permanent housing, ensures that various needs and circumstances are addressed comprehensively.

While the 2024 Point-in-Time counts are not yet available, the data from previous years highlights the persistent challenges faced in addressing homelessness in the region. The slight increase in homelessness from 2020 counts emphasizes the ongoing need for sustained efforts and resources to address this issue effectively. However, the "flattening" of the homelessness curve, attributed to government programs implemented during the pandemic, reflects the importance of supportive policies such as eviction moratoriums and rental assistance programs in preventing further homelessness.

In FY 2024-25, the City of Baldwin Park will continue its partnership with the San Gabriel Council of Governments (SGVCOG), Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), and other San Gabriel Valley cities to implement the Services to Supplement Existing Homeless Services Program. The program will address and supplement the existing gaps in the region's

homeless services system, with a focus on connecting hard-to-reach persons experiencing homelessness to health services and housing. The services will include:

- Street Outreach
- Housing Navigation
- Mental Health Support
- Case Management
- Homeless Prevention and Problem Solving
- Supportive Services

Also in FY 2024-25, the continued public service support of organizations such as the East San Gabriel Valley Coalition for the Homeless, Domestic Violence Advocate, and Church of the Redeemer Food Bank is essential in addressing homelessness and providing assistance to residents with special needs in Baldwin Park. These organizations play a crucial role in conducting assessments and providing essential services to individuals and families who are homeless or at risk of homelessness. By offering support, resources, and advocacy, they aim to reduce the impact of homelessness and improve the overall well-being of vulnerable populations within the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Housing Element also identified Program H4-7 that focuses on allowing the establishment of transitional and supportive housing. To that end, the City has developed two tiny home communities in the City. Esperanza Villa, located at 14173 Garvey Avenue, assists 25 homeless individuals with three months of housing and supportive services to prepare them for more permanent housing. The second community, Serenity Homes, has 16 larger units to accommodate households up to three persons. This community, located at 13167 Garvey Avenue, offers six months of housing and supportive services. Case management, job training, mental health, substance abuse, food, and other services necessary to stabilize the tenants and get them ready for permanent housing are available to them.

The establishment of transitional and supportive housing, as outlined in Program H4-7 of the Housing Element, is a crucial step in addressing homelessness and providing necessary support services to vulnerable individuals and families in Baldwin Park. Esperanza Villa and Serenity Homes exemplify the City's commitment to this goal by providing temporary housing and comprehensive supportive services to those in need. Esperanza Villa, accommodating 25 homeless individuals, offers three months of housing and supportive services, while Serenity Homes, with 16 units, provides six months of housing and support to households of up to three persons. These communities offer essential services such as case management, job training, mental health support, substance abuse counseling, and access to food, all aimed at stabilizing residents and preparing them for permanent housing solutions. By offering a supportive environment and access to critical resources, these initiatives contribute to the overall well-being

and stability of individuals experiencing homelessness in Baldwin Park.

Also, allocating CDBG funding in FY 2024-25 to organizations like the East San Gabriel Valley Coalition for the Homeless, the City ensures that emergency rental assistance, transitional housing, and winter shelter assistance are available to homeless individuals and families, as well as those at risk of homelessness. These vital services play a crucial role in preventing homelessness and supporting individuals and families during times of crisis. The East San Gabriel Valley Coalition for the Homeless serves as a lifeline for many in the community, providing assistance to approximately 100 individuals each year. Through partnerships with organizations like this, the City is able to extend its reach and maximize its impact in addressing the complex issue of homelessness in Baldwin Park.

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

To address the needs of homeless families, families with children, veterans and their families, the City supports the East San Gabriel Valley Coalition for the Homeless, which provides transitional housing, counseling and case management to families at risk of homelessness. Each year, the East San Gabriel Valley Coalition for the Homeless serves hundreds of unduplicated people through its transitional housing program. When paired with financial counseling, career coaching and other available case management services, the agency makes certain that families are ready to succeed in their transition to permanent housing.

Furthermore, the City Council adopted Resolution No. 2022-006 on February 16, 2022 which approved an agreement between the City of Baldwin Park and the San Gabriel Valley Regional Housing Trust to provide homeless housing and related services to homeless families on city-owned property. The site will provide a minimum of 50 beds for homeless families for a two-year period under the Agreement. The site will provide case management services, meals, and continuous security, in addition to necessary personal sanitation facilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Los Angeles County CoC's countywide protocols and procedures prevent people from being discharged from public and private institutions of care into homelessness. The protocols and procedures will help decrease the number of persons being discharged into homelessness by at

least 10 percent annually. Furthermore, the CoC coordinates with state and local agencies, and privately funded institutions of care to develop improved programs to assist at-risk persons with emergency financial assistance. Examples include short-term utility, rent, childcare, and basic needs payment assistance. Additionally, the CoC supports pre-release planning for persons leaving state prisons and state mental health hospitals to prevent the release of persons to homelessness. Lastly, efforts are underway to improve resources to help youth aging out of foster care to transition to independence and to prevent them from falling into homelessness.

The City of Baldwin Park aims to use CDBG and HOME funds to prevent homelessness among vulnerable populations. By offering housing vouchers, food programs, legal advocacy, and counseling services, the city addresses the root causes of homelessness and provides essential support to individuals and families at risk of losing their homes.

Furthermore, the anticipated special allocation of HOME funding under the American Rescue Plan Act of 2021 will significantly bolster the city's efforts in homelessness prevention. With \$1,128,365 earmarked for tenant-based rental assistance and supportive services, Baldwin Park will be better equipped to assist low-income individuals and families in maintaining stable housing situations. The combination of rental assistance and supportive services is a wrap-around approach that addresses both the immediate housing needs and the underlying challenges faced by individuals and families on the brink of homelessness.

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

Introduction

In Baldwin Park, as in many other communities, several barriers to affordable housing exist, hindering the development and sustainability of such housing options. These barriers typically include:

1. **Housing Affordability:** High housing costs relative to incomes make it difficult for many residents to afford suitable housing. Limited affordable housing options exacerbate this issue, leading to housing insecurity and homelessness.
2. **Lack of Monetary Resources:** Insufficient funding and resources pose a significant challenge to the development and maintenance of affordable housing projects. Funding shortages can impede construction, rehabilitation, and ongoing support for affordable housing initiatives.
3. **Land Use Controls:** Zoning regulations, land use policies, and development restrictions may limit the availability of suitable land for affordable housing projects. Complex zoning processes and land use requirements can also increase development costs and timelines.
4. **Property Taxes:** High property taxes can increase the overall cost of homeownership and rental properties, making it more challenging to maintain affordable housing options. Property tax policies may not always align with affordable housing goals, further exacerbating housing affordability issues.
5. **State Prevailing Wage Requirements:** Prevailing wage laws may impose additional labor costs on affordable housing projects, reducing the feasibility of development and increasing overall project costs.
6. **Environmental Protections:** Environmental regulations and protections are essential for safeguarding public health and natural resources. However, stringent regulations can increase development costs and timelines, posing challenges for affordable housing projects.
7. **Cost of Land:** The cost of land acquisition represents a significant expense in housing development projects. In areas with high land costs, such as Baldwin Park, securing affordable land for housing initiatives can be particularly challenging.
8. **Availability of Monetary Resources:** Limited availability of financial resources, grants, and subsidies for affordable housing development and maintenance can impede efforts to address housing affordability issues. Insufficient funding may result in delayed or canceled projects, exacerbating the housing crisis.

Addressing these barriers requires collaboration between government agencies, community organizations, developers, and residents. Strategies may include streamlining zoning processes, increasing funding for affordable housing initiatives, implementing tax incentives for developers, and promoting mixed-income housing developments. Additionally, policymakers can explore innovative financing mechanisms and regulatory reforms to enhance housing affordability and accessibility for all residents.

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

On October 29, 2021, the City submitted its 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for review. During the Housing Element update process, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, and growth limitations. Based on this evaluation, the City determined that it has taken all appropriate and necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing.

Moreover, the City is actively engaged with affordable housing developers concerning the siting of additional future affordable housing and ensuring that the entitlement process runs smoothly from inception to completion. The Housing Element addresses the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing. The following policies in the City's 2021-2029 Housing Element specifically address the variety of regulatory and financial tools to be used by the City to remove any potential barriers and facilitate the provision of affordable housing:

Policy H2.1. Facilitate housing development of housing affordable to lower-income households by providing technical assistance, regulatory incentives and concessions, and financial resources, as funding permits. Explore options to ensure additional affordable housing production, such as an inclusionary housing ordinance.

Policy H2.2. Encourage and provide incentives for both the private and public sectors to produce or assist in the production of affordable housing, with an emphasis on housing affordable to persons with disabilities, seniors, large families, female-headed households with children, and people experiencing homelessness.

Policy H2.3. Establish partnerships with private developers and non-profit housing corporations to assist Baldwin Park in meeting its housing goals.

Policy H2.5. Build open existing efforts to convert suitable hotels and motels to permanent affordable housing, continue to pursue opportunities to acquire suitable hotels and motels.

Policy H3.1. Provide for a range of residential development types in Baldwin Park, including low density single-family homes, small lot single-family subdivisions, medium-density townhomes, and higher density apartments and condominiums.

Policy H4.1. Periodically review City regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

Policy H4.2. Utilize density bonuses, fee reductions, and other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.

Policy H4.3. Continue to identify and promote processes and procedures that streamline residential development.

Policy H4.4. Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy H4.5. Facilitate coordination between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.

Policy H4.6. Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

In addition, the City identified the following programs within the Housing Element to support affordable housing within its boundaries:

Program H1-2. Preservation of At-Risk Rental Housing

Summary: Affordability covenants at Frazier Park, Syracuse Park, and Clark Terrace are set to expire in the next 10 years. The City will maintain an inventory of affordable housing units in the city to ensure compliance with deed restrictions. Additionally, the City will monitor housing projects to ensure long-term affordability and will work with property owners/managers to discuss preservation options. In the event that units convert to market rents, residents will be informed of other affordable housing programs available

in the City.

Program H2-2. Affordable Housing Partners, Funding, and Resources

Summary: The City will assist local nonprofit agencies in acquiring funding to facilitate the development of affordable housing. The City and the Housing Authority will engage in partnerships between developers and banks to meet their obligations for housing opportunities. The City will continue these efforts while coordinating with LACDA, other Los Angeles County agencies, state agencies, and federal agencies to leverage funding resources, educate the community, and enhance development opportunities.

Program H2-3. Section 8 Housing Choice Voucher Program

Summary: The City will support additional Housing Choice Vouchers in the community and encourage rental property owners to rent to Voucher holders and register their units with the Baldwin Park Housing Authority. The City will continue to monitor Voucher program participation and provide information on the program, including any new legal requirements.

Program H3-1. Adequate Sites

Summary: The City will continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development, while continuing to track progress toward meeting the City's Regional Housing Needs Assessment by income level.

Program H3-3. Accessory Dwelling Units (ADUs)

Summary: The City will promote the development of accessory dwelling units (ADUs) as a means of providing additional housing through adoption of an updated ADU Ordinance and revise the Ordinance as new legislation passes. The ADU permitting process will be monitored through the Housing Element Annual Progress Report with additional incentives or other strategies to ensure adequate sites.

Program H3-5. Replacement of Units on Sites

Summary: Require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site that had residential uses within the past five years.

Program H3-6. AB 1397 Reuse of Sites

Summary: The City will a housing overlay that allows residential use by right for housing developments in which at least 20% of the units are affordable to lower-income households and allows development at 30 units per acre, regardless of lot size.

Program H3-8. Hotel/Motel Conversions

Summary: The City will continue to pursue opportunities to acquire suitable hotels and

motels to convert into permanent affordable housing.

Program H4-2. Lot Consolidation

Summary: The City will provide technical assistance for interested developers to consolidate lots which would allow for larger development sites. The City will target advertising of lot consolidation incentives and potential sites opportunities to existing property owners, and prospective mixed-used and affordable housing developers.

Program H4-4. Zoning Code Update

Summary: The City plans to conduct a comprehensive Zoning Code update to provide flexibility in development standards such as open space, parking, setbacks, and height limits through the Administrative Adjustment and Specific Plan processes. Additional updates to the Zoning Code seek to combine the Planned Development Overlay Zone and Small Lot Single Family Development Options; add reference to the California Housing Accountability Act Requirements; and adopt objective design standards.

Program H4-5. Density Bonus and Development Incentives

Summary: Revise the City's Density Bonus Ordinance to comply with State Law and update as necessary while also exempt affordable housing projects from certain development fees. Additionally, the City will provide, when possible, developer incentives such as expedited permit processing for affordable units.

Program H4-6. Expedite Project Review and Permitting Procedures

Summary: The City will provide timely review of discretionary and non-discretionary residential development requests, periodically evaluate land development processing procedures, fast track permit processing for affordable projects, and inform the public of the new processes.

Program H4-7. Supportive and Transitional Housing

Summary: The City will update the Development Code to comply with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers). Furthermore, the City will continue to allow the establishment of transitional and supportive housing that function as residential uses while also prioritizing projects that include special needs housing or housing for extremely/very low-income households in the development application review process.

Program H4-8. Nongovernmental Constraints

Summary: The City will review, and if necessary, revise, any development regulations or processes that can potentially lessen nongovernmental constraints.

Also, to address housing affordability and the lack of monetary resources for affordable housing, the 2020-2024 Consolidated Plan calls for the investment of HOME funds for the development of 10 new affordable rental housing units during the five-year period and the rehabilitation and preservation of 20 existing affordable housing units by 2025. The City has already begun

predevelopment activities on two affordable housing developments. First, the Cesar Chavez Foundation will add approximately 57 units of affordable housing to Baldwin Park. The City's contribution of HOME funds in the amount of \$500,000, coupled with Low Income Housing Tax Credits, will be used to develop the one-acre site. The City is currently in the middle of the environmental process and an affordable housing agreement is expected to reach the City Council in FY 2024-25.

Next, Retirement Housing Foundation (RHF) was also allocated \$500,000 in HOME funding from the City to help develop a site on the corner of Downing Avenue and Central Street. "Central Metro Place" will consist of 55 age restricted units (with one manager's unit), onsite parking, an abundance of amenities and gardens all tailored towards seniors and the aging population.

AP-85 Other Actions – 91.220(k)

Introduction

In the implementation of the 2024-25 Annual Action Plan, the City will continue to invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City of Baldwin Park has also identified long-range strategies, activities, and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

- The City will continue to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding.
- The City will look for innovative and creative ways to make its delivery systems more comprehensive and will continue existing partnerships with both for-profit and not-for-profit organizations.
- The City has structured its use of HOME and CDBG funds to concentrate on affordable rental housing and rental rehabilitation programs.
- The City is currently addressing certain housing needs with federal funds such as availability, condition, and fair housing practices to prevent homelessness.
- The City is also addressing community development needs with federal funds such as infrastructure and code enforcement.

Actions planned to foster and maintain affordable housing

In addition to the prior allocations of HOME funding to projects such as the Cesar Chavez and Retirement Housing Affordable Housing Projects, the City is also considering allocating HOME and/or CDBG funds to the San Gabriel Valley Habitat for Humanity to administer the City's homeowner rehabilitation program. The details of such an arrangement are still being worked on, but by partnering with Habitat for Humanity, the City benefits from their experience in managing similar projects and navigating the complexities of housing rehabilitation processes. Habitat for Humanity's track record in delivering quality housing solutions and their commitment to serving low-income households make them a valuable partner in addressing housing challenges in the community.

Habitat for Humanity has also proposed to expand the Homeownership Program and on July 19, 2023 the Baldwin Park City Council authorized \$3,584,659 in various federal and non-federal

funding sources to be used towards new home construction, acquisition and rehabilitation of existing homes, and/or substantial rehabilitation and critical home repairs for existing homeowners.

Included in the Expansion Program are the following activities:

- Acquisition/Rehabilitation activities encompass condos, detached homes, and SB 9 lot splits, and serves as an innovative approach to expanding affordable housing opportunities in Baldwin Park. By leveraging funds from the City, specifically Low-Mod funds, the San Gabriel Valley Habitat for Humanity can acquire properties for rehabilitation and subsequent subdivision to create additional affordable housing units. The purchase of 4085 Bresee Avenue by SGV Habitat in March 2023 exemplifies the implementation of this strategy. Leveraging the Low-Mod funds from the City of Baldwin Park, SGV Habitat initiated the renovation of the front house while simultaneously pursuing City approval for a lot split and the design and planning of an additional house. The adaptive reuse of the garage, along with an addition, contributes to the expansion of housing options within the community.
- The plan to construct four Accessory Dwelling Units (ADUs) by the San Gabriel Valley Habitat for Humanity (SGV Habitat) represents a proactive step towards addressing housing affordability in Baldwin Park. These ADUs will primarily be built through the conversion of existing garages into rental units, providing an additional source of affordable housing for eligible low-income individuals and families. Participating homeowners in the ADU program must meet the income eligibility criteria, with household incomes at or below 80% of the Area Median Income (AMI). By targeting households with moderate incomes, SGV Habitat ensures that the ADUs serve those most in need of affordable housing solutions. The financing model for the ADUs involves the initial construction costs being covered by SGV Habitat, potentially utilizing funds from grants or other sources. Homeowners who benefit from the ADUs will repay the construction costs over time, allowing SGV Habitat to reinvest these funds into future ADU projects. This revolving loan structure ensures the sustainability and scalability of the ADU program, enabling SGV Habitat to continue expanding affordable housing opportunities in Baldwin Park.
- The Owner-Occupied Rehabilitation program undertaken by the San Gabriel Valley Habitat for Humanity (SGV Habitat) is making significant strides in improving the quality of housing for income-eligible homeowners in Baldwin Park. This program focuses on essential repairs and upgrades to existing homes, ensuring that they remain safe, habitable, and compliant with building codes. The scope of the rehabilitation work includes a range of improvements such as roof replacements, fence repairs, gutter installations, garage door replacements, door replacements, exterior painting, upgraded electrical or plumbing systems, accessibility upgrades, and correction of code enforcement items. These upgrades not only enhance the overall condition and appearance of the homes but also contribute to their longevity and resilience. To date, seven homes have been successfully repaired and completed. Habitat aims to complete an additional seven homes, bringing the total number of rehabilitated homes to fourteen.

- The construction of 12 attached 3-bedroom affordable townhomes at 12779 Torch Street represents a significant step towards addressing the affordable housing needs in Baldwin Park. The project, supported by City-approved funds totaling \$525,000, aims to provide high-quality, affordable housing options for residents in the community. The funding provided by the City will directly contribute to the construction of the townhomes, covering essential expenses such as materials, labor, and off-site improvements required by the City. This financial support supplements the City's initial investment of \$1.41 million to purchase the Torch site, which was approved in May 2021. Currently, the project is undergoing review by City staff, focusing on design considerations and obtaining necessary entitlement clearances. Upon completion of the review process, construction is expected to commence, with a projected completion date set for the first quarter of 2025. Once finished, the 12 townhomes will offer spacious and modern living spaces,
- 4288 Stewart Avenue Homes: City-approved funds of \$1,200,000 will directly support the construction of 16 attached affordable homes, including off-site improvements required by the City. Includes the adaptive reuse of portions of the existing Baldwin Park Presbyterian Church as well as newly built units. The project is in its inception phase. Expected Completion: 3rd quarter 2025.
- The development project at 4288 Stewart Avenue also represents an important initiative to address affordable housing needs in Baldwin Park. With City-approved funds totaling \$1,200,000, the project aims to construct 16 attached affordable homes, along with necessary off-site improvements mandated by the City. The project also contains adaptive reuse of portions of the existing Baldwin Park Presbyterian Church. Currently in its inception phase, the project is undergoing careful planning and design considerations to ensure its alignment with regulatory requirements and community needs. Upon completion, which is expected in the third quarter of 2025, the 16 attached affordable homes will provide much-needed housing options for low- and moderate-income households in Baldwin Park.

Actions planned to reduce lead-based paint hazards

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead-based paint abatement is part of the

Acquisition/Rehabilitation/New Construction of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected, and is paid for through CDBG or HOME funds, as appropriate.

To reduce lead-based paint hazards in existing housing, all housing rehabilitation projects supported with federal funds are tested for lead and asbestos. When a lead-based paint hazard is present, the City or the City's sub-grantee contracts with a lead consultant for abatement or implementation of interim controls, based on the findings of the report. Tenants are notified of the results of the test and the clearance report. In Section 8 programs, staff annually inspects units on the existing program and new units as they become available. In all cases, defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement if necessary, or abatement without testing.

Actions planned to reduce the number of poverty-level families

The 2020 US Census revealed that approximately 13% of residents within Baldwin Park fall below the poverty line. The implementation of CDBG and HOME activities meeting the goals established in the 2020-2024 Consolidated Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households.
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households.
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness.
- Supporting housing preservation programs that assure low-income households have a safe, decent, and appropriate place to live.
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG funds.
- Promoting economic opportunity for low- and moderate-income residents who own microenterprise businesses (five or fewer employees) or who are starting a new microenterprise business.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKs, Cal Fresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment

assistance, subsidy for food, medical care, childcare, and cash payments to meet basic needs such as housing, nutrition, and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence, and mental illness.

Finally, the City will fully comply with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

Actions planned to develop institutional structure

The institutional delivery system in Baldwin Park is high-functioning and collaborative — particularly the relationship between local government and the nonprofit sector comprised of a network of capable community-based organizations that are delivering a full range of services to residents. Affordable housing development and preservation activities will be carried out by the Housing Division of the Community Development Department in partnership with housing developers and contractors. Public service activities will be carried out by nonprofit organizations and City Departments to achieve the Consolidated Plan Strategic Plan goals. The Housing Division and the Public Works Department will work together with contractors to implement public facility improvement projects.

As a key component, the City is developing and expanding institutional structure to meet underserved needs by funding a wide variety of services targeted to youth, seniors, special needs populations, and individuals or families at risk of homelessness with CDBG public service grants.

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

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Baldwin Park. Participation in the Tri-City Cohort Partnership will aid in these actions to better leverage resources and service agencies with combined funding from Baldwin Park, El Monte, and South El Monte.

The City will also continue its partnership with the San Gabriel Council of Governments (SGVCOG), the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), and other San Gabriel Valley cities, to implement the Services to Supplement Existing Homeless Services Program which offers:

- Street Outreach
- Housing Navigation
- Mental Health Support

- Case Management
- Homeless Prevention and Problem Solving
- And Supportive Services

In the implementation of the 2024-25 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

The City of Baldwin Park participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2024-25) will begin on July 1, 2024. The FY 2024-25 CDBG allocation is \$839,412.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	The City's program income for FY 2023-24 has been programmed.
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	The City does not participate in a Section 108 Loan Guarantee Program.
3. The amount of surplus funds from urban renewal settlements	The City does not receive any urban renewal settlement funds.
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	At this time, there have been no additional grant funds returned to the line of credit for new activities or programs.
5. The amount of income from float-funded activities	The City's CDBG Program does not receive income from float-funded activities.
Total Program Income	Total Program Income anticipated in FY 2024-25 is \$0.

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low to moderate income.	100%

The City's CDBG Program will not have activities to fund in FY 2024-25 under Urgent Needs.

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

The City of Baldwin Park participates in HUD's HOME Program that can be used to promote affordable housing in the City through activities such as homeowner rehabilitation and housing development. The 2024-25 Program Year will commence on July 1, 2024. The FY 2024-25 HOME allocation is \$237,195.

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

The City will not use any other forms of investment beyond those identified in Section 92.205.

Should the Residential Rehabilitation Program be available in FY 2024-25, it will offer one percent interest deferred loans for the rehabilitation of owner-occupied single-family. The loans will be due and payable after 30 years. Maximum loan amount is \$45,000 and the after-rehab value of the house must be less than 95% of the area's median purchase price. The loan will not include any provision for refinancing existing debt.

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

In the past, the City of Baldwin Park offered a Housing Assistance program to low-income first-time homebuyers, entitled, the "Silent Second Program." The Silent Second or "gap financing" program assisted homebuyers to purchase a home by filling in the affordability gap. The gap is defined as a difference between the purchase price of the home and the first mortgage plus a 1.5% down payment. Baldwin Park's program offered a maximum second mortgage loan of \$70,000.

The City uses recapture. All City loans are due and payable upon sale or transfer of the property; if the unit is no longer occupied by the homebuyer; if the homebuyer cashes out; or there becomes a maintenance problem with the property.

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

See above.

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

The City does not propose to provide refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may

find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following refinancing general guidelines:

- a) Demonstrate the rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b) Require review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d) Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area.
- f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.