



CITY OF BALDWIN PARK
FIVE YEAR CONSOLIDATED PLAN
FY 2025-2029
ANNUAL ACTION PLAN
FY 2025-2026

Approved
June 18, 2025

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

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Executive Summary

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

1. Introduction

The City of Baldwin Park has prepared the 2025-2029 Consolidated Plan in conformance with the requirement to receive Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the United States Department of Housing and Urban Development (HUD). The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs. The Consolidated Plan also outlines the City's priorities, objectives, and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2025 and ending June 30, 2030.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. The primary objectives of the CDBG program are to maintain decent housing, provide suitable living environments, and expand economic opportunities for low- and moderate-income persons. The primary objective of the HOME program is to expand the supply of affordable housing for low- and moderate-income households.

The 2025-2029 Consolidated Plan was developed using the template provided by HUD's Integrated Disbursement and Information System (IDIS), and in accordance with statutory requirements and federal regulations.

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

The City’s CDBG and HOME funds will be used to meet the objectives and goals established in the 2025-2029 Consolidated Plan. The needs, goals, and objectives have been informed by the needs assessment and developed in consultation with residents, service agencies, and City departments and staff.

For the 2025-2029 Consolidate Plan cycle the City has identified the goals and outcomes as outlined in the table below.

	Goal Name	Goal Outcome Indicator and Output
1	Sustain and Strengthen Neighborhoods	Housing Code Enforcement/Foreclosed Property Care: 4,000 Household Housing Unit <i>(Community Enhancement/Code Enforcement Program)</i>
2	Preserve Existing and Create New Affordable Housing	Rental Units Rehabilitated: 10 Household Housing Unit <i>(TBD CHDO Reserve Affordable Housing)</i>
3	Support Efforts to Address Homelessness	Public service activities other than Low/Moderate Income Housing Benefit –1,500 Persons Assisted <i>(East SGV Coalition for the Homeless)</i>
4	Support Agencies that Assist Special Needs Populations	Public service activities other than Low/Moderate Income Housing Benefit –1,250 Persons Assisted <i>(Domestic Violence Advocate)</i> Public service activities other than Low/Moderate Income Housing Benefit –750 Persons Assisted <i>(Senior Center Program)</i>
5	Using CDBG public service funds, the City will allocate funds to special needs service providers.	Public service activities other than Low/Moderate Income Housing Benefit –17,500 Persons Assisted <i>(Church of the Redeemer Food Bank)</i> Public service activities other than Low/Moderate Income Housing Benefit –25 Persons Assisted <i>(Recreation Subsidies Program)</i> Public service activities other than Low/Moderate Income Housing Benefit –200 Persons Assisted <i>(BPPD Pride Platoon)</i> Public service activities other than Low/Moderate Income Housing Benefit –100 Persons Assisted <i>(Youth Employment Program)</i>

		Public service activities other than Low/Moderate Income Housing Benefit – 1,500 Persons Assisted (<i>Graffiti Removal Program</i>)
6	Preserve Community and Public Facilities.	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted (<i>Various TBD Public Facilities</i>)
7	Provide Needed Infrastructure Improvements	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted (<i>Various TBD Public Facilities</i>)
8	Planning for Housing and Community Development	1 Other

3. Evaluation of past performance

The description of past performance is based on the most recent available data which includes the full FY 2020-2021 through FY 2023-2024 programs. The last year (FY 2024-2025) of the current Consolidated Plan cycle is still ongoing as of the preparation of this plan, therefore data corresponding with that program year is not included in the performance evaluation.

Below is a summary of the City’s performance as it relates to the goals outlined in the 2020-2025 Consolidated Plan.

Goal: Affordable Housing Development

- 5 Year Goal: 11 Housing Units
- Cumulative Actual at End of FY 23-24: 0
- The City has two projects identified to meet this goal, the *Cesar Chavez Foundation Affordable Housing Project* and a *Retirement Housing Foundation Senior Housing Project*. These both projects are currently under construction and due to project delays will be completed and recorded as an accomplishment in subsequent fiscal years.

Goal: Community Facility, Infrastructure, and Section 108 Debt Service

- 5 Year Goal: 1 Other
- Cumulative Actual at End of FY 23-24: 2 Other
- The goal has been met.

Goal: Fair Housing Services

- 5 Year Goal: 1 Other
- Cumulative Actual at End of FY 23-24: 1 Other
- This goal was met as the City offered fair housing services to its residents via the Housing Rights Center.

Goal: Homeless Prevention

- 5 Year Goal: 1,000 Persons Assisted
- Cumulative Actual at End of FY 23-24: 1,225 Persons Assisted
- The City was able to meet and exceed this goal.

Goal: Housing Preservation

- 5 Year Goal: 20 Housing Units
- Cumulative Actual at End of FY 23-24: 0
- The City intended to meet this goal by offering a Housing Rehabilitation Grant Program and a Housing Rehabilitation Loan Program, however these programs were not launched. The City maintains a partnership with Habitat for Humanity to which they refer residents in need of assistance with home rehabilitations. The City will consider relaunching its own housing rehabilitation program in the upcoming Consolidated Plan cycle.

Goal: Neighborhood Services

- 5 Year Goal: 10,000 Housing Units
- Cumulative Actual at End of FY 23-24: 3,671 Housing Units
- The Neighborhood Services goal is met through the efforts of the City's Code Enforcement activity.

Goal: Public Services for Low- and Moderate-Income Residents

- 5 Year Goal: 20,415 Persons Assisted
- Cumulative Actual at End of FY 23-24: 187,649 Persons Assisted
- The City was able to meet and exceed this goal. The City funds a Graffiti Abatement activity with its public service funds, which has a wide beneficiary reach.

Goal: Special Needs Non-Homeless Special Needs

- 5 Year Goal: 10,000 Persons Assisted
- Cumulative Actual at End of FY 23-24: 0
- The City anticipated funding an *ADA Curb Ramps Project* to address this goal, however the project was postponed which impacted the City's ability to meet this goal.

Goal: Special Needs Services

- 5 Year Goal: 2,375 Persons Assisted
- Cumulative Actual at End of FY 23-24: 562 Persons Assisted
- The City typically allocates funds towards a Domestic Violence Advocate program as part of its public service funds to meet this goal. Although this specific goal was not met, the City was able to exceed its other public service goals to ensure that as many beneficiaries possible received the necessary services.

4. Summary of citizen participation process and consultation process

In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys and public hearings. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

No public comments were received at either of the two public hearings.

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

No public comments were received at either of the two public hearings.

7. Summary

The City undertook good faith efforts in outreaching to its community members to meet all citizen participation requirements.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BALDWIN PARK	Housing Department
HOME Administrator	BALDWIN PARK	Housing Department

Table 1 – Responsible Agencies

Narrative

The City of Baldwin Park Housing Division is responsible for the administration of the CDBG and HOME programs. The Housing Department shall be responsible for the implementation of the Consolidated Plan and subsequent Annual Action Plans, all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policies.

Consolidated Plan Public Contact Information

Baldwin Park Housing Division
14403 E. Pacific Avenue
Baldwin Park, CA 91706
(626) 960-4011

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

1. Introduction

To gather the greatest breadth and depth of information, the City consulted with a variety of agencies, groups, and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented in this section of the Consolidated Plan. The input received from these consultation partners helped establish and inform objectives and goals described in the Strategic Plan.

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

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 such, the City consulted closely with organizations that provide assisted housing, health services, and other community-focused agencies. Outreach efforts included reaching out to organizations for feedback, sharing survey links, and informing them of public meetings.

The City also recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. To facilitate coordination and cooperation, the City will continue to work with these entities through meetings, correspondence, and joint endeavors. The City will strengthen relationships and alignment among these organizations in the implementation of the NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

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 lead agency for the Continuum of Care (CoC) for Los Angeles County is the Los Angeles Homeless Services Authority (LAHSA). LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City coordinates with the CoC to identify objectives and address the needs of different homeless populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC. All service providers within the CoC can refer people with varying needs to the appropriate service provider(s) in their area.

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 or allocate Emergency Solutions Grand (ESG) funds. The City collaborates with local service providers, including the CoC, to meet the needs of the homeless and provide regional coverage.

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

Table 2 – Agencies, groups, organizations who participated

Agency/ Group/ Organization	Agency/ Group /Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Authority of Baldwin Park	Housing – PHA	<ul style="list-style-type: none"> • Housing Need Assessment Public Housing Needs • Non-Homeless Special Needs 	The City works in coordination with its PHA throughout the year to help address its housing needs. Continued coordination with its PHA allows City to identify needs and gaps in service to improve service delivery.
Los Angeles County Development Authority	Housing – PHA Other Government – Local	<ul style="list-style-type: none"> • Housing Need Assessment Public Housing Needs • Non-Homeless Special Needs 	The City works in coordination with LACDA throughout the year to help address its housing needs.

Los Angeles Homeless Services Authority (LAHSA)	Services - Homeless	<ul style="list-style-type: none"> • Homeless Needs • Homeless Strategy • Continuum of Care 	Information and reports from their website were used for information related to city homeless count, strategies, and ongoing coordination.
East San Gabriel Valley Coalition for the Homeless	Services - Homeless	<ul style="list-style-type: none"> • Homelessness Strategy • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth 	The organization was contacted to provide their input on strategies, needs, and services for homeless populations.
San Gabriel Valley Consortium on Homelessness	Services - Homeless	<ul style="list-style-type: none"> • Homelessness Strategy • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth 	The organization was contacted to provide their input on strategies, needs, and services for homeless populations.
Housing Rights Center	Services – Fair Housing	<ul style="list-style-type: none"> • Fair Housing 	Organization was contacted to provide input on fair housing issues, landlord/tenant complaints, fair housing needs and priorities.
Metro Village Assisted Housing (ROEM Development)	Housing	<ul style="list-style-type: none"> • Housing Need Assessment • Public Housing Needs • Non-Homeless Special Needs 	Metro Village is an affordable multi-family apartment community in the City. They provided feedback on housing needs.

Catholic Charities – San Gabriel Region	Services – Children Services – Health Neighborhood Organization	<ul style="list-style-type: none"> • Homeless Needs - Chronically homeless • Homeless Needs - Families with children • Homelessness Needs – Veterans • Homelessness Needs - Unaccompanied youth 	The organization provided input on the needs of those experiencing housing instability and other immediate needs.
Family Service Centers	Services-Children Services-Education Services-Employment	<ul style="list-style-type: none"> • Economic Development • Public Services 	The organization provided input on the needs on education, employment, and other immediate needs.

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

All relevant housing, social services and other entities were consulted. Other local/ regional/ state/ federal planning efforts considered when preparing the Plan are listed in the table below.

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?
2021-2029 Housing Element	City of Baldwin Park	The Strategic Plan goals were drafted with consideration of the 2021-2029 Housing Element.
Los Angeles City and County CoC for Service Planning Area 3 (SPA)	Los Angeles City and County CoC for Service Planning Area 3 (SPA)	The Housing Inventory Count Reports provide a snapshot of the CoC’s HIC and the PIT Count survey data helps to inform policymakers and service providers of the needs of the homeless population in the area.
Bureau of Labor Statistics (BLS)	Bureau of Labor Statistics (BLS)	The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to inform decision making.
Los Angeles Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Continuum of Care identifies funding and activities assisting LA County’s homeless. The City’s homeless goals and strategy support those of the Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

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

The City coordinated efforts and consulted with several public entities including local governmental agencies such as the relevant County Departments, public housing organizations, and State government departments during the development of the Consolidated Plan. Entities were engaged via surveys, email and follow up correspondence, and public hearings. Further, the Housing Department works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Baldwin Park residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing.

Narrative (optional):

No additional narrative.

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

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

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 physical copies were available at the Baldwin Park Community Development Department.

The draft 2025- 2029 Consolidated Plan and 2025-2026 Annual Action Plan were available for public review and comment from May 16, 2025 to June 18, 2025. No public comments were received.

The first of the two public hearings was held on April 16, 2025 to invite public input on community needs and priorities. No public comments were received. The second public hearing for approval of the 2025- 2029 Consolidated Plan and 2025-2026 Annual Action Plan was held before the Baldwin Park City Council on June 18, 2025; no public comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Online Survey	Non-target/ broad Community All interested persons	47 responses received	All comments were considered and incorporated in the appropriate sections of the Consolidated Plan	N/A
2	Notice of Public Hearing No. 1	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community	A newspaper notice was published to announce Public Hearing 1 to accept feedback on community needs to inform the Consolidated Plan goals and priorities. The notice was published on April 2, 2025	No public comments received.	N/A
3	Public Hearing No. 1 April 16, 2025	Non- targeted/broad community	Public Hearing 1 to accept feedback on community needs to inform the Consolidated Plan goals and priorities.	No public comments received.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Notice of Public Hearing No. 2	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community	A newspaper notice was published to announce Public Hearing 2 to accept feedback/approved on community on the draft Consolidated Plan and Annual Action Plan The notice was published on May 16, 2025.	No public comments received.	N/A
5	Public Hearing No. 2 June 18, 2025	Non- targeted/broad community	Public Hearing 2 to accept feedback/approved on community on the draft Consolidated Plan and Annual Action Plan.	No public comments received.	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Baldwin Park must first assess the community's needs. The Needs Assessment describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau, HUD, and the Bureau of Labor Statistics. Once gathered, the data is closely analyzed to explore how family and household dynamics, race, and housing problems are interconnected. The key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by Baldwin Park residents.

Stakeholder and community survey responses emphasize several priority needs. Affordable housing is one of the most pressing concerns, with stakeholders identifying the need for increased access to housing options for low-income residents, seniors, and individuals with disabilities. In addition, homelessness prevention and supportive services are ranked as very important, particularly in areas where homelessness is prevalent. Employment and workforce training programs also emerged as a critical need, with a focus on skill-building and job placement opportunities. Infrastructure concerns, including improvements to sidewalks, streets, and broadband access, were frequently cited as areas requiring investment to enhance connectivity and public safety. Additionally, respondents highlighted economic development efforts to support small businesses and provide resources for entrepreneurs as a key component of community sustainability.

In addition to demographic analysis, this section examines factors that influence or are influenced by the housing market. These include public housing needs and the needs of individuals facing homelessness and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators. By understanding the scale and prevalence of housing challenges within Baldwin Park, the City can set evidence-based priorities for its programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

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

Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in Baldwin Park is the lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 7,696 households in the City are cost burdened, representing 43.7% of the population. Both renters and homeowners are similarly affected, with 4,074 rental households and 3,622 homeowner households paying more than 30% of their income on housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	75,933	70,720	-1%
Households	17,240	18,163	0%
Median Income	\$51,153	\$79,087	33%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

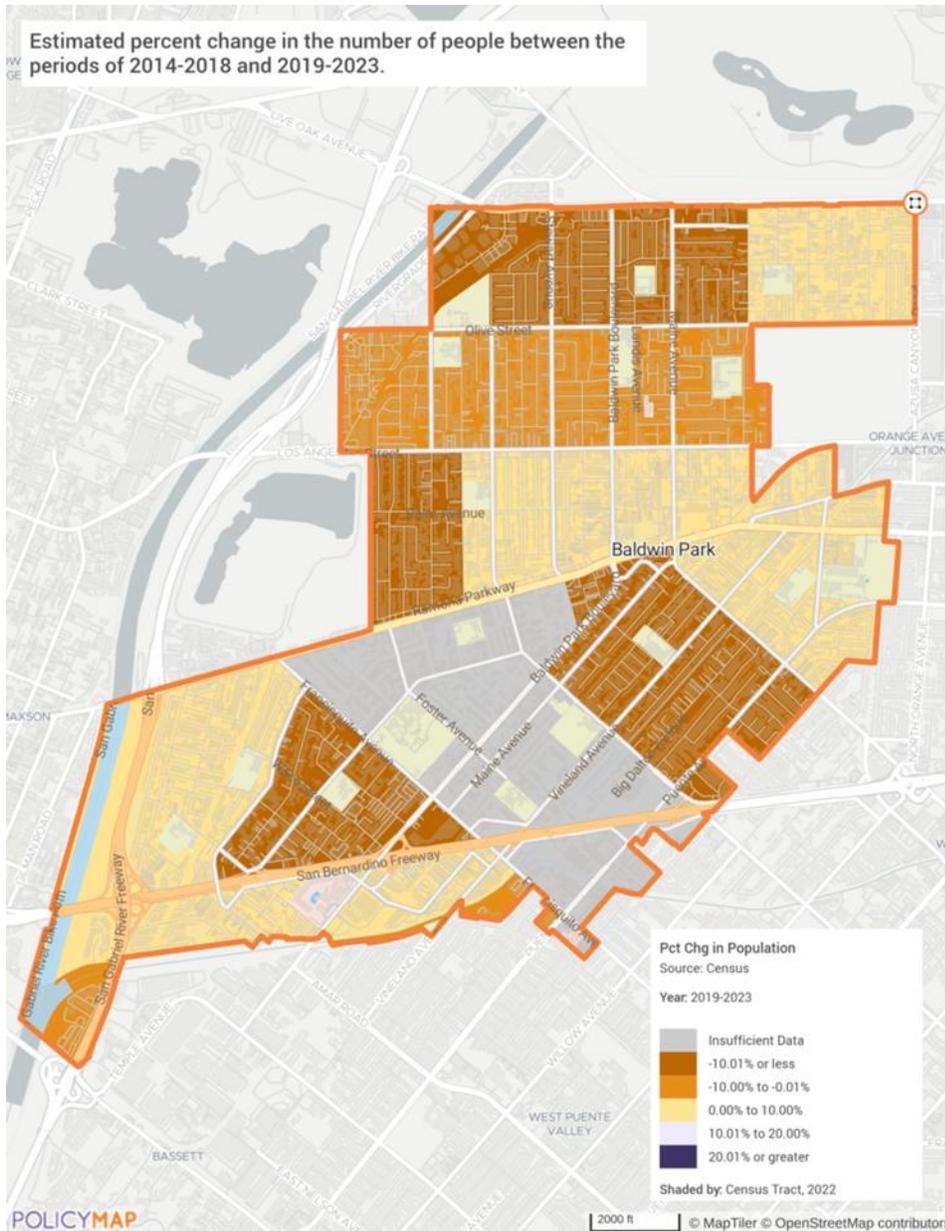
Residents

Since 2013, Baldwin Park's population has declined by 6.9%, while the number of households experienced a modest increase of 5.4%. This divergence indicates a reduction in average household size, which may be attributed to demographic shifts such as an aging population or evolving family dynamics. Economic factors, including the affordability and availability of housing, likely also contribute to this trend.

Over the same period, Baldwin Park's median household income (MHI) grew by 54.6%, significantly outpacing inflation. While this income growth surpasses inflation, rising home prices and rental costs have outpaced earnings, exacerbating affordability challenges for many residents. These trends highlight the ongoing need for affordable housing investments, rental assistance programs, and homeownership support initiatives to ensure that economic gains contribute to improved housing stability and accessibility across the City.

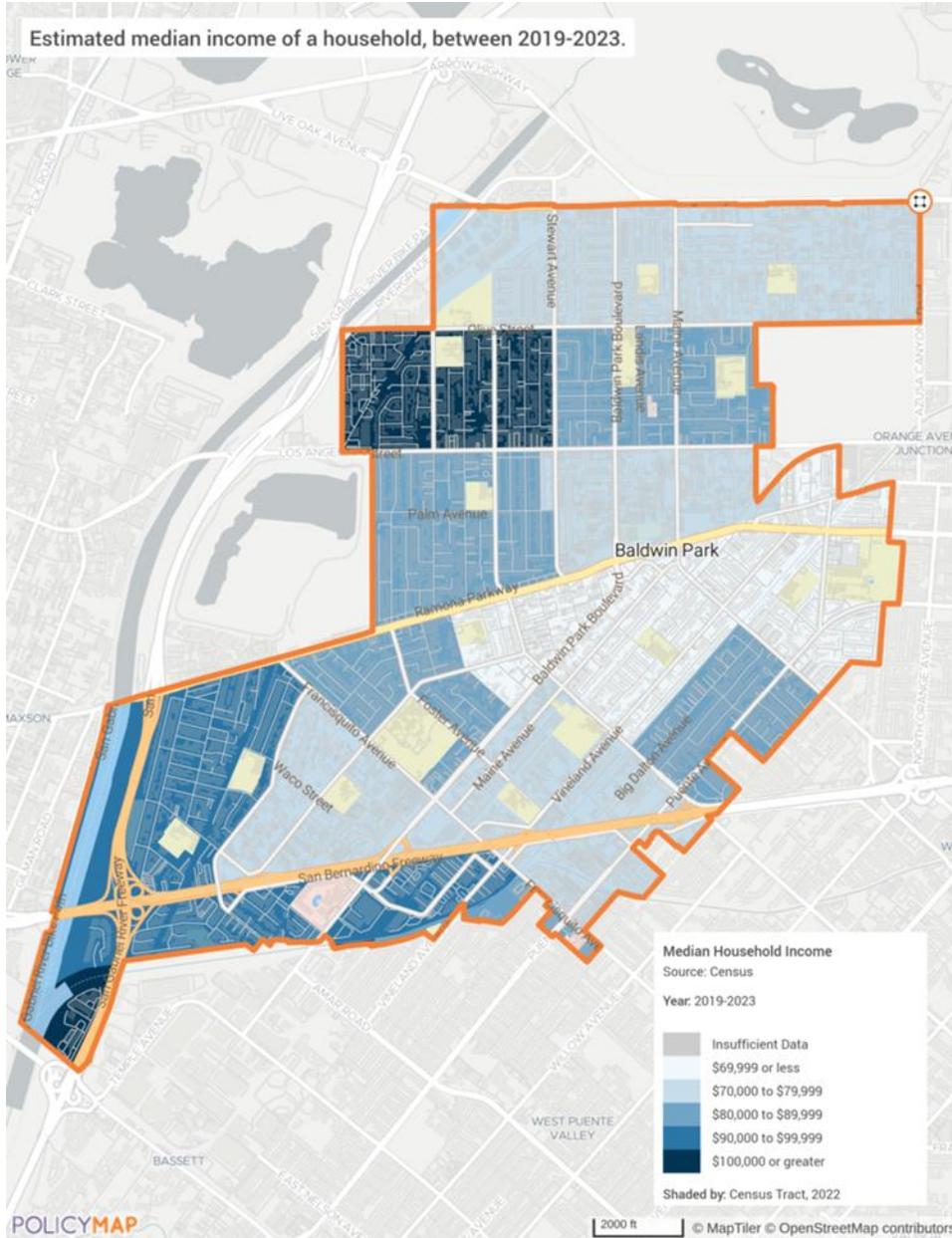
Change in Population from 2019-2023

Between 2014–2018 and 2019–2023, Baldwin Park experienced wide-ranged population decline, with most areas seeing a decline of 10% or more. Areas in the central portion of the City shaded in light grey indicate there was insufficient data to report overall population changes for these areas. The overall population shifts suggest changes in residential density driven by factors such as economic opportunities, housing availability, and demographic trends like migration or smaller household sizes. These disparities highlight the need for strategic planning to address declining areas and ensure infrastructure and services support growing neighborhoods effectively.



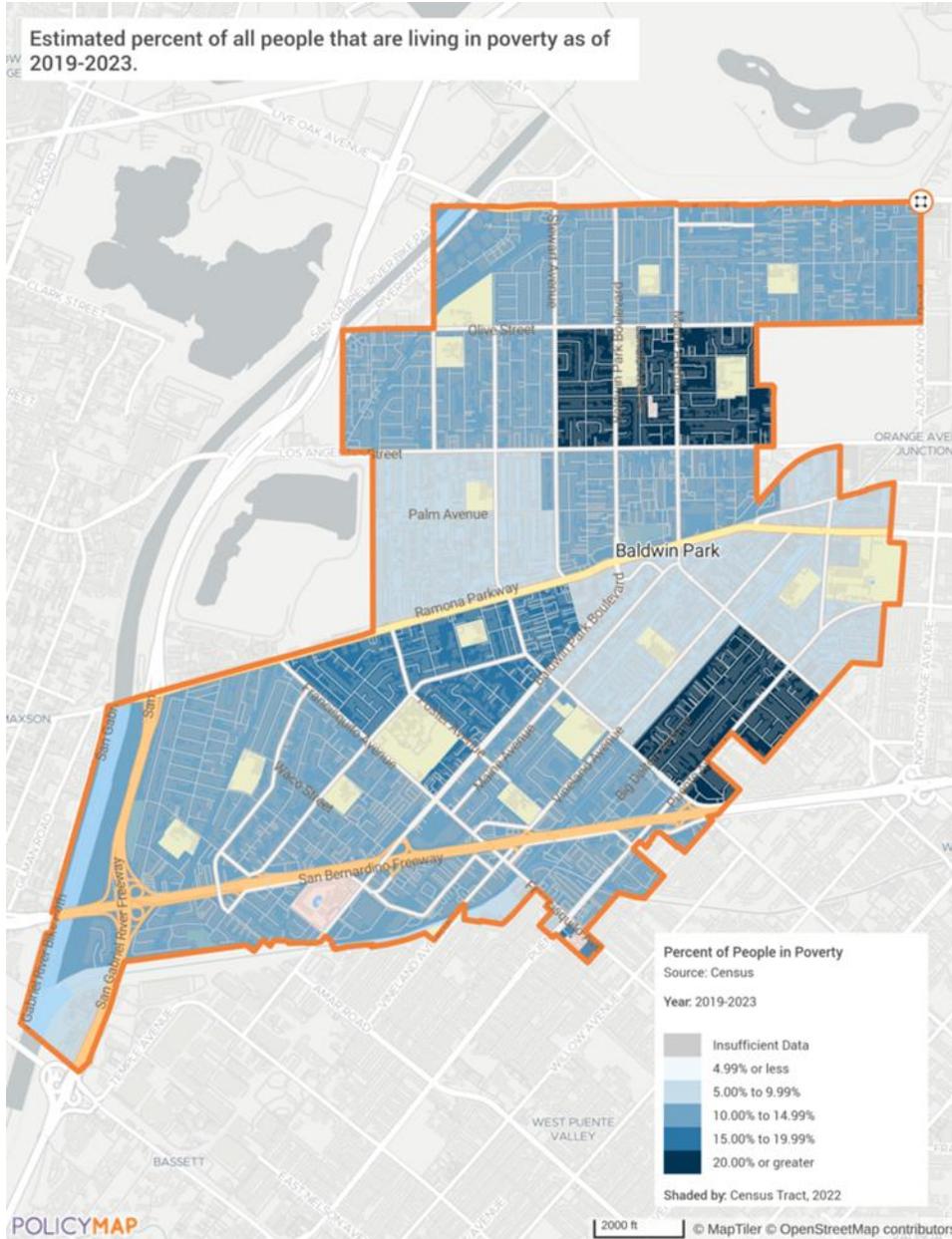
Median Household Income

The *Estimated Median Household Income* map below reveals significant economic disparities across Baldwin Park. While many areas report incomes below \$70,000, other neighborhoods exceed \$80,000, with the highest concentrations of wealth in the northeast and southwest reporting a median household income over \$100,000. This uneven distribution highlights the economic divide and underscores the need for targeted investments and programs to improve conditions in lower-income areas, fostering more equitable economic opportunities citywide.



Poverty

The *Estimated Percent of All People Living in Poverty* map for Baldwin Park highlights a significant socioeconomic divide across the City. Most census tracts throughout the City report poverty rates exceeding 10% with a few tracts represented by darker shading exceeding 20%. In contrast, a few tracts within the central regions have notably lower poverty rates represented by lighter shading report rates below 5%. This disparity emphasizes the need for targeted interventions and investments to address economic challenges in high-poverty areas and promote greater equity citywide.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	3,255	3,050	4,490	2,165	4,595
Small Family Households	1,105	1,180	2,475	1,240	2,455
Large Family Households	620	1,005	1,290	595	1,320
Household contains at least one person 62-74 years of age	665	990	1,295	675	1,490
Household contains at least one person age 75 or older	629	364	560	185	420
Households with one or more children 6 years old or younger	554	750	815	465	690

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

In the above table, data from HUD’s 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) provides a detailed look at households in Baldwin Park, using the HUD Area Median Family Income (HAMFI) as a baseline. This document will use the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

According to 2017-2021 CHAS data, approximately 61.5% (10,795 households) of Baldwin Park’s households earn below 80% of the HUD Area Median Family Income (HAMFI), classifying them as low-income. Among these low-income households, small households make up approximately 44.1%, while large households represent only 27%. There are similar findings of elderly households (those with at least one member aged 62 or older) having nearly 62% below 80% HAMFI and 38% above 80% HAMFI. 65% of households with children under six years of age are found in the low-income bracket. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in Baldwin Park.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	10	35	15	135	15	15	35	15	80
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	170	105	200	35	510	0	80	45	95	220
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	210	385	260	105	960	45	200	490	150	885
Housing cost burden greater than 50% of income (and none of the above problems)	1,085	355	110	10	1,560	770	470	140	4	1,384
Housing cost burden greater than 30% of income (and none of the above problems)	195	490	400	30	1,115	140	295	725	275	1,435
Zero/negative Income (and none of the above problems)	75	0	0	0	75	15	0	0	0	15

Table 7 – Housing Problems Table

Data Source: 2017-2021 CHAS

Housing Needs Summary

A summary of housing issues in Baldwin Park, based on 2017–2021 CHAS data, highlights critical challenges related to cost burden and overcrowding across income groups and tenure types (renter or homeowner). However, the table above only presents housing problems among households earning up to 100% of the AMI. Households with higher incomes often still experience housing problems.

Among the 2,675 cost-burdened renter households reported in this table, 98.5% earn below 80% of the Area Median Income (AMI). Similarly, 2,819 cost-burdened homeowner households spend 30% or more of their income on housing, with 90.1% earning below 80% AMI.

Overcrowding also presents a significant challenge, affecting approximately 1,470 renter households, of which 90.5% earn below 80% AMI. Additionally, 1,105 homeowner households live in overcrowded conditions, with 77.8% earning below 80% AMI. Overcrowding is defined as living in spaces with more than 1.01 persons per room, further compounding the housing difficulties faced by low-income residents.

Among the total cost-burdened households in the income groups represented, 58.3% of renters and 49.1% of homeowners are classified as severely cost-burdened, with housing expenses exceeding 50% of their household income. These figures underscore the disproportionate financial strain on low-income households, particularly renters, who also experience higher levels of overcrowding. Addressing these issues will require comprehensive and targeted strategies to improve housing affordability and alleviate overcrowded living conditions in Baldwin Park.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,730	1,345	1,005	195	4,275	970	1,065	1,435	545	4,015
Having none of four housing problems	195	135	685	425	1,440	275	505	1,370	1,000	3,150
Household has negative income, but none of the other housing problems	75	0	0	0	75	15	0	0	0	15

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems

Severe housing problems are a significant issue in Baldwin Park, particularly for lower-income households. Among renter households, approximately 75.1%, or 4,350 households, earning between 0% and 100% of the Area Median Income (AMI) experience at least one severe housing issue, while 56.1% of homeowner households, or 4,030 households face similar challenges. These problems are most prevalent at the lowest income levels, where 90.3% of renters who earn below 30% AMI report housing issues. Similarly, 90.9%

of renters earning between 30% and 50% AMI experience severe housing problems, while 59.5% of those renters earning between 50% and 80% AMI.

Homeowners also face significant challenges, with housing problems affecting 78.2% of those earning below 30% AMI, 67.8% for households earning between 30% and 50% AMI, and 51.2% for households earning between 50% and 80% AMI. Cost burden, defined as spending more than 30% of the income on housing, is the most common issue across all groups. These financial pressures highlight the critical need for targeted interventions to improve housing affordability and address the economic challenges facing Baldwin Park’s low-income renters and homeowners.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	90	300	325	715	55	215	530	800
Large Related	95	395	185	675	0	155	140	295
Elderly	90	50	40	180	85	55	60	200
Other	0	90	40	130	0	4	45	49
Total need by income	275	835	590	1,700	140	429	775	1,344

Table 9 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

Housing Cost-Burdened

The table above, based on 2017–2021 CHAS data, provides a detailed analysis of cost-burdened households in Baldwin Park within income ranges from 0% to 80% of the Area Median Income (AMI), highlighting variations across different household types. Among cost-burdened renter households, 42.1% are small households, while large households account for 39.7%. For homeowners, approximately 59.5% of small homeowner households are cost-burdened, compared to 21.9% of large homeowner households.

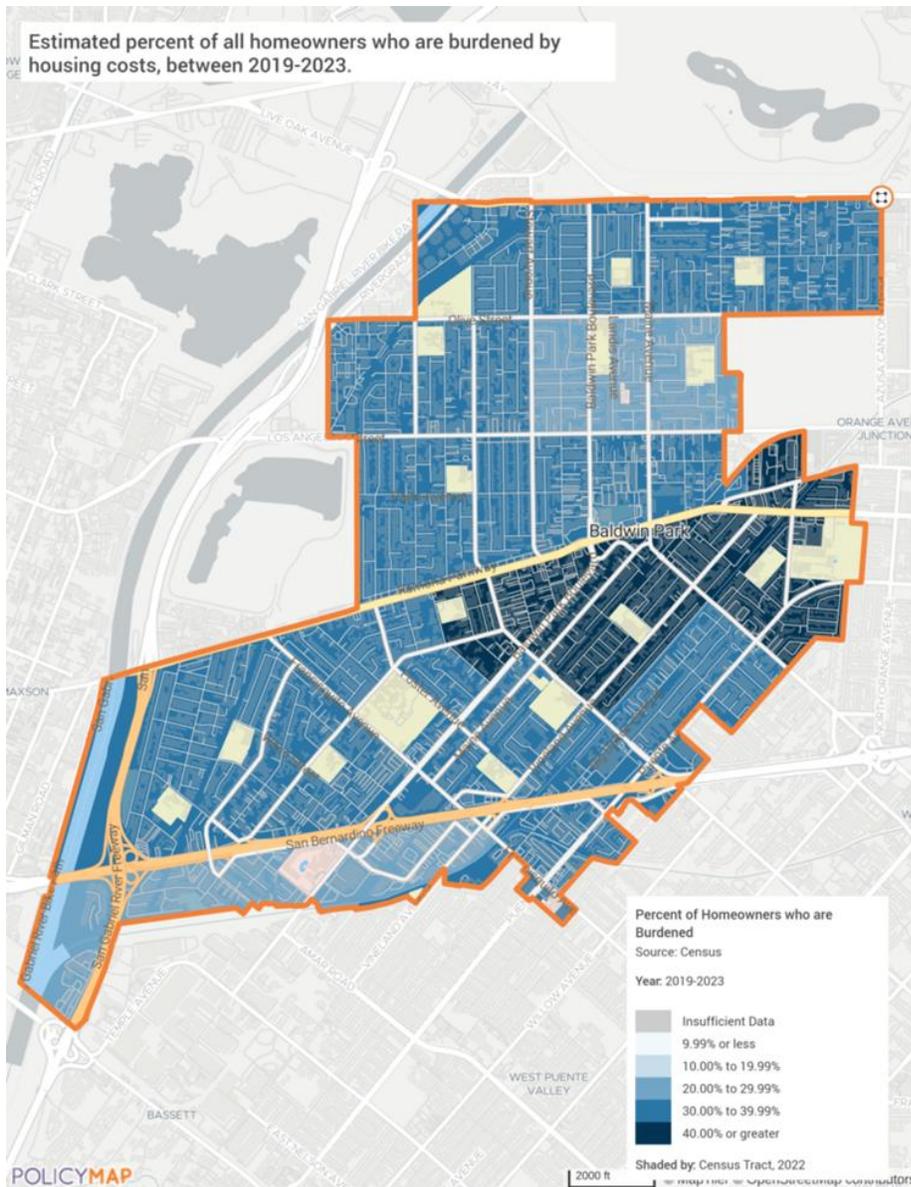
Elderly households also represent a notable portion of cost-burdened residents in Baldwin Park. Among homeowners, 10.6% of elderly households face cost burdens, while 14.9% of elderly renters experience similar challenges. These figures indicate that older residents, regardless of tenure type, face persistent financial pressures related to housing costs, emphasizing the unique vulnerabilities of Baldwin Park’s elderly population within low-income brackets.

Geographic disparities in cost-burdened households are further illustrated using ACS data. Maps of Baldwin Park presented in this section show significant variation by block groups, with lower-income areas

exhibiting a higher prevalence of cost-burdened households. Factors such as housing supply constraints and elevated median home values in certain areas contribute to these disparities, highlighting the need for affordable housing initiatives tailored to meet the needs of economically disadvantaged neighborhoods.

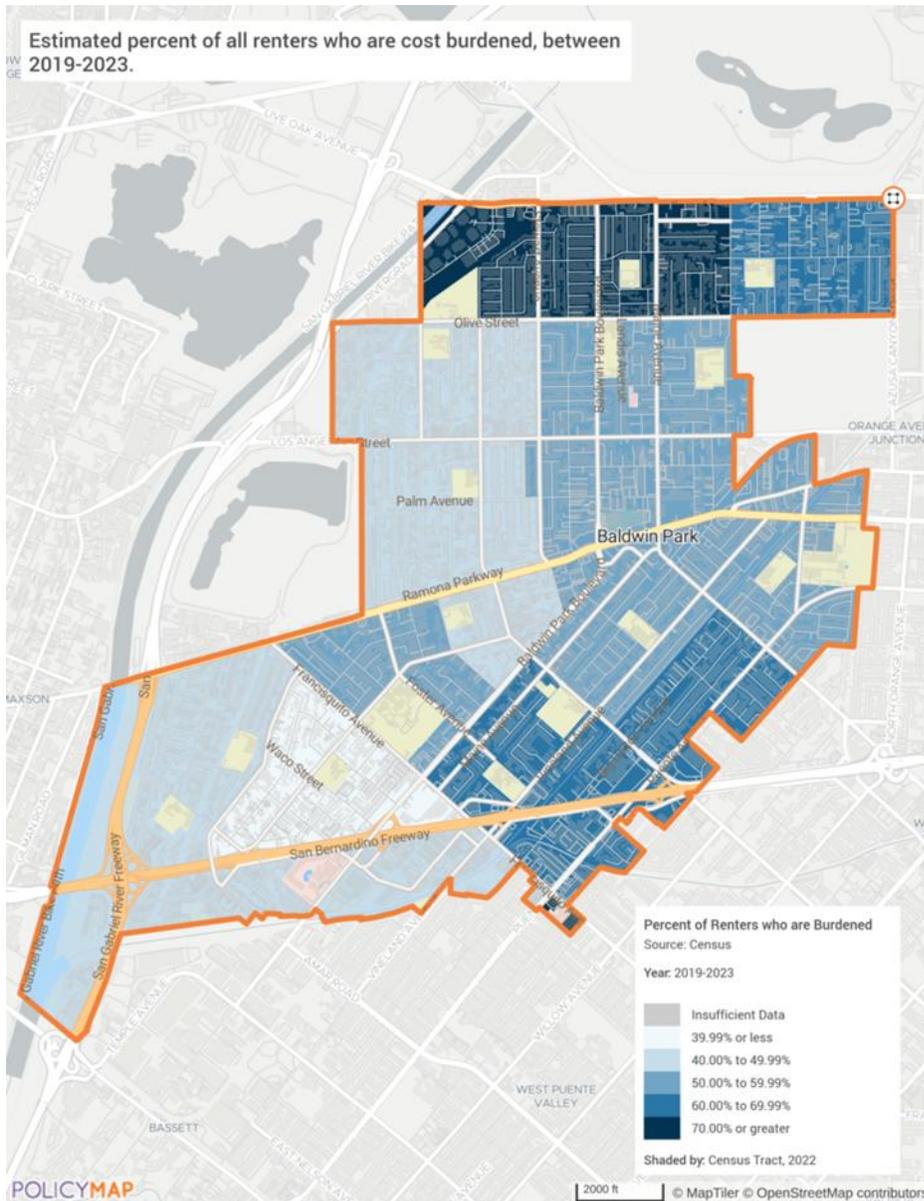
Homeowner Cost Burden

Cost-burdened homeowners are prevalent across Baldwin Park, with most neighborhoods throughout the City reporting over 30% of households spending more than 30% of their income on housing, and some exceeding 40%. There are very few areas that have lower rates, with no areas reporting below 20%. This widespread affordability challenge highlights the need for targeted strategies to address the financial strain on homeowners throughout the City.



Cost Burdened Renters

Cost-burden rates for renters in Baldwin Park are significant, with all areas of the city reporting over 40% of renters spending more than 30% of their income on housing. In many areas, more than 50% of renter households face this financial strain with a few northern areas reporting over 70%. This widespread affordability challenge underscores the critical need for targeted interventions to improve housing affordability and alleviate the economic pressures on renters citywide.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	540	160	60	760	240	200	80	520
Large Related	400	125	0	525	75	100	4	179
Elderly	285	50	25	360	345	185	0	530
Other	200	80	20	300	130	35	50	215
Total need by income	1,425	415	105	1,945	790	520	134	1,444

Table 10 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

Severe Cost Burden

In Baldwin Park, a significant proportion of households are severely cost-burdened, spending over 50% of their income on housing, making them highly vulnerable to financial and housing instability. Among renters facing severe cost burdens, small, related households constitute approximately 39.1%, while large households account for 27%. For homeowners, small, related households represent 36% of those severely cost-burdened, with large households comprising 12.4%. Elderly households are notably impacted, with 18.5% of elderly homeowners and 36.7% of elderly renters experiencing severe cost burdens.

Households with severe cost burdens are at a heightened risk of instability, where minor unexpected expenses—such as rising utility bills or medical costs—can significantly threaten their ability to maintain housing. This financial precarity increases the risk of displacement or homelessness for these residents, particularly those in low-income brackets.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	370	370	265	85	1,090	30	185	150	65	430
Multiple, unrelated family households	10	115	200	70	395	25	105	390	190	710

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	380	485	465	155	1,485	55	290	540	255	1,140

Table 11 – Crowding Information – 1/2

Data Source: 2017-2021 CHAS

Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and overcrowding in Baldwin Park varies significantly by housing tenure. Renters account for most overcrowded households, with 1,485 cases for renters compared to 1,140 among homeowners. This issue disproportionately affects lower-income households, with approximately 89.6% of overcrowded renter households and 77.6% of overcrowded homeowner households earning below 80% of the Area Median Income (AMI), classifying them as low-income.

These findings underscore the significant impact of overcrowding on Baldwin Park’s low-income households, particularly renters, who are more affected by both space and affordability constraints. Addressing this issue would improve living conditions for affected residents, enhance their quality of life, and reduce the stress associated with overcrowded housing. For the City, alleviating overcrowding could lead to stronger community stability, better health outcomes for residents, and a more equitable distribution of housing resources, fostering long-term economic and social benefits.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	499	485	430	1,414	55	265	385	705

Table 12 – Crowding Information – 2/2

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

Single-person households in Baldwin Park face significant housing instability risks due to lower income levels and limited resources. According to ACS 2019–2023 data, the median income for single-person households is \$29,949, nearly half the \$51,492 median income for two-person households. These households also face transportation challenges, as they are less likely to own a vehicle, which complicates commuting and access to essential services.

Single-person households are more prevalent among homeowners, with 1,172 single-person homeowner households compared to 1,015 renter households. The median rent in Baldwin Park for 2023 is \$1,817, requiring an annual income of \$72,680 to avoid being cost-burdened. Similarly, the median monthly housing cost for homeowners with a mortgage is \$2,254, necessitating a household income of \$90,160 to remain financially stable. Given that the median income for a single-person household falls well below both these thresholds, it is reasonable to assume that all 2,187 single-person households in Baldwin Park are likely to require some form of housing assistance. These findings underscore the significant housing affordability challenges faced by single-person households and highlight the need for targeted support, including rental assistance, affordable housing options, and expanded transportation resources to improve their overall stability and access to economic opportunities.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In Baldwin Park, 11.7% of residents—approximately 8,237 individuals—report having a disability, according to 2019–2023 American Community Survey (ACS) data. The prevalence of residents with a disability increases significantly with age, with over one-third of residents aged 65 and older experiencing some form of disability. This underscores the critical need for housing that accommodates physical and cognitive limitations, enabling safe and independent living for older adults and other individuals with disabilities.

Ambulatory difficulty, affecting nearly 4,443 residents, is the most reported disability and often necessitates accessibility features like ground-level units, ramps, and other mobility-friendly modifications. Other prevalent disabilities include independent living difficulty and cognitive impairments, which may require in-home support services, counseling, or placement in supportive housing communities. Developing inclusive housing strategies that address these needs is essential to ensuring that all residents in Baldwin Park have access to safe and supportive living environments.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Accurate crime statistics for incidents like family violence, intimate partner violence, and sexual assault are challenging to collect due to significant underreporting. Many survivors refrain from reporting due to fears of retaliation, concerns about child custody, or limited economic and housing resources, highlighting the importance of accessible resources for safety and stability.

According to California’s OPENJUSTICE database, the Baldwin Park Police Department received 138 domestic violence calls in 2023, with 15 involving weapons. This represents an almost 24% decrease from 2022, which recorded 180 domestic violence incidents. In 2023, Baldwin Park reported 332 violent crimes,

including 40 sexual crimes. These included 20 incidents of rape (forcible rape prior to 2014) and 20 incidents of rape (other). This reflects an increase from 2022, which reported 28 sexual crimes.

The U.S. Department of Justice estimates that only 42% of violent victimizations are reported to law enforcement. Applying this estimate to Baldwin Park's 2023 data suggests that approximately 96 sexual offenses may have occurred. These figures emphasize the critical need for robust housing and support services to assist survivors in achieving safety, stability, and recovery.

What are the most common housing problems?

Baldwin Park faces significant housing challenges, including cost burdens, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden remains a critical issue, particularly among lower-income households, many of whom spend over 30% of their income on housing, with a substantial portion allocating more than half of their income. This underscores the urgent need for affordable housing to reduce financial strain. Overcrowding is another prevalent issue, primarily affecting lower-income renters due to the limited availability of affordable, family-sized units.

According to 2019–2023 ACS data, Baldwin Park had only 360 vacant housing units. Homeownership opportunities are particularly constrained, with only 0.5% of homeowner properties laying vacant compared to 1.2% of rental properties. This scarcity contributes to overcrowding and housing instability, disproportionately affecting single-person households, elderly residents, and lower-income families, who often struggle to secure stable housing and access essential services.

The City's aging housing stock presents additional challenges. HUD guidelines highlight lead-based paint hazards (LBPHs) as a significant risk in homes built before 1978. In Baldwin Park, 13,566 housing units were constructed before 1980, with 3,201 predating 1950. These older units are more likely to have lead-based paint hazards, along with other potential environmental hazards like asbestos, and likely require ongoing safety updates.

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

Baldwin Park faces significant housing challenges, including cost burdens, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly severe among lower-income households, with many spending over 30%—and in some cases more than half—of their income on housing. This highlights the urgent need for affordable housing options to alleviate financial strain. Overcrowding, driven by a shortage of affordable family-sized units, is also common among lower-income renters.

Homeownership opportunities in Baldwin Park remain constrained, with 10,627 owner-occupied units compared to 7,536 renter-occupied units and a homeowner vacancy rate of 0.5%, based on 2019–2023 ACS data. This limited availability exacerbates overcrowding and housing instability, disproportionately

impacting single-person households, elderly residents, and lower-income families who struggle to secure stable housing and essential services.

Additionally, HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, especially those built before 1978. In Baldwin Park, 13,566 housing units, accounting for nearly three-quarters of all housing—were constructed before 1980, with 3,201 built before 1950. These older units are more likely to have lead-based paint hazards, along with other potential environmental hazards like asbestos, and likely require ongoing safety updates.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

In Baldwin Park, low-income individuals and families with children, especially those classified as extremely low-income, face significant challenges that place them at imminent risk of homelessness. The shortage of affordable housing has worsened over the years, leaving many households unable to find low-cost rental options. Severely cost-burdened families often spend more than half of their income on housing, making it difficult to afford other necessities such as food, healthcare, and transportation. Overcrowding is also common, particularly among families unable to secure affordable family-sized units, increasing the risk of housing instability and eviction.

Formerly homeless families and individuals receiving rapid re-housing assistance face difficulties as their support period ends. While these programs provide temporary financial aid and services, many participants still struggle with securing stable employment and maintaining housing costs once assistance expires. Without continued support or access to affordable housing, some may face the risk of returning to homelessness. Addressing these challenges requires expanding affordable housing options, extending support services, and improving access to sustainable employment opportunities.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The City does not provide estimates of at-risk populations that have not already been included in this report.

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

In Baldwin Park, several housing characteristics contribute to instability and an increased risk of homelessness. The City's high percentage of older housing stock often requires expensive repairs and updates to meet safety standards, leaving many properties vulnerable to deferred maintenance or

structural issues that may render them uninhabitable. Low-income tenants are particularly at risk of displacement if they cannot afford the necessary repairs. Furthermore, inadequate maintenance and lack of essential repairs—such as plumbing, heating, and electrical work—can lead to health hazards, often forcing residents to vacate or face eviction, especially when they lack resources to address or contest substandard conditions.

The limited housing availability, with only 1.9% of units vacant, coupled with the shortage of affordable options—as evidenced by the high prevalence of cost-burdened households—exacerbates these challenges, underscoring the need for affordable and stable housing solutions in Baldwin Park.

Discussion

No additional discussion.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing and affordable housing programs in Baldwin Park are designed to provide safe and affordable rental opportunities for low- and moderate-income families, seniors, and individuals with disabilities. The Housing Authority of Baldwin Park administers the Section 8 Housing Choice Voucher (HCV) program, offering rental assistance that enables eligible households to secure housing in the private market while maintaining affordability through federally funded subsidies. At the time of this report, the City's Section 8 waiting list is closed, and new applications are not being accepted.

In addition to managing the HCV program, the City of Baldwin Park's Housing Division oversees Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs, which support housing rehabilitation, public facility improvements, and community development initiatives aimed at enhancing quality of life for residents. The City also works in partnership with nonprofit organizations, private developers, and regional agencies to expand affordable housing options, with a particular focus on addressing the needs of seniors, individuals with disabilities, and other vulnerable populations.

While Baldwin Park administers its own housing programs, it also collaborates with the Los Angeles County Development Authority (LACDA) to align local policies with broader regional housing initiatives and to explore additional funding opportunities. This section provides an overview of Baldwin Park's existing affordable housing programs and initiatives, highlighting efforts to ensure that housing assistance reaches those in greatest need. Further analysis will examine the demographic characteristics of program participants to help guide future housing policies and resource allocation.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 13 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 14 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

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

Table 15 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 16 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Public housing tenants and applicants in Baldwin Park who require accessible units often include seniors and individuals with disabilities. These individuals may need accommodation such as wheelchair-accessible features, modified kitchens and bathrooms, and units located on the ground floor or with elevator access. The demand for these units exceeds availability, resulting in extended waiting times for those in need. Additionally, many applicants require supportive services, such as in-home assistance, transportation, and medical accommodations, to maintain independent living.

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

Individuals covered under Section 504 in Baldwin Park often face immediate needs related to housing accessibility, reasonable accommodation, and supportive services. Many require housing units with accessible features such as widened doorways, roll-in showers, and lower countertops to accommodate mobility impairments. Additionally, the need for reasonable modifications, including visual and auditory alert systems for individuals with sensory impairments, is crucial.

Beyond physical modifications, many individuals with disabilities require assistance securing stable housing due to financial limitations, a lack of available accessible units, and long waiting lists. Supportive services, such as in-home assistance, transportation, and healthcare access, are also essential for maintaining independent living. Ensuring compliance with Section 504 by increasing accessible housing options and improving access to supportive resources is critical to addressing these needs.

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

Individuals who require accommodation under Section 504 face unique housing challenges compared to the general population. While many residents of Baldwin Park experience affordability and availability issues, individuals with disabilities require additional considerations, including accessible unit modifications and compliance with federal accessibility standards. The limited supply of accessible housing often forces individuals to wait significantly longer than others in need of housing assistance. Additionally, the need for reasonable accommodation, such as live-in aides or modified lease terms, further complicates access to appropriate housing. Ensuring compliance with Section 504 and increasing the availability of accessible units remain critical priorities in addressing these disparities.

Discussion

No additional discussion.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a complex issue that affects communities across the United States, and its challenges stem from a combination of overlapping and interrelated factors. The causes of homelessness rarely arise from a single issue, but rather from the convergence of multiple events and conditions. Economically, homelessness can result from unemployment, a lack of affordable housing, or poverty. Health factors such as mental illness, physical disabilities, HIV/AIDS, and substance abuse also contribute significantly to housing instability. Additionally, social issues like domestic violence, educational attainment, and racial disparities play a role. Since these factors are often interconnected, addressing homelessness requires a collaborative, community-based approach that considers economic, health, and social dimensions simultaneously.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless” or “homeless individual” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill)
- An institution that provides a temporary residence for individuals intended to be institutionalized
- A public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings

The Los Angeles City and County Continuum of Care (CoC) coordinates the region’s response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the region. The data in this section comes from the 2024 PIT Count, conducted by the CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA), which includes the city of Baldwin Park

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	626	137	-	-	-	-
Persons in Households with Only Children	5	2	-	-	-	-
Persons in Households with Only Adults	582	3,491	-	-	-	-
Chronically Homeless Individuals	190	1,962	-	-	-	-
Chronically Homeless Families	71	38	-	-	-	-
Veterans	3	104	-	-	-	-
Unaccompanied Child	96	38	-	-	-	-
Persons with HIV	28	92	-	-	-	-

Table 17 - Homeless Needs Assessment

Alternate Data Source Name: 2024 Greater Los Angeles Homeless Count Service Planning Area 3 Los Angeles Homeless Services Authority

2024 Homeless Count: Baldwin Park



2024 Homeless Count:
Raw Data Totals
Baldwin Park



Select City:

Actual Persons Counted:

	2024	2023	Diff
Sheltered:	112	111	1
Unsheltered:	56	77	-21
Total Actual Persons:	168	188	-20

Improvised Dwellings Counted:

	2024	2023	Diff
Cars:	6	16	-10
Vans:	5	4	1
RVs:	11	10	1
Tents:	10	13	-3
Makeshift shelters:	12	42	-30
Total Dwellings:	44	85	-41

Notes:

- * The data presented above are actual counts of the persons and improvised dwellings and have not been adjusted by a multiplier to estimate the persons living in the counted dwellings.
- * These actual counts of persons and improvised dwellings include data collected by volunteers the night of the count along with data collected by special outreach teams who canvass hard-to-reach and/or dangerous areas.
- * Sheltered counts do not include clients sheltered with vouchers or in programs with confidential addresses, such as shelters for clients fleeing domestic violence. Voucher-based program data is not available at the census tract level. Data for confidential sites is included only in summaries at the SPA-level or larger to protect their confidentiality.

The Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. The local count conducted in January 2024 for Baldwin Park identified 112 individuals experiencing homelessness that were residing in shelters, 56 individuals experiencing unsheltered homelessness, and 44 residing in improvised dwellings, such as cars, vans, RVs, or tents, or makeshift shelters. These 2024 local totals for Baldwin Park, or 168 observed individuals experiencing homelessness, represent a very slight decrease from the previous year (2023) when 188 homeless individuals were observed. However, these figures do not include individuals who are sheltered through voucher programs or residing in facilities with confidential addresses.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

- **Chronically Homeless Individuals and Families:** Chronically homeless individuals and families are those who experience long-term or repeated episodes of homelessness, often for a year or more. This population frequently faces mental health challenges, substance use disorders, or physical disabilities that complicate efforts to find and retain stable housing. Due to the enduring nature of their homelessness, these individuals and families typically require intensive support services and permanent supportive housing to achieve housing stability.
- **Families with Children:** Families experiencing homelessness with children consist of one or more adults with minor dependents. These families often experience homelessness due to economic hardship, domestic violence, or lack of affordable housing. Homelessness can have particularly adverse effects on children, disrupting their education, healthcare access, and overall well-being. Providing stable housing for these families is essential to support the developmental needs of children and promote family stability.
- **Veterans and Their Families:** Veterans experiencing homelessness often have unique needs related to physical or mental health, such as post-traumatic stress disorder (PTSD) or physical disabilities acquired during military service. Veterans are more likely than the general population to experience homelessness, and they frequently benefit from tailored services, such as specialized healthcare and housing assistance. Although most data focus on individual veterans, families of veterans may also face housing instability, especially when veterans face barriers to employment or healthcare.
- **Unaccompanied Youth:** Unaccompanied youth experiencing homelessness are young individuals, typically under 25, who are without parental or guardian care. This population often includes those who have aged out of foster care, fled abusive households, or faced family rejection due to sexual orientation or other factors. Unaccompanied youth face unique vulnerabilities, including limited access to education, healthcare, and employment, and they are at higher risk for exploitation and mental health issues. Targeted interventions are essential to support these youth and help them transition to stable, independent living.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	428	974
Black or African American	532	974
Asian	16	104
American Indian or Alaska Native	40	125
Pacific Islander	8	50
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	558	2,334
Not Hispanic	655	1,296

Data Source: 2024 Greater Los Angeles Homeless Count Service Planning Area 3

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

The table above presents data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), highlights the significant housing needs of families with children experiencing homelessness. Among the total homeless population, there were 626 individuals within families with children that were experiencing sheltered homelessness on the night of the count, while 137 individuals within families with children were experiencing unsheltered homelessness. Collectively, these families included 33 individuals under the age of 18, demonstrating the substantial presence of children in need of stable housing solutions. The high number of unsheltered families underscores the urgent need for interventions to address both immediate shelter needs and long-term housing stability for families with children. There were no Veterans in families with children identified during the 2024 PIT count.

Addressing the housing needs of these families with children requires expanded access to affordable housing, tailored support services, and programs designed to promote long-term housing stability. These efforts are essential for ensuring that vulnerable populations can transition out of homelessness and achieve a higher quality of life.

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Los Angeles City and County Continuum of Care (CoC) Service Planning Area 3, which includes Baldwin Park

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

Based on data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), there were a total of 1,213 individuals experiencing sheltered homelessness and 3,630 individuals experiencing unsheltered homelessness.

Among the sheltered homeless population, approximately 35% were White individuals, 44% Black/African American individuals, and 46% Hispanic individuals.

Of the unsheltered homeless population, approximately 27% were White individuals, 12% were Black/African American individuals, and 65% were Hispanic individuals. Hispanic individuals represented the largest demographic group among unsheltered individuals, reflecting unique challenges in accessing housing stability.

This demographic data underscores the need for targeted interventions to address the racial and ethnic inequities within the homeless population, ensuring that resources are equitably distributed and tailored to meet the specific needs of these communities.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), there were 1,213 individuals experiencing sheltered homelessness and 3,630 individuals experiencing unsheltered homelessness across the region. Within this CoC, the Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. A local count conducted in January 2024 for Baldwin Park identified 36 individuals residing in shelters, 146 unsheltered individuals, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters.

This data provides valuable insights into the scope of homelessness in Baldwin Park, emphasizing the urgent need for targeted interventions to address both sheltered and unsheltered homelessness. Additionally, the presence of individuals in temporary or informal accommodation highlights the importance of solutions that ensure housing stability for all affected residents.

Discussion:

According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), there were 1,213 individuals experiencing sheltered homelessness and 3,630 individuals experiencing unsheltered homelessness across the region. Within this CoC, the Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. A local count conducted in January 2024 for Baldwin Park identified 36 individuals residing in shelters, 146 unsheltered individuals, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters.

This data provides valuable insights into the scope of homelessness in Baldwin Park, emphasizing the urgent need for targeted interventions to address both sheltered and unsheltered homelessness. Additionally, the presence of individuals in temporary or informal accommodation highlights the importance of solutions that ensure housing stability for all affected residents.

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

Introduction

This section includes an assessment of non-homeless special needs groups in the City, including the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Common special needs populations identified in the City's Consolidated Plan public/stakeholders' forums included senior households and people in need of non-traditional childcare.

Describe the characteristics of special needs populations in your community.

Elderly: Staying in familiar environments is both medically and emotionally beneficial for seniors, which is why maintaining an independent lifestyle is a priority. However, many elderly people live on fixed incomes or have disabilities, creating financial pressures that limit their independence. As living costs rise, seniors often struggle to keep up with inflation.

According to 2019-2023 ACS data, approximately 9,975 individuals in Baldwin Park are over the age of 65, representing 14.1% of the population. Among them, approximately 36.3% have a disability, and 15.1% live below the poverty level. Elderly households are predominantly homeowners, with 75% owning their homes. These figures underscore the need for housing affordability initiatives and support services to help Baldwin Park's aging population maintain stability and independence.

HIV/AIDS: While specific HIV/AIDS data for Baldwin Park are unavailable, Los Angeles County's 2022 HIV Surveillance Report indicates that 53,599 people are living with diagnosed HIV (PLWDH) countywide. This population faces significant challenges, including racial disparities and housing instability, which negatively impact health outcomes.

Black/African Americans and Hispanic individuals experience higher rates of new HIV diagnoses and lower rates of viral suppression compared to White individuals in Los Angeles County. Additionally, approximately 20% of PLWDH in the county reported housing instability, underscoring the critical need for stable and affordable housing to support effective medical care and treatment adherence.

Affordable housing programs in Baldwin Park play a crucial role in supporting residents with chronic health conditions, including those living with HIV/AIDS. Stable housing not only improves health outcomes but also helps low-income individuals and families manage the dual burdens of healthcare costs and housing affordability.

Alcohol and Drug Addiction: Alcohol and opioids, including prescription opioids and heroin, are the substances most associated with hospitalizations. Countywide data from 2022 reported approximately 131,365 emergency department (ED) visits due to alcohol-related health issues and 129,449 hospitalizations related to alcohol and illicit drug use. Additionally, the Los Angeles County Department of

Public Health noted that 54% of adults aged 18 and older consumed alcohol at least once in the past month, with 18% engaging in binge drinking—defined as consuming five or more drinks on a single occasion for men or four or more drinks for women.

Opioid-related issues also remain a significant concern. In 2021, Los Angeles County reported 16,663 opioid-related ED visits and 11,022 hospitalizations. Alarming, accidental fentanyl overdose deaths increased dramatically, reaching 1,910 deaths in 2022, reflecting a staggering 1,652% increase since 2016. These figures highlight the urgent need for targeted interventions to address opioid misuse and overdose prevention.

Disability: In Baldwin Park, 8,237 individuals live with a disability, representing 11.7% of the population. Disability rates naturally increase with age, as older residents are more likely to experience one or more disabilities. Disabilities are less common among children, with 600 individuals 17 years and younger reporting a disability, and 62 reported cases under the age of 5. However, this demographic still requires attention. Households with children who have disabilities may need additional support and resources to address their unique needs, emphasizing the importance of targeted services for this group.

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

Elderly: Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

Alcohol and Drug Addiction: Individuals with substance abuse problems require a comprehensive support network to maintain sobriety and overall health. Their housing needs often include sober living environments that provide a structured, substance-free setting conducive to recovery. Access to employment support services is also critical, as stable income can be a key factor in maintaining long-term sobriety. Additionally, housing should be located near health facilities for ongoing medical and psychological treatment, as well as close to family and social networks that can offer emotional support.

Detoxification facilities are essential at the onset of treatment, offering medical supervision during the withdrawal process. These facilities, along with rehabilitation centers, provide the foundation for recovery. Access to such resources, coupled with stable housing and employment, plays a crucial role in breaking the cycle of addiction and preventing relapses. Long-term housing stability, combined with

ongoing access to medical and social support services, is key to helping individuals with substance abuse issues rebuild their lives.

Disability: Individuals with disabilities represent a diverse population with varying levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to each individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

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

While specific HIV/AIDS data for Baldwin Park are unavailable, Los Angeles County's 2022 HIV Surveillance Report indicates that within the Los Angeles Eligible Metropolitan Statistical Area (EMSA), which includes Baldwin Park, there were 53,599 people living with diagnosed HIV (PLWDH) as of 2022. Black/African Americans and Hispanic individuals are disproportionately affected, with higher rates of new diagnoses and lower viral suppression compared to White individuals. Housing instability impacts approximately 20% of PLWDH, emphasizing the critical need for stable housing to support effective treatment and care. Families impacted by HIV/AIDS often face additional challenges, including economic instability and barriers to accessing comprehensive healthcare and supportive services.

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

This section does not apply.

Discussion

No additional discussion.

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

Describe the jurisdiction's need for Public Facilities.

Baldwin Park has identified a significant need to enhance its public facilities, particularly in expanding parkland and recreational spaces. The Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment categorized Baldwin Park as an area with a "very high park need," noting that only 22% of the population lives within a half mile of a park, and the City offers merely 0.3 park acres per 1,000 residents, substantially lower than the county average of 3.3 acres. This deficiency underscores the necessity for additional public facilities to promote community well-being.

To address these challenges, the City has prioritized the development of new parks and the improvement of existing recreational facilities. Proposed projects include constructing new parks in underserved areas, adding amenities like dog parks and pocket parks, and enhancing infrastructure within current parks. These initiatives aim to provide equitable access to recreational opportunities for all residents.

How were these needs determined?

The needs were identified through comprehensive assessments and community engagement efforts. The Los Angeles Countywide Comprehensive Park Needs Assessment provided detailed metrics on park accessibility and acreage deficits. Additionally, community input gathered via surveys highlighted residents' desires for improved recreational spaces and facilities. This combination of empirical data and community feedback informed the City's strategic planning for public facility enhancements.

Describe the jurisdiction's need for Public Improvements.

Baldwin Park has recognized the necessity for substantial public improvements, particularly in infrastructure enhancements within low- and moderate-income neighborhoods. The City's Annual Action Plan emphasizes the importance of activities such as infrastructure improvements, such as street and sidewalk updates, and code enforcement to improve housing and commercial structures. These improvements are essential to prevent further deterioration of neighborhoods and to enhance the overall quality of life for residents.

How were these needs determined?

The identification of these needs resulted from consultations with the City of Baldwin Park Public Works and Community Development Departments, as well as Citizen and Stakeholder Needs Assessment Surveys. These consultations and surveys revealed a need for infrastructure improvements and public facility enhancements to support neighborhood preservation and community development.

Describe the jurisdiction's need for Public Services.

Baldwin Park has identified a critical need for a variety of public services targeting low- and moderate-income residents, as well as special needs populations. According to the 2022 Community Health Needs Assessment by Kaiser Permanente Baldwin Park Medical Center, residents in the Baldwin Park service area face challenges such as lower median household incomes, higher poverty rates, and higher unemployment rates compared to state averages. These socioeconomic factors contribute to an increased demand for public services, including affordable childcare, education, arts and recreation programs, and services addressing domestic violence and developmental disabilities.

How were these needs determined?

The needs for public services were determined through a combination of data analysis and community consultations. The 2022 Kaiser Permanente Baldwin Park Medical Center Community Health Needs Assessment provided quantitative data on income, employment, and housing challenges faced by residents. Additionally, Citizen and Stakeholder Needs Assessment Surveys, along with consultations with organizations providing services to special needs populations, revealed a high demand for a range of additional services. These comprehensive assessments informed the City's prioritization of public services to support its vulnerable populations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Originally an agricultural settlement, Baldwin Park has transformed into a dynamic suburban city with a diverse population and a strong sense of community. The local economy is supported by key industries such as manufacturing, retail, healthcare, and professional services, contributing to a steady demand for both affordable and market-rate housing.

The City's population consists of families, seniors, and young professionals, all of whom contribute to Baldwin Park's inclusive and vibrant community. The housing stock is predominantly older, with many homes built during the mid-20th century, particularly following World War II. While a significant portion of these homes remain in fair condition, many require rehabilitation to meet modern standards for safety, energy efficiency, and accessibility. Limited housing availability has contributed to a competitive market, making affordability a growing concern, particularly for lower-income households and renters.

Baldwin Park faces several key housing and community development challenges. There is a strong demand for affordable and accessible housing options, especially for low-income families, seniors, and individuals with disabilities. Economic development remains a priority, with a need for workforce training programs and job creation efforts to strengthen the financial stability of residents. Additionally, infrastructure improvements that include enhancements to public facilities, roadways, and utility systems are critical to maintaining the City's livability and supporting long-term growth.

A comprehensive approach to addressing these challenges will help improve Baldwin Park's housing market, foster economic resilience, and enhance overall quality of life. By investing in housing, economic development, and infrastructure, the City can ensure a more sustainable and prosperous future for all residents.

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

Introduction

This section provides an analysis of Baldwin Park's housing stock, focusing on housing types and occupancy trends. It examines the number of units per structure, the distribution of multifamily housing, and the range of unit sizes available. Additionally, it explores the balance between owner-occupied and renter-occupied housing, offering insights into the City's housing composition and the availability of diverse housing options throughout the community.

All residential properties by number of units

Property Type	Number	%
1-Unit Detached Structure	13,055	70.5%
1-Unit, Attached Structure	1,399	7.6%
2-4 Units	806	4.4%
5-19 Units	1,404	7.6%
20 Or More Units	1,564	8.4%
Mobile Home, Boat, RV, Van, Etc.	295	1.6%
Total	18,523	100%

Table 18 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Residential Properties by Number of Units

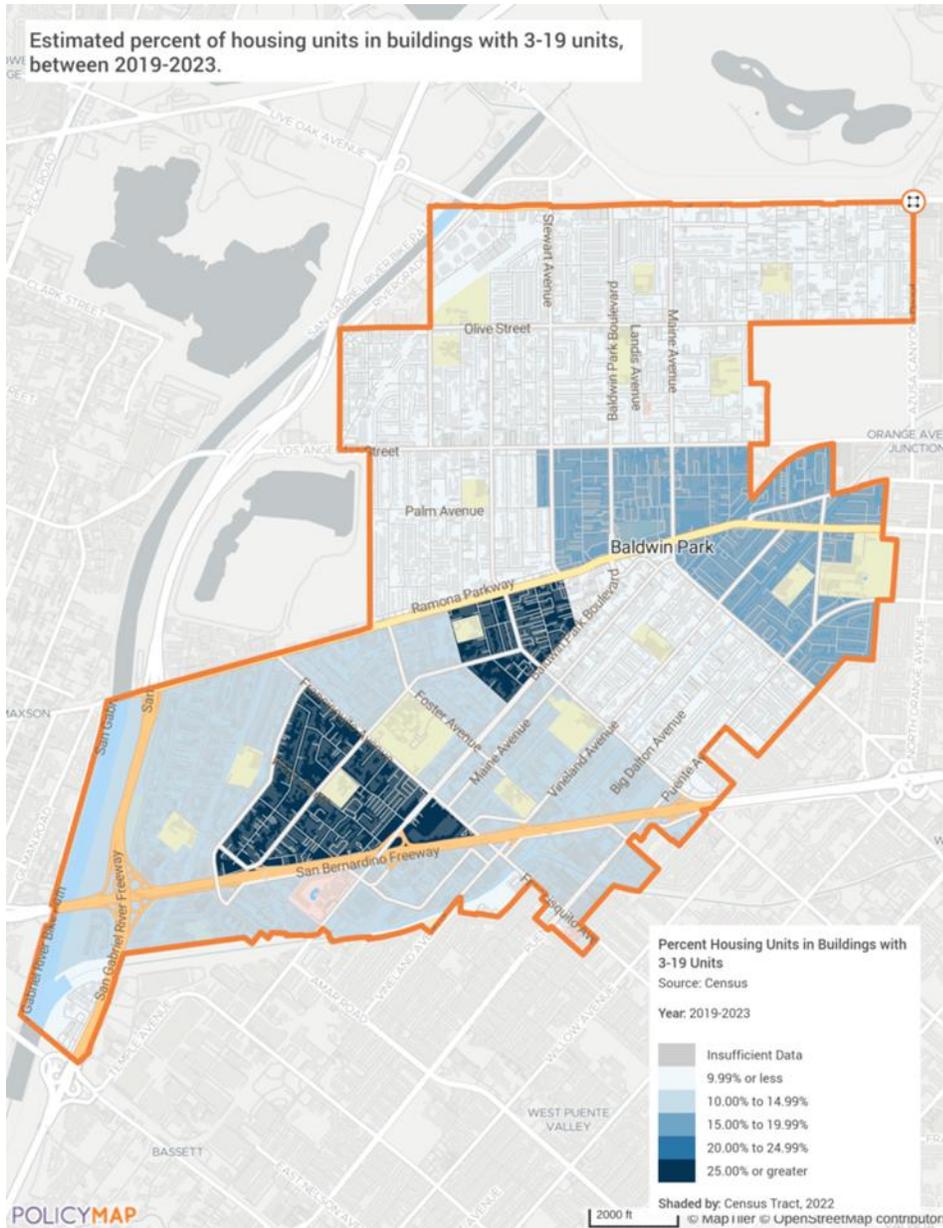
Baldwin Park's housing stock is diverse, with traditional single-family detached homes comprising 70.5% of all units, and multifamily housing, defined as buildings with four or more units, making up around 16%. Multifamily units vary in size, ranging from small buildings with 3-19 units to medium-sized buildings with 20-49 units, and large developments with 50 or more units, which are primarily located in urban areas. This range of housing types provides options to accommodate various household sizes and preferences, reflecting the City's commitment to meeting diverse housing needs.

The following tables show distribution of small, medium, and large multifamily developments throughout Baldwin Park. The data is provided by 2023 ACS data with maps generated by PolicyMap to ensure the most accurate available data is reported. Areas shaded darker have higher prevalences of the reported development type for each map, while lighter shading indicates lower prevalences.

Property Type

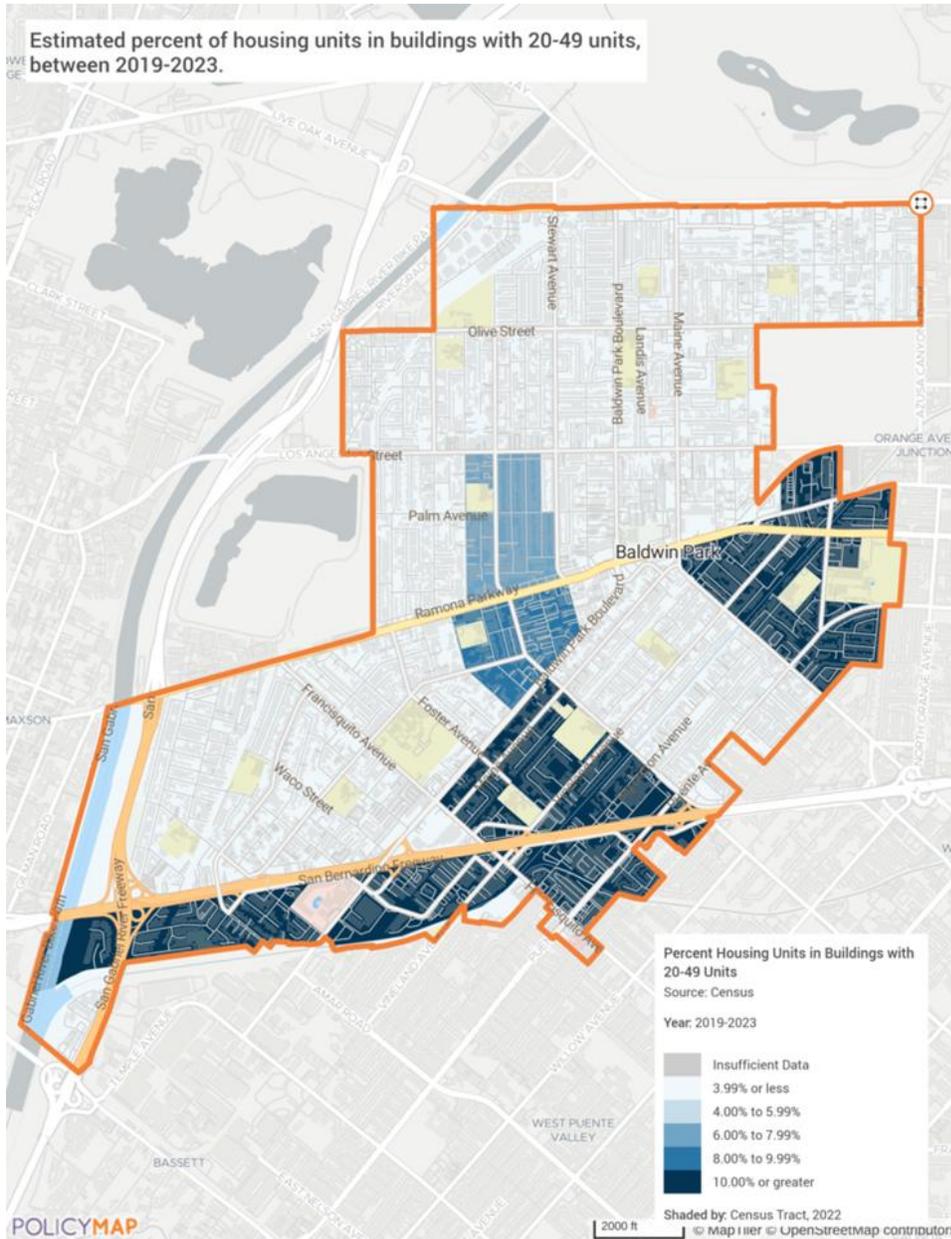
Small Multifamily Developments

Small multifamily developments include those with 3-19 units. In the southern half of the City, most census tracts have between 10% and 15% of housing units made up of these small developments with a few areas exceeding 25%, as indicated by darker shading. Areas in the eastern central region experience between 15% and 20%, while the remainder of the City has below 10%.



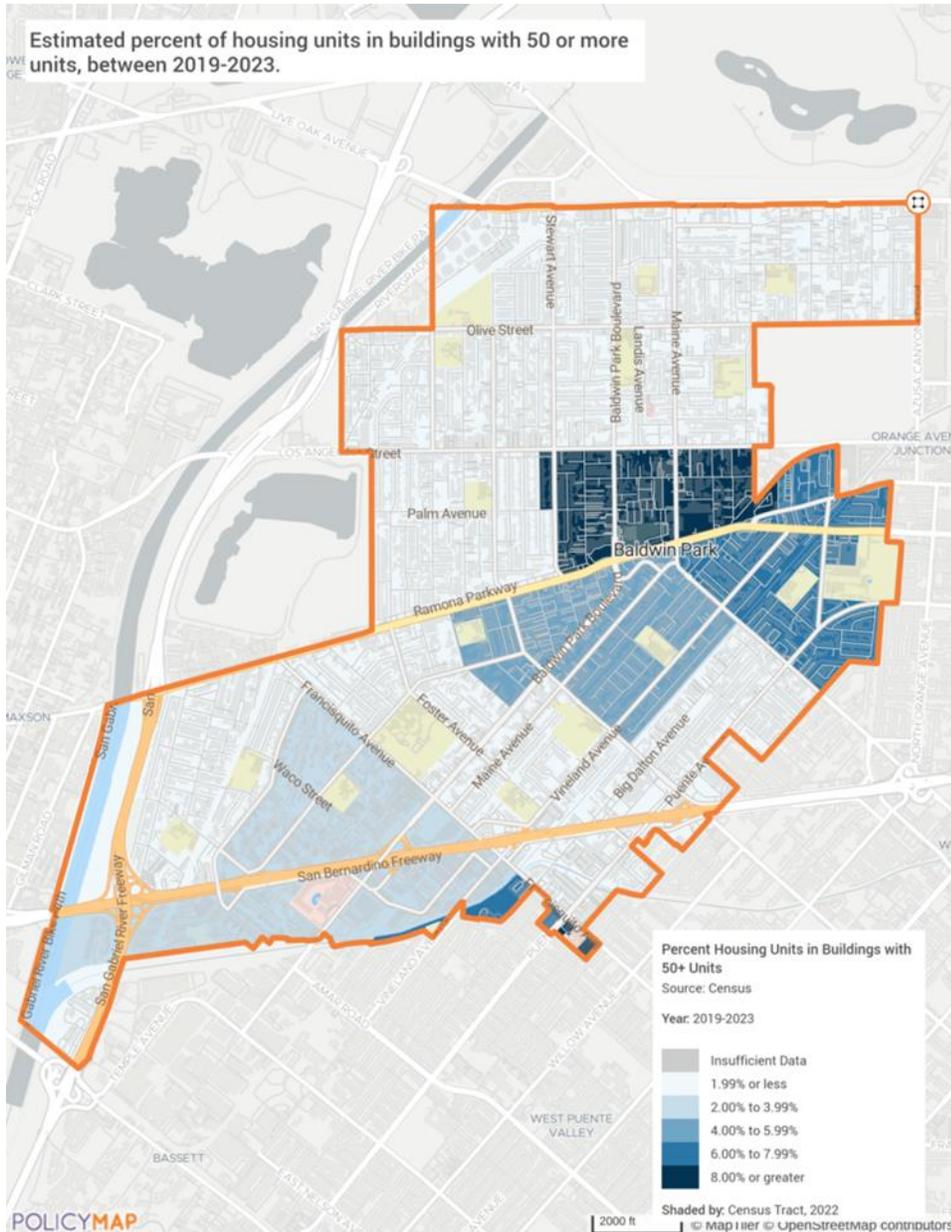
Medium Multifamily Developments

The distribution of medium multifamily developments (20–49 units) in Baldwin Park is limited, with most census tracts reporting less than 4% of housing units in this category. However, along the southern and eastern perimeter and in the central portion of the City there are higher concentrations of medium multifamily developments, with some census tracts reporting over 10% of housing units. These properties often provide diverse living arrangements that support a mix of families, individuals, and seniors. This highlights an opportunity for targeted development to expand this housing type, which plays a critical role in meeting the City’s housing needs.



Large Multifamily Developments

Large multifamily developments with 50 or more units are relatively scarce across Baldwin Park, with most census tracts reporting less than 2% of housing units in this category. However, there are notable concentrations in the southern, eastern, and central parts of the City, where many areas have over 4% and, in some cases, more than 8% of housing units consist of large multifamily buildings. These developments provide crucial high-density housing options that support affordability and accommodate diverse population needs. The uneven distribution of these properties highlights the importance of evaluating their availability and accessibility to ensure they adequately meet local housing demand.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	166	1.6%	375	5.0%
1 bedroom	233	2.2%	1,044	13.9%
2 bedrooms	2,426	22.8%	2,860	38.0%
3 or more bedrooms	7,802	73.4%	3,257	43.2%
Total	10,627	100%	7,536	100%

Table 19 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Unit Size by Tenure

In Baldwin Park, there is a notable contrast in unit sizes between owner-occupied and rental properties. Larger units with three or more bedrooms dominate the homeowner market, accounting for approximately 73.4% of owner-occupied units, whereas only 43.2% of rental units fall into this category. Conversely, smaller units with one bedroom or less are uncommon among homeowner properties, comprising just 3.8%, but are more prevalent in the rental market, where they make up 18.9% of all units. This disparity highlights a concentration of smaller living spaces within Baldwin Park's rental housing market.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City offers several affordable housing developments supported by federal, state, and local programs, targeting various income levels and family types. Below is a summary of these developments:

1. McNeill Manor
 - Public Housing Units: 12
 - Assistance/Property Type: Public Housing for low-income seniors (62 years old +)
2. Clark Terrace Apartments
 - Affordable Units: 77
 - Assistance/Property Type: HUD Multifamily /Section 8 Contract
3. Ramona Park Apartments
 - Affordable Units: 49
 - Assistance/Property Type: HUD Multifamily / Section 8 Contract
4. Frazier Park
 - Affordable Units: 60
 - Assistance/Property Type: HUD Multifamily / Section 8 Contract
5. Syracuse Park Apartments
 - Affordable Units: 36
 - Assistance/Property Type: HUD Multifamily (LMSA) / Section 8 Contract

6. Telacu Park Apartments
 - Affordable Units: 74
 - Assistance/Property Type: Section 202 / Section 8 Contract
7. Telacu Las Palomas
 - Affordable Units: 74
 - Assistance/Property Type: PRAC 202/811 / Section 8 Contract

These developments highlight Baldwin Park's ongoing efforts to provide stable housing options to families and individuals through partnerships and a combination of funding sources.

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

Baldwin Park is currently expected to lose three properties that are contracted with Section-8 within the next five (5) years:

- Ramona Park Apartments
 - Expiration: October 2025
 - 49 units
- Frazier Park
 - Expiration: May 2028
 - 69 units
- Telacu Las Palomas
 - Expiration: August 2029
 - 74 units

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

Baldwin Park is experiencing a significant shortage of affordable housing, particularly in small to medium-sized units suitable for both growing families and elderly households, as identified in local housing assessments. This shortage is evident in the high rate of cost-burdened households, with many families spending more than 30% of their income on housing. Overcrowding is also a prevalent issue among small family households, highlighting the urgent need for more affordable housing options that can reduce financial strain and better accommodate larger household sizes within the City.

Describe the need for specific types of housing.

Baldwin Park faces a critical need for specific housing types to address the diverse needs of its residents. There is a shortage of affordable rental units for low-income households, particularly those earning below 30% of the Area Median Income (AMI). Many of these households are severely cost-burdened and at risk of housing instability. There is also strong demand for small to medium-sized owner-occupied units, which could accommodate growing families and elderly residents seeking accessible, downsized living spaces.

The supply of ADA-compliant housing in Baldwin Park is limited, creating challenges for elderly residents and individuals with disabilities who require modifications such as ramps, grab bars, and zero-step entries to maintain independent living. Rising home prices and interest rates, as well as a lack of housing inventory, further limit homeownership opportunities for families, emphasizing the need for affordable options like townhomes or small single-family homes.

Discussion

No additional discussion.

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

Introduction

In this section, the cost of housing for both homeowners and renters in the City is described and analyzed. A review is made of the current home values and rents, as well as how those amounts have changed since 2013. Housing affordability, availability, and cost burden are major issues facing the residents of Baldwin Park.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$285,000	\$588,100	106.4%
Median Contract Rent	\$1,091	\$1,672	53.3%

Table 20 – Cost of Housing

Data Source: 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	337	4.7%
\$500-999	412	5.8%
\$1,000-1,499	1,238	17.4%
\$1,500-1,999	2,479	34.8%
\$2,000 or more	2,650	37.2%
Total	7,116	100%

Table 21 - Rent Paid

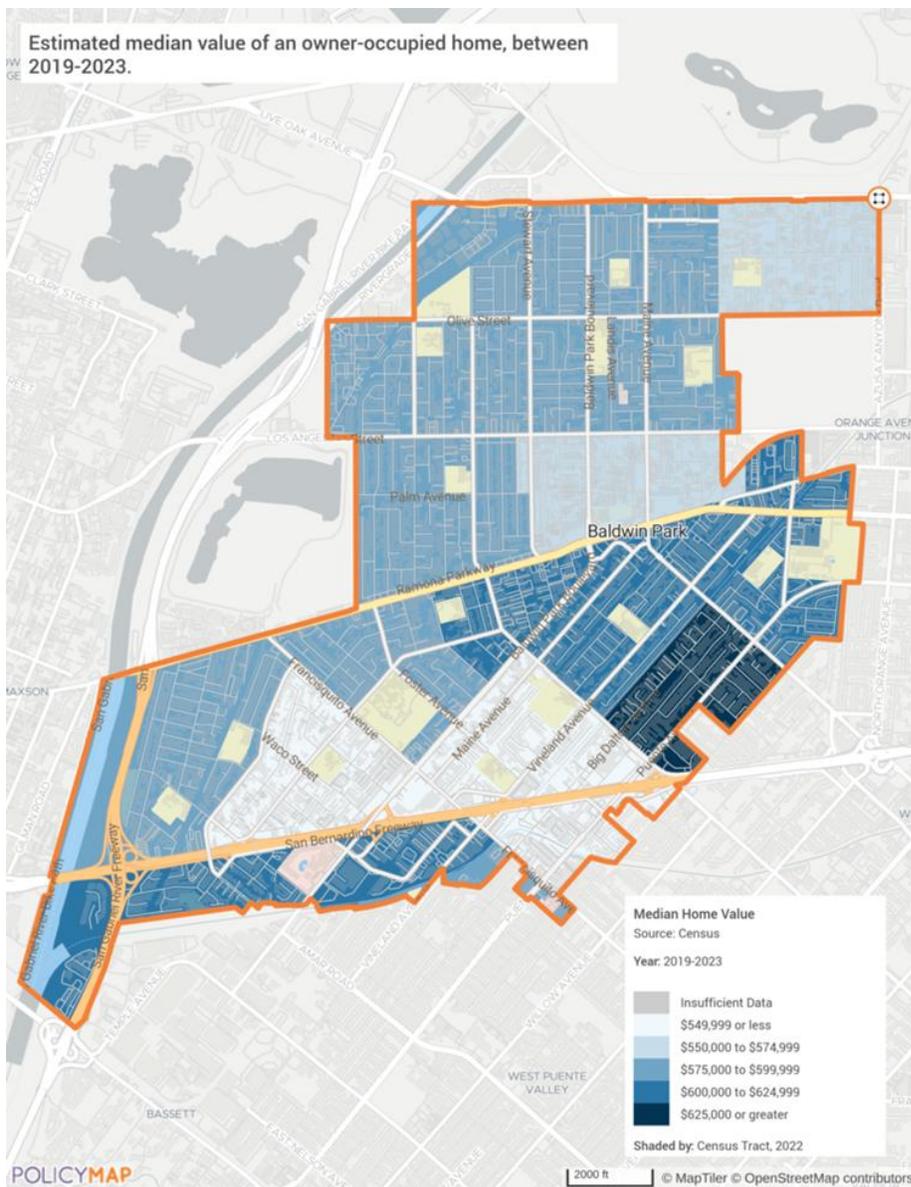
Data Source: 2013-2023 ACS

Housing Costs

Housing values in Baldwin Park have surged, with home values up 106.4% and rents rising 53.3% since 2013. Currently, 72.0% of renters pay over \$1,500 per month, highlighting growing affordability challenges as housing costs outpace wage growth. This underscores the urgent need for expanded affordable housing options to meet increasing demand.

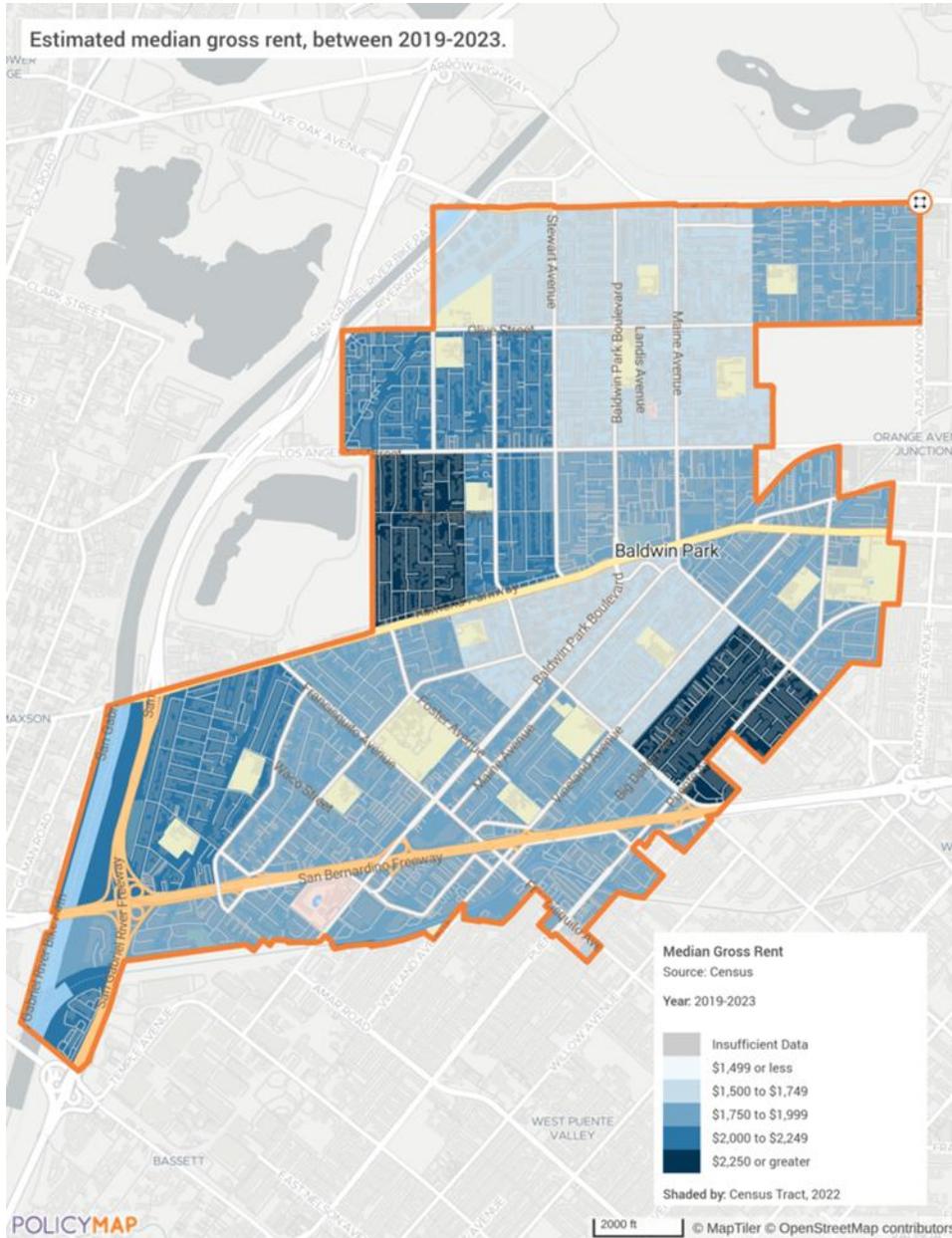
Median Home Values

The *Estimated Median Value of an Owner-Occupied Home* map illustrates the median home values in Baldwin Park, with most areas having values exceeding \$575,000. The highest values, surpassing \$625,000, are concentrated in the easternmost areas of the City. Lower-value areas, particularly southern and northern central portions of the City as well as in the northeastern region, show median home values below \$575,000. This distribution underscores an affordability challenge across Baldwin Park, where rising home values limit access to homeownership for many residents, particularly low- and moderate-income households. Addressing this issue will require targeted efforts to expand affordable housing options and support first-time homebuyers.



Median Rent

The *Estimated Median Gross Rent* map reveals significant variation across the City. The highest rents, exceeding \$2,250, are highlighted darker and are found in the eastern and western parts of the City. The remaining median rents fall between \$1,500 and \$2,250 throughout the City, with slightly higher median rents in the southern half compared to the northern half. This uneven distribution underscores disparities in rental affordability, creating challenges for low- and moderate-income renters, particularly in areas with higher costs.



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	535	No Data
50% HAMFI	1,720	235
80% HAMFI	5,430	1,195
100% HAMFI	No Data	2,819
Total	7,685	4,249

Table 22 – Housing Affordability

Data Source: 2016-2020 CHAS

Data Comment: The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
High HOME Rent	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558
Low HOME Rent	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011

Table 23 – Monthly Rent

Data Source: 2024 HUD FMR and HOME Rents

Data Source Comments: Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

The City of Baldwin Park is part of the Los Angeles-Long Beach-Glendale, CA HUD Metro Fair Market Rent (FMR) Area. According to HUD's 2024 calculations, the FMRs for this metro area range from \$1,777 for an efficiency unit to \$3,600 for a four-bedroom unit. According to 2019-2023 ACS data, two- and three-bedroom units are the most occupied rental types in Baldwin Park, with FMRs of \$2,544 for a two-bedroom and \$3,263 for a three-bedroom. For a household to afford this rent without being considered cost-burdened (spending over 30% of income on housing costs), an annual income of approximately

\$101,760 would be required to rent a two-bedroom and \$130,520 to rent a three-bedroom, assuming the household has no other housing expenses.

Is there sufficient housing for households at all income levels?

As outlined in NA-10 and based on very low vacancy rates, Baldwin Park faces a shortage of all housing, particularly for low-income households. This shortage is evident in the high rate of cost-burdened households, the high rate of overcrowded housing, and very low vacancy rates housing consisting of 0.5% vacancy of homeowner units and 1.2% vacancy of rental units.

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

The rising housing costs for renters and homeowners in Baldwin Park reflect broader trends in the regional housing market. While growth in housing costs may slow due to economic or policy shifts, a significant reversal is unlikely without major interventions. To address affordability challenges and reduce the risk of housing instability, a substantial increase in affordable housing units is necessary. Expanding affordable housing options will help alleviate cost burdens for low- and moderate-income households, thereby reducing the risk of homelessness and fostering greater community stability. Without these efforts, many residents will continue to struggle with housing affordability and face potential displacement.

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

In 2023, the median rent in Baldwin Park was \$1,672, placing it below all Fair Market Rental Limits and below the Low HOME Rent Limit for 3- and 4-bedroom units and below High HOME Rent Limit for units with 2 or more bedrooms. While falling within HUDs ranges for Fair Market Rental Limits, external factors such as other housing costs and lower income levels contribute to affordability challenges throughout the City.

Discussion

No additional discussion.

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

Introduction

The tables and maps in this section offer insights into the condition of housing units across Baldwin Park by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD defines the four housing problems as:

1. Homes lacking complete or adequate kitchen facilities
2. Homes lacking complete or adequate plumbing facilities
3. Overcrowding, meaning there is more than one person per room
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the City.

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

In Baldwin Park, housing classified as being in "standard condition" complies with the California Building Code (CBC), which incorporates the International Building Code (IBC) as adopted and amended by the state of California. Housing in standard condition is structurally sound, provides safe and adequate shelter, and adheres to all applicable building, health, and safety regulations. These units are fully habitable, free from significant defects, and meet both local and state housing codes, ensuring a safe living environment for residents.

Substandard Condition but Suitable for Rehabilitation

Housing classified as "substandard condition but suitable for rehabilitation" does not meet minimum safety and habitability standards but can be restored with reasonable repairs and improvements. This classification aligns with the definitions provided in the California Health and Safety Code and federal regulations under 24 CFR § 5.425. Common issues found in substandard housing include structural deficiencies, inadequate plumbing or electrical systems, lack of heating, or other habitability concerns that render the unit unsafe or unlivable. However, properties in this category can be rehabilitated to meet code requirements without extensive reconstruction, making them viable for preservation.

Baldwin Park prioritizes the rehabilitation of substandard housing as part of its broader efforts to maintain and improve its affordable housing stock. By aligning with state and federal guidelines, the City supports programs and initiatives that ensure safe, habitable environments for all residents while preventing further deterioration of existing housing.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,746	44.7%	3,940	52.3%
With two selected Conditions	318	3.0%	909	12.1%
With three selected Conditions	0	0.0%	13	0.2%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	5,563	52.3%	2,674	35.5%
Total	10,627	100%	7,536	100%

Table 24 - Condition of Units

Data Source: 2019-2023 ACS

Housing Conditions

The table above highlights the number of owner and renter households in Baldwin Park that face at least one housing problem. Renters are more likely to experience housing problems, with approximately 64.5% of renters affected, compared to 47.7% of homeowners. Very few households face multiple housing issues, and based on data presented in the Needs Assessment, the most common housing problem seems to be cost burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the city.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	751	7.1%	283	3.8%
1980-1999	1,921	18.1%	1,873	24.9%
1950-1979	5,879	55.3%	4,301	57.1%
Before 1950	2,076	19.5%	1,079	14.3%
Total	10,627	100%	7,536	100%

Table 25 – Year Unit Built

Data Source: 2017-2021 CHAS

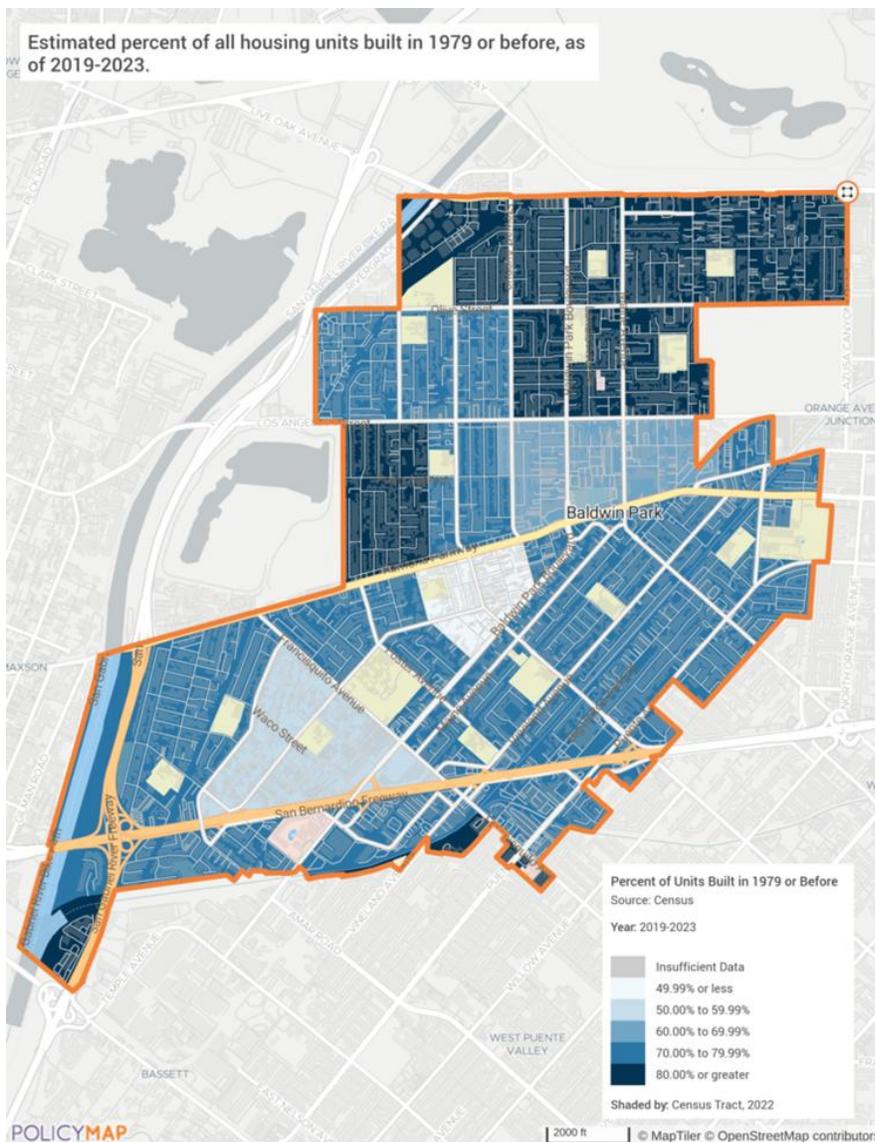
Year Unit Built

In Baldwin Park, most of the housing stock was constructed before 1980, placing a significant number of units at risk for lead-based paint hazards due to the widespread use of lead paint prior to its 1978 ban. An estimated 74.8% of owner-occupied units and 71.4% of renter-occupied units fall into this category, potentially exposing approximately 13,335 households to lead-based paint hazards. This presents a substantial public health concern, particularly for families with young children who are most vulnerable to the harmful effects of lead exposure. Addressing this issue requires targeted mitigation efforts, such as

lead-based paint abatement programs, inspections, and community outreach, to reduce risks in older homes and protect Baldwin Park's residents.

Age of Housing

The *Estimated Percent of All Housing Units Built in 1979 or Before* map underscores the prevalence of older housing units throughout Baldwin Park, where homes built before 1980 make up most of the City's housing stock. In most neighborhoods, over 60% of housing units were constructed before 1980, with some areas exceeding 80%. This trend highlights the challenges posed by aging housing infrastructure, such as the need for regular maintenance, modernization, and compliance with modern building codes. Ensuring safety, improving energy efficiency, and addressing these aging structures is crucial for the City's long-term housing stability and sustainability.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,955	74.8%	5,380	71.4%
Housing Units build before 1980 with children present	1,105	13.9%	1,319	24.5%

Table 26 – Risk of Lead-Based Paint

Data Source: 2017-2021 CHAS

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the City there are approximately 13,335 total units built prior to 1980 according to 2017-2021 CHAS Data. Based on this data, we can estimate that there are around 2,424 units at risk of having a Lead-Based Paint Hazard that have children under the age of 6 present.

Vacant Units

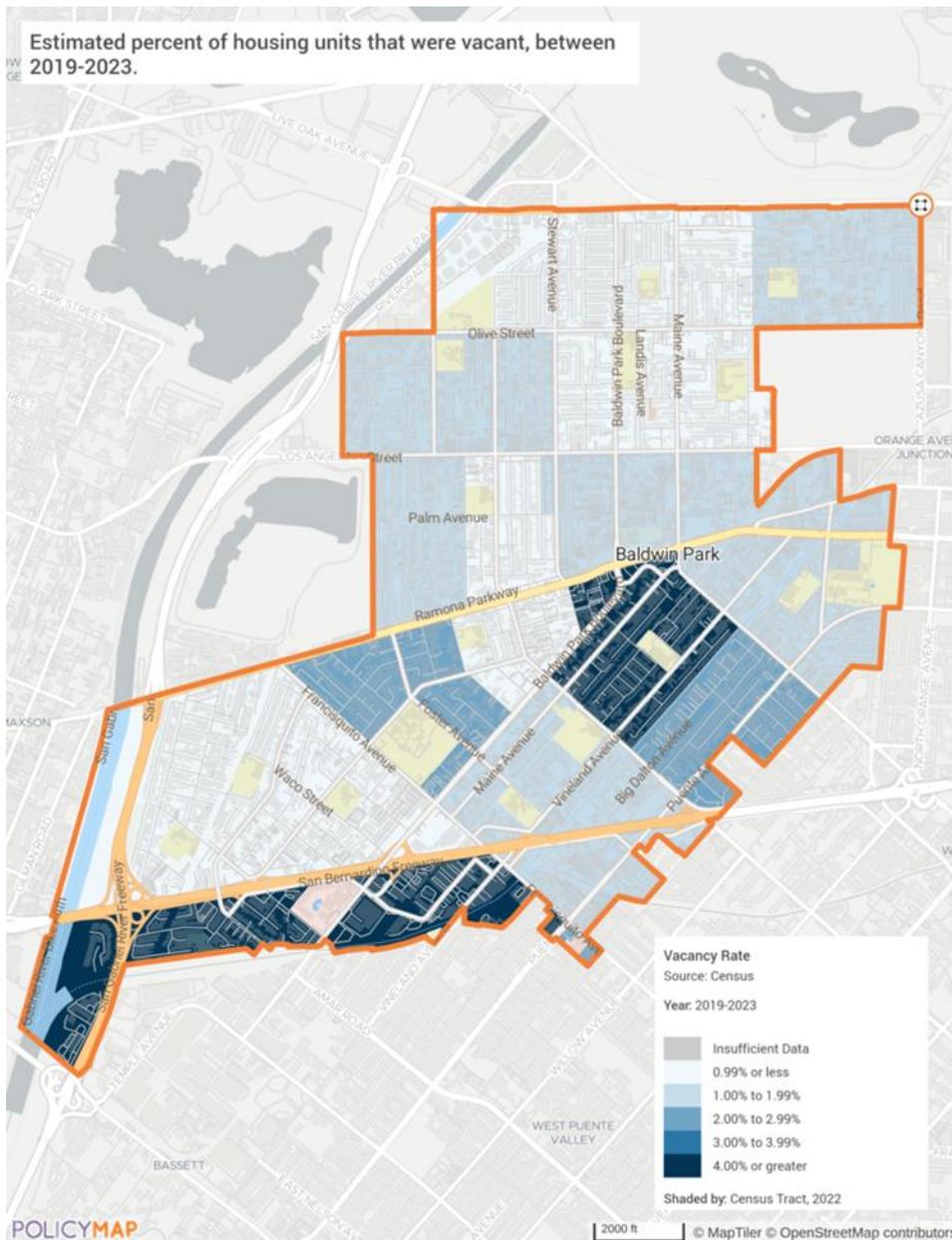
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	360	-	360
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 27 - Vacant Units

Data Source: 2019-2023 ACS

Vacancy Rate

The *Estimated Percent of Housing Units Vacant* map highlights generally low housing vacancy rates across the City, with most census tracts reporting vacancy rates below 2%. However, there are concentrated areas of slightly higher vacancy rates in neighborhoods located along the southern perimeter and within one central area of the City where tracts exceed 4% vacancy rate. This uneven distribution suggests possible localized issues, such as housing conditions, market demand, or economic factors contributing to higher vacancies in these areas. Addressing these localized vacancy challenges requires targeted strategies, such as revitalizing underutilized housing stock and encouraging occupancy while ensuring an adequate housing supply citywide to meet demand.



Need for Owner and Rental Rehabilitation

The City of Baldwin Park faces an increasing demand for housing rehabilitation, driven by the aging housing stock prevalent throughout the community. Many homes, particularly those constructed during the mid-20th century, now require significant repairs and upgrades to meet modern safety, energy efficiency, and accessibility standards. This need is especially critical for low-income households, who often lack the financial resources to address essential maintenance. Failure to rehabilitate these homes can lead to unsafe living conditions, further deterioration of properties, and potential displacement. Investing in housing rehabilitation efforts is crucial for preserving the City's housing stock, improving the quality of life for residents, and ensuring long-term community stability.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Housing units in Baldwin Park built before 1980 pose a significant risk of lead-based paint (LBP) hazards, commonly found in window frames, door frames, walls, and ceilings. According to available data, 74.8% of owner-occupied units and 71.4% of renter-occupied units in the City fall into the high-risk category for potential LBP exposure. Based on the high prevalence of low-income families in Baldwin Park, it is safest to assume that all 13,335 units built prior to 1980 pose a risk for LBP hazards and may require attention.

These households face increased health risks associated with LBP exposure, including developmental delays in children and severe health complications for other vulnerable populations. To address this critical issue, targeted interventions are needed, starting with comprehensive LBP hazard testing and abatement programs. Homes occupied by LMI households should be prioritized to mitigate these risks and improve living conditions.

Discussion

No additional discussion.

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

Introduction

Baldwin Park does not have large-scale public housing developments; however, the City’s Housing Authority owns and manages McNeill Manor, a 12-unit senior housing complex that provides affordable rental opportunities for low-income seniors aged 62 and older. Additionally, the Housing Authority of Baldwin Park administers the Section 8 Housing Choice Voucher (HCV) program, offering rental assistance to eligible low-income households, including seniors and individuals with disabilities. The HCV program assists low-income households by subsidizing a portion of their rent, allowing them to secure and maintain affordable housing within the private rental market

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	253	2,883	21,087	47	20,550	268	168	59
# of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 28 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

Baldwin Park offers a range of affordable housing options, including one public housing facility with 12 units designated for low-income seniors. Additionally, the City has six (6) HUD multifamily housing developments under Section 8 contracts, including one Section 202 property that provides 74 more units specifically for low-income seniors. In total, there are 382 assisted housing units in the City, with 86 designated for seniors. However, the demand for affordable housing continues to exceed the available supply, highlighting the ongoing need for additional housing options to support low-income households and seniors.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

While most of the developments mentioned above are HUD-subsidized multifamily properties, each unit must meet HUD standards and undergo regular public housing inspection processes. The Housing Authority of the City of Baldwin Park (HACBP) administers the Section 8 Housing Choice Voucher (HCV) program, providing rental assistance to eligible low-income households and ensuring compliance with HUD regulations. The primary goal of this program is to help low-income individuals and families afford housing within the private rental market.

Currently, there is a lengthy waiting list of 5,000 individuals for the Section 8 program, and the waitlist is currently closed to new applicants. Applicants are selected based on the date of their preliminary application and voucher availability.

Below is the most recent inspection score for Baldwin Park’s public housing development, followed by a detailed assessment of its condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
McNeill Manor	84c

Table 29 - Public Housing Condition

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

McNeill Manor, a 12-unit senior housing development in Baldwin Park, received a Real Estate Assessment Center (REAC) inspection score of 84c, indicating that while the property is in relatively good condition, there are notable deficiencies requiring attention. The “c” designation signifies the presence of exigent/fire safety issues, which may include malfunctioning fire alarms, blocked emergency exits, or inadequate fire suppression systems. Addressing these concerns is essential to maintaining a safe living

environment for residents. In response to identified needs, the City Council approved a contract with A-1 Concrete & Construction Inc. to replace the roof at McNeill Manor, addressing structural concerns and improving overall safety.

Beyond fire safety deficiencies and roof repairs, further revitalization efforts should focus on evaluating and upgrading building systems, ensuring compliance with accessibility standards, and enhancing common areas to improve the quality of life for residents. A comprehensive assessment of the property would help identify additional necessary upgrades to preserve the long-term viability of this public housing development. By prioritizing these improvements, Baldwin Park can ensure that McNeill Manor remains a safe and well-maintained affordable housing option for low-income seniors.

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

The Baldwin Park Housing Authority (BPHA) has implemented a multifaceted strategy to enhance the living environment for low- and moderate-income families residing in public and affordable housing. This approach focuses on expanding affordable housing options, preserving existing housing stock, and providing essential public services.

- **Expanding Affordable Housing:**

Recognizing the significant number of severely cost-burdened households, BPHA prioritizes the development of additional affordable housing units. This initiative addresses the pressing need for affordable housing in Baldwin Park.

- **Preserving Existing Housing Stock:**

To maintain the quality of existing affordable housing, BPHA emphasizes the rehabilitation of aging housing units. Given that a substantial portion of Baldwin Park's housing stock is over 30 years old, the agency supports programs that assist low- and moderate-income homeowners in making necessary repairs. This strategy ensures that current housing remains safe and habitable, preventing further deterioration.

- **Providing Essential Public Services:**

BPHA also invests in public services that enhances residents' quality of life. These services include affordable childcare, educational programs, arts and recreation initiatives, and support for individuals with special needs. By offering these resources, the agency aims to foster a supportive community environment for all residents.

Through this comprehensive strategy, BPHA strives to improve the living conditions of low- and moderate-income families, ensuring access to safe, affordable, and well-maintained housing options.

Discussion

No additional discussion.

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

Introduction

The needs of the homeless and how the City responds to those needs are identified and discussed in this section. Numerous organizations citywide provide facilities, shelters, counseling services, food and nutrition and healthcare services to persons who are experiencing homelessness or at-risk of experiencing homelessness. The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the Los Angeles City and County Continuum of Care (CoC). In Service Planning Area 3, which includes Baldwin Park, there are 1,154 ES beds, 157 TH Beds, and 3,532 PSH beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	135	490	62	941	0
Households with Only Adults	514	12	95	2,591	18
Chronically Homeless Households	0	0	0	37	0
Veterans	0	0	0	2,369	0
Unaccompanied Youth	3	0	106	0	0

Table 30 - Facilities and Housing Targeted to Homeless Households

Data Source:

2024 HUD Los Angeles City and County CoC Housing Inventory Count (HIC) Report SPA 3

Data Comments:

CA-600 Los Angeles City and County CoC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

In Baldwin Park, a network of mainstream services collaborates to complement targeted homelessness assistance programs, addressing the multifaceted needs of individuals experiencing homelessness. These services encompass housing support, food assistance, health and mental health care, and employment services, ensuring a holistic approach to improving the well-being of vulnerable populations.

Health and Mental Health Services:

While specific local health services in Baldwin Park are not detailed in the provided sources, regional organizations such as Pacific Clinics offer behavioral health services, including mental health counseling, substance use treatment, and wellness programs for children, youth, adults, and families throughout California. These services are accessible to Baldwin Park residents and are integral in addressing mental health needs within the community.

Employment Services:

Employment support services are essential in promoting self-sufficiency among individuals experiencing homelessness. Organizations like Baldwin Park American Job Center provide job training and placement services, helping individuals develop skills necessary for employment.

These mainstream services work in tandem with targeted homelessness assistance programs to provide comprehensive support, addressing immediate needs and facilitating pathways to stable housing and self-sufficiency for individuals experiencing homelessness in Baldwin Park.

Food Assistance:

Local organizations such as the Church of the Redeemer Food Bank play a crucial role in alleviating food insecurity among residents. This pantry distributes food and provides emergency food for low-income people, homeless, handicapped, elderly, and those with an emergency need. One time only emergency food assistance program is available for people who are homeless or in need.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and Facilities Addressing Homelessness:

- **Serenity Homes:** A 16-unit tiny home village providing bridge/ interim housing to families with children experiencing homelessness. The project is intended to provide temporary bridge housing for about 90 days to six months before families are placed in permanent accommodation. Residents are offered individual on-site services such as case management, health and mental health services, three meals a day, laundry and shower facilities, and an on-site computer room to facilitate homework and job training.

- **Esperanza Villa:** A 25-unit tiny home village providing bridge/interim housing to individuals experiencing homelessness. The villa is friendly to couples and animals making it easier to offer resources to those who need them. Residents are offered on-site services including wrap-around services, warm showers, and meals.
- **Church of the Redeemer Food Bank:** Located at 3739 N. Monterey Ave., this pantry distributes food on Saturday mornings from 7:00am – 9:00am. Intake appointments are required and can be scheduled Monday – Thursday. The agency provides emergency food for low-income people, homeless, handicapped, elderly, and those with an emergency need. An ongoing program is available along with one time only emergency food assistance program is available for people who are homeless or in need.
- **Oath to Country Foundation:** Homeless Vets and Pets Campaign provides personalized resources and other services to veterans experiencing homelessness through street outreach.
- **Housing Authority of the City of Baldwin Park (HACBP):** HACBP administers the Section 8 Housing Choice Voucher (HCV) program, offering rental assistance to eligible low-income households, including seniors and individuals with disabilities. This program enables participants to secure housing in the private market while ensuring affordability through federally funded subsidies. Additionally, HACBP owns and operates McNeill Manor, a 12-unit public housing development designated for low-income seniors aged 62 and older.

Special Needs Facilities and Services:

- **City of Baldwin Park Victim Advocate Program:** The Victim Advocate program provides resources and information that victims may need to manage the critical issues in their lives. Specifically, the Domestic Violence Advocate provides personal support, assistance with restraining orders, registration assistance with the Victim Information and Notification Everyday (VINE), as well as advising victims on the compensation program - California Victim Compensation Program (CalVCP).
- **East San Gabriel Valley Coalition for the Homeless (ESGVCH):** Provides emergency assistance to families like food, clothing, hygiene kits, DMV vouchers, and bus passes through the Emergency Assistance Center (EAC). In addition, ESGVCH operates a Bridge Housing Program that provides temporary housing for up to six months to families experiencing homelessness and a winter shelter from December to March.
- **Los Angeles County Department of Health Services (DHS):** Through programs like Housing for Health, DHS provides chronically homeless patients with housing and supportive services, addressing both medical and housing needs to promote stability and well-being.
- **Covenant House California:** Located in Los Angeles, Covenant House provides shelter and supportive services to youth experiencing homelessness, including unaccompanied youth, offering a safe environment and programs aimed at achieving independence.

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

Introduction

Baldwin Park is committed to addressing the housing and supportive service needs of its most vulnerable populations, including elderly and frail elderly individuals, persons with mental, physical, and developmental disabilities, individuals recovering from substance use disorders, those living with HIV/AIDS and their families, and unaccompanied youth. The City acknowledges the unique challenges these groups face, such as securing affordable and accessible housing and accessing critical health and support services and focuses on implementing tailored solutions to meet their diverse needs.

For elderly residents, Baldwin Park prioritizes affordable housing options close to healthcare facilities and daily assistance services, enabling seniors to maintain independence. People with disabilities require accessible housing, reliable transportation, and supportive services to promote stability and self-sufficiency. Individuals recovering from substance use disorders benefit from structured, substance-free housing environments that integrate counseling and employment resources to support long-term recovery. Those living with HIV/AIDS often face the dual challenge of managing their health while securing stable housing, making integrated healthcare and supportive housing solutions essential. Unaccompanied youth require transitional housing, educational resources, and life skills training to help them achieve independence and long-term stability.

Baldwin Park also prioritizes individuals transitioning from institutional care, ensuring they have access to supportive housing and necessary services to successfully reintegrate into the community. By coordinating resources, the City aims to provide stable housing, behavioral health support, healthcare, and case management services that align with best practices for long-term success.

Looking ahead, the City's strategy focuses on expanding affordable housing options, rehabilitating aging housing stock, and improving public facilities to ensure accessibility for all residents. By funding programs that provide comprehensive supportive services, Baldwin Park continues working to meet the needs of its special populations, promoting stability, health, and well-being. These efforts reflect Baldwin Park's dedication to fostering an inclusive and supportive community for all residents.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

In Baldwin Park, various housing options and supportive services cater to the diverse needs of its residents, including elderly individuals, persons with disabilities, individuals with substance use disorders, persons living with HIV/AIDS, unaccompanied youth, and residents of affordable housing. Below is an overview of these needs and services:

Elderly Residents:

Baldwin Park provides affordable housing options for seniors, including independent living communities and senior apartments. A key priority for elderly residents is proximity to healthcare services, accessible transportation, and assistance with daily activities such as meal preparation, shopping, and housekeeping. Many seniors require accessible housing modifications, including grab bars and ramps, to ensure safety and accommodate aging-related disabilities. For low-income seniors, stable housing options are essential to maintaining independence and well-being.

Persons with Disabilities (Mental, Physical, Developmental):

Individuals with disabilities in Baldwin Park require accessible, affordable housing with supportive services that promote stability and independence. Many rely on subsidized housing options due to limited income, while those needing higher levels of care may reside in community-based residential facilities. Critical supportive services include case management, accessible transportation, in-home assistance, and vocational support programs to help individuals maintain their quality of life. Ensuring compliance with ADA standards and increasing access to supportive housing resources are priorities for serving this population.

Persons with Alcohol or Drug Addictions:

Individuals recovering from substance use disorders benefit from sober living environments and structured supportive housing in Baldwin Park. These housing options provide substance-free settings that integrate counseling, peer support, and employment services to promote long-term recovery. Close access to healthcare and mental health treatment is essential, as is stable employment, which plays a significant role in preventing relapse. Programs that foster connections with family and social support networks further contribute to successful recovery outcomes.

Persons with HIV/AIDS and Their Families:

Stable and affordable housing is a critical need for individuals living with HIV/AIDS in Baldwin Park, as housing security directly impacts health outcomes. Supportive housing for this population must include affordable rent options, accessible healthcare, mental health services, and case management to ensure continuity of care. Many individuals with HIV/AIDS also require specialized housing accommodations to manage health-related needs, including accessibility modifications. Coordination with regional healthcare providers ensures that individuals receive comprehensive medical and supportive services to maintain stable housing and improve their quality of life.

Unaccompanied Youth:

Unaccompanied youth experiencing homelessness in Baldwin Park require emergency shelter, transitional housing, and access to education and job training programs. These youth often need life skills training, including financial literacy, employment readiness, and mental health counseling, to transition successfully into independent adulthood. Supportive housing that integrates mentorship programs,

workforce development, and behavioral health services is key to ensuring unaccompanied youth achieve stability and avoid long-term homelessness.

Residents of Affordable Housing:

Baldwin Park does not have large-scale public housing developments, but the Housing Authority of the City of Baldwin Park (HACBP) administers affordable housing programs, including the Section 8 Housing Choice Voucher (HCV) program and McNeill Manor, a 12-unit senior housing development. Residents of these programs often require rental assistance, supportive services, and access to transportation, healthcare, and employment resources to maintain stability.

These supportive housing services and facilities aim to provide stable, accessible, and affordable living environments for Baldwin Park's most vulnerable populations, ensuring that all residents can lead independent and fulfilling lives.

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

Baldwin Park is committed to supporting individuals transitioning from mental and physical health institutions by ensuring they have access to appropriate supportive housing and services. The City collaborates with Los Angeles County agencies, nonprofit organizations, and regional service providers to create a coordinated system that facilitates long-term stability and reintegration into the community. Below are the key programs and services that address these needs:

- Los Angeles County Department of Mental Health (LACDMH) – Full-Service Partnership (FSP) Programs
 - The Los Angeles County Department of Mental Health (LACDMH) operates Full-Service Partnership (FSP) programs, which provide intensive, community-based mental health services to individuals transitioning from institutional settings to independent living. These programs assist adults with severe mental illness (SMI) by offering counseling, crisis intervention, housing assistance, and employment linkage to support long-term stability.
 - LACDMH services are available to Baldwin Park residents through Pacific Clinics, a mental health provider offering therapy, case management, and psychiatric care for individuals with serious mental health conditions, including those transitioning from institutional care. Pathways Community Services (Clarvida) also provides crisis intervention and outpatient mental health services to assist individuals in community reintegration.
- Community Assistance, Recovery, and Empowerment (CARE) Court
 - CARE Court is a statewide initiative that assists individuals with mental health and substance use disorders by providing court-ordered Care Plans lasting up to 24 months. This program helps those who have been hospitalized or institutionalized transition into community-based care while ensuring access to behavioral health services, medication management, and housing support.

- Baldwin Park residents can access CARE Court services through the Los Angeles County Department of Mental Health (LACDMH), which coordinates behavioral health services, case management, and housing referrals for individuals needing ongoing care after hospitalization.
 - Rapid Rehousing Programs
 - Rapid Rehousing is a short-term intervention that helps individuals and families exit homelessness quickly and transition into permanent housing. The program provides rental assistance, case management, and housing navigation services, helping participants secure and maintain stable housing.
 - Family Solutions Center - The Whole Child provides rapid rehousing and case management to homeless families, ensuring they receive financial support and housing stability services.
 - San Gabriel Valley Council of Governments (SGVCOG) offers housing navigation and rapid rehousing assistance for Baldwin Park residents experiencing homelessness.
 - Homekey 3.0 Initiative: Baldwin Park is converting a local hotel into 107 studio apartments to provide permanent housing solutions for individuals transitioning from homelessness or institutional settings.
 - Supportive Housing Services
 - Supportive housing combines affordable housing with tailored supportive services to help individuals with mental health disorders, disabilities, and chronic illnesses maintain stable housing. This model ensures that individuals receive case management, medical care, and life skills training while living in a safe and supportive environment.
 - McNeill Manor, a 12-unit senior housing development, provides affordable, stable housing for low-income seniors, including those transitioning from health institutions.
 - Los Angeles County Department of Health Services (DHS) – Housing for Health assists chronically homeless individuals, including those discharged from institutions, with permanent supportive housing and healthcare coordination.
 - Substance Use Recovery Housing
 - For individuals recovering from substance use disorders, structured, substance-free supportive housing environments are critical to long-term sobriety and reintegration. These housing programs integrate employment assistance, peer support, and mental health counseling to reduce relapse risks and promote stability.
 - Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) provides substance use treatment, transitional housing, and supportive services for individuals recovering from addiction.
 - Tarzana Treatment Centers operates throughout Los Angeles County, offering residential and outpatient substance use recovery programs for individuals needing long-term care and support.

- Behavioral Health and Crisis Intervention Services
 - For individuals with serious mental health conditions, access to behavioral health treatment, psychiatric care, and crisis intervention services are essential for stability. Many require ongoing therapy, medication management, and supportive services to maintain independence in a community setting.
 - Pathways Community Services (Clarvida) provides outpatient mental health services, psychiatric assessments, and crisis intervention for adults and youth.
 - ALMA Family Services offers behavioral health programs, family therapy, and specialized support for children and adolescents with severe emotional difficulties.

Baldwin Park works in collaboration with Los Angeles County, local nonprofits, and regional service providers to ensure individuals transitioning from mental and physical health institutions receive the supportive housing and services needed for successful community reintegration. By expanding rapid rehousing programs, investing in supportive housing initiatives, and enhancing access to behavioral health services, Baldwin Park continues to strengthen its comprehensive care network for vulnerable populations.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

The Housing Authority of the City of Baldwin Park (HACBP) has identified key activities for the upcoming fiscal year to address the housing and supportive service needs of non-homeless individuals with special needs. These initiatives align with the goals outlined in Baldwin Park’s Annual Action Plans which focus on housing rehabilitation, senior services, disability support, and health and mental health resources.

Housing Rehabilitation Program

Objective: Preserve and improve existing housing for low- and moderate-income households, including seniors and individuals with disabilities.

Activities:

- The City has a partnership with San Gabriel Habitat for Humanity that offers Baldwin Park residents loans for home improvements. This partnership is made possible through an expansion plan and is not currently funded with the City’s CDBG or HOME funds.

Public Service Programs

Objective: Enhance independence and quality of life for Baldwin Park’s underserved populations.

Activities:

- The City will fund a variety of programs that help underserved populations. Activities that may be funded include food pantries, referrals to meet basic emergency needs, mental health services, workforce training, and youth development programs.
- One-Year Goal: Offer services to 500 unduplicated individuals.

Commitment to Special Needs Populations

These planned activities reflect Baldwin Park's ongoing commitment to ensuring non-homeless individuals with special needs have access to safe, stable housing and essential services that promote independent living and long-term well-being.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

See previous response.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels significantly impact affordable housing and residential investment in Baldwin Park. While some initiatives aim to promote housing development, certain policies have inadvertently created challenges.

Local Policies:

- **Zoning Regulations:** Baldwin Park's zoning laws have historically emphasized single-family residences, limiting the availability of land for higher-density, affordable housing projects. This restriction hampers the development of multifamily units essential for low- and moderate-income families.
- **Permit Approval Processes:** Complex and lengthy permitting procedures can deter developers from pursuing affordable housing projects in Baldwin Park, leading to reduced investment in such developments.

Regional Policies:

- **Los Angeles County Measures:** Regional policies, such as the Los Angeles County Metropolitan Transportation Authority's transit-oriented development guidelines, aim to increase housing near transit hubs. However, these measures can inadvertently raise property values and rents in targeted areas, potentially displacing low-income residents and reducing affordable housing options.

State Policies:

- **California Environmental Quality Act (CEQA):** While CEQA is designed to protect the environment, its requirements can lead to delays and increased costs for housing projects. Developers may face prolonged review periods and potential litigation, which can discourage investment in affordable housing.
- **Costa–Hawkins Rental Housing Act:** This state law limits rent control measures, allowing landlords to set rents at market rates once a tenant vacates a unit. While intended to encourage investment in rental properties, it has also led to increased rents, affecting housing affordability for low- and moderate-income residents.

Impact on Baldwin Park:

These policies collectively contribute to a constrained housing market in Baldwin Park, characterized by limited affordable housing availability and increased competition for existing units. The challenges in developing new affordable housing exacerbate issues such as overcrowding and housing instability among low-income residents.

Recent Developments:

In response to these challenges, Baldwin Park has taken steps to address affordable housing needs. The city has updated its Housing Element for the 2021-2029 planning period, identifying strategies to conserve

existing affordable housing, provide adequate housing sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities.

While these efforts indicate progress, the cumulative impact of existing policies continues to present challenges to affordable housing and residential investment in Baldwin Park. Addressing these issues requires ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development.

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

Introduction

This section provides an overview of Baldwin Park's economic development, with a focus on key areas such as business sector employment, unemployment rates, commuting times, and education levels. The accompanying table outlines employment distribution across the county's business sectors. Additionally, the analysis delves into trends in unemployment, average commuting times for workers, and educational attainment, all of which play significant roles in shaping Baldwin Park's economic landscape and future growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	186	15	1%	0%	-1%
Arts, Entertainment, Accommodations	3,093	1,684	9%	8%	-1%
Construction	2,639	727	8%	4%	-4%
Education and Health Care Services	7,181	9,242	21%	45%	24%
Finance, Insurance, and Real Estate	1,214	251	4%	1%	-3%
Information	488	29	1%	0%	-1%
Manufacturing	4,757	1,635	14%	8%	-6%
Other Services	1,797	266	5%	1%	-4%
Professional, Scientific, Management Services	3,504	970	10%	5%	-5%
Public Administration	966	439	3%	2%	-1%
Retail Trade	3,996	2,709	12%	13%	1%
Transportation and Warehousing	2,449	1,455	7%	7%	0%
Wholesale Trade	1,572	1,173	5%	6%	-1%
Total	33,842	20,595	--	--	-

Table 31 - Business Activity

Data Source: 2019-2023 ACS (Workers), 2023 Longitudinal Employer-Household Dynamics (Jobs)

Business Activity

Baldwin Park has a notable surplus of workers compared to available jobs, with approximately 33,842 residents participating in the workforce but only 20,595 jobs available within the City. This disparity suggests that a substantial number of Baldwin Park residents commute to jobs outside the City, contributing to increased reliance on regional transportation networks and potentially reducing community engagement and economic activity within Baldwin Park itself.

This dynamic ratio highlights the need for strategies to expand Baldwin Park’s local job inventory, particularly by attracting industries that align with the skills and needs of the City’s workforce. Increasing local employment opportunities could help retain more workers within the City, reducing commuting burdens, improving residents’ quality of life, and strengthening the local economy. Addressing this imbalance may also support broader goals of sustainability by minimizing environmental impacts associated with long commutes.

Labor Force

Total Population in the Civilian Labor Force	35,339
Civilian Employed Population 16 years and over	33,098
Unemployment Rate	5.0%
Unemployment Rate for Ages 16-24	11.0%
Unemployment Rate for Ages 25-65	5.8%

Table 32 - Labor Force

Data Source: 2019-2023 ACS

Unemployment

There are various methods for measuring unemployment, each with unique advantages and limitations. The U.S. Census provides annual unemployment data by census tract, enabling detailed geographic comparisons across smaller areas. However, this data is typically two or more years old, reducing its relevance for real-time analysis. Alternatively, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the citywide level, limiting its ability to capture localized trends within specific neighborhoods or tracts.

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
5.2	5.3	4.9	4.3	4.5	5.0	5.2	5.6	5.2	5.0	4.8	5.0

Unemployment Rate in 2023, BLS – Baldwin Park, CA

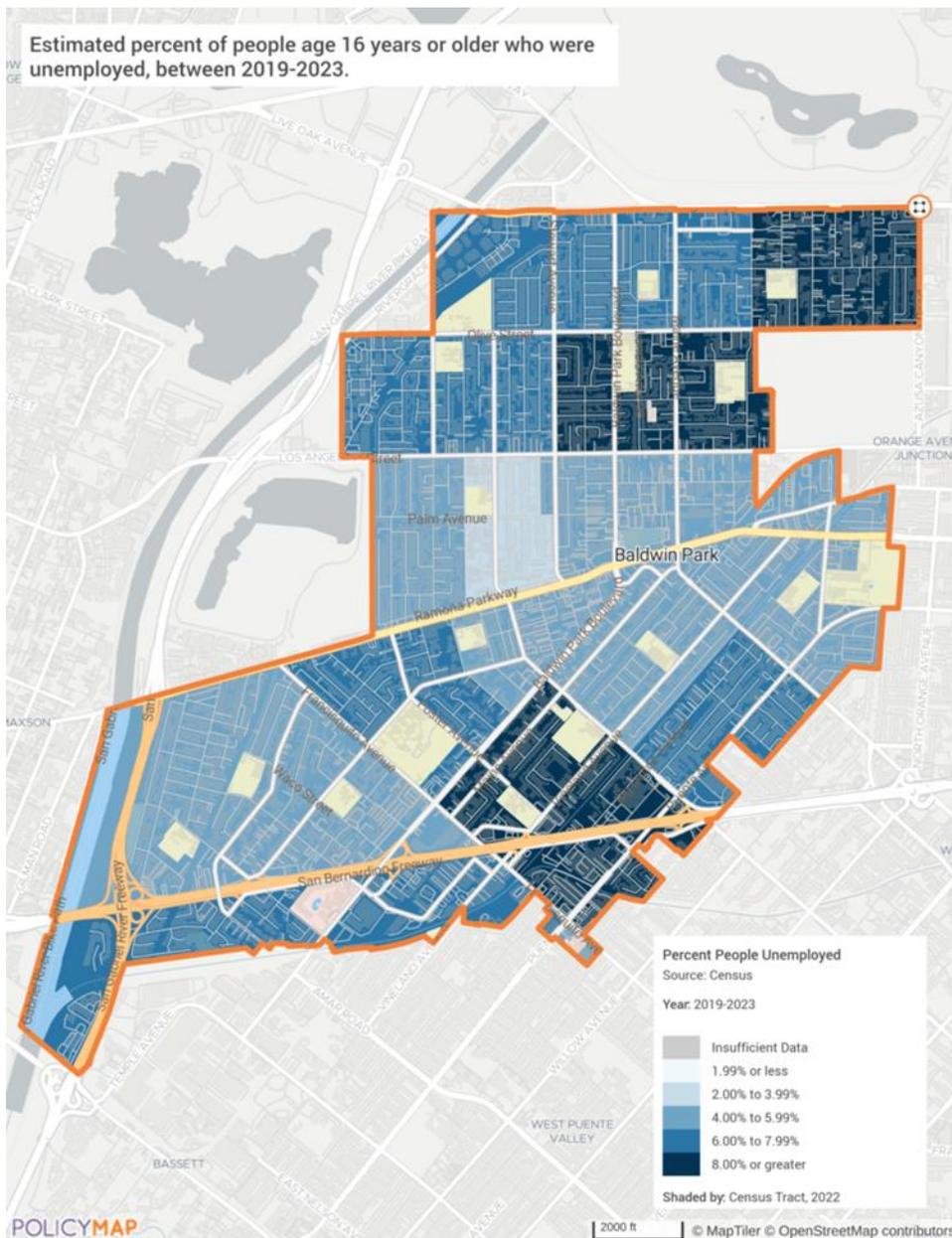
In 2023, Baldwin Park's unemployment rate demonstrated fluctuations throughout the year, which are likely based on external economic factors. The year started with a rate of 5.2% in January, which trended

downward to a low of 4.3% in April, reflecting a period of employment gains. However, unemployment peaked at 5.6% in August, potentially due to seasonal job reductions or broader economic challenges. Following this peak, the rate steadily declined, ending the year at 5.0% in December.

These trends suggest that Baldwin Park's labor market is sensitive to both seasonal employment patterns and broader economic shifts. The City's unemployment dynamics underline the importance of initiatives to attract sustainable employment opportunities, reduce seasonal volatility, and support workforce stability.

Unemployment Rate

The *Estimated Percent of People Age 16 Years or Older Who Were Unemployed* map illustrates unemployment rates across Baldwin Park using ACS data, highlighting variations at the census tract level. Most areas in the City report unemployment rates below 6%. However, a few tracts, particularly in the southern and northern portions of Baldwin Park, exhibit higher unemployment rates, with some areas exceeding 6% and a few areas surpassing 8%. These localized disparities emphasize the need for targeted economic and employment initiatives in specific parts of the City to address concentrated unemployment challenges.



Occupations by Sector	Number of People
Management, business and financial	4,955
Farming, fisheries and forestry occupations	1,805
Service	4,995
Sales and office	7,805
Construction, extraction, maintenance and repair	4,215
Production, transportation and material moving	3,510

Table 33 – Occupations by Sector

Data Source: 2019-2023 ACS; 2023 BLS

Occupations by Sector

The "Occupations by Sector" table highlights the distribution of job roles within Baldwin Park's workforce, offering insights distinct from industry-based classifications. For example, managerial positions across various fields are grouped under "Management, Business, and Financial" occupations, whereas industry classifications would separate them by sector, such as healthcare or retail.

In Baldwin Park, there are four sectors that make up most of the employment sectors evenly as provided in the previous Table. Each of these sectors comprises of more than 7,000 jobs. These sectors encompass critical roles, such as sales representatives, tourism agents, office administrators, financial analysts, production and transportation workers, and business managers. Together, they underscore Baldwin Park's diverse employment industry and indicate an already established framework for further economic growth within the City.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,575	54.9%
30-59 Minutes	10,144	33.6%
60 or More Minutes	3,472	11.5%
Total	30,191	100%

Table 34 - Travel Time

Data Source: 2019-2023 ACS

Commute Travel Time

In Baldwin Park, most residents experience short to medium commutes. An estimated 54.9% of commuters, or 16,575 individuals, travel less than 30 minutes each way to work. Additionally, 33.6%, or

10,144 people, commute between 30 and 59 minutes, while only 11.5%, or 3,472 commuters, face longer commutes of 60 minutes or more. This data highlights that the majority of Baldwin Park’s workforce enjoys relatively short travel times to their places of employment.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,123	652	3,174
High school graduate (includes equivalency)	8,626	651	3,170
Some college or Associate's degree	7,677	532	1,734
Bachelor's degree or higher	4,717	354	760

Table 35 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	403	1,189	4,203	4,289
9th to 12th grade, no diploma	509	412	941	2587	1,084
High school graduate, GED, or alternative	2,992	3,294	3,706	5,288	2,343
Some college, no degree	2,715	2,652	1,951	3,070	856
Associate’s degree	591	839	470	873	396
Bachelor’s degree	626	2,131	983	1528	786
Graduate or professional degree	49	315	375	470	221

Table 36 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment by Age

The table above illustrates educational attainment by age for individuals 18 years and older in Baldwin Park. Education levels show notable variation across age groups, with one consistent pattern: a below 9th-grade level of education is significantly more prevalent among residents over the age of 45 years old. This trend underscores generational differences in access to and attainment of formal education within the City.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$30,551
High school graduate (includes equivalency)	\$35,152
Some college or Associate's degree	\$43,674
Bachelor's degree	\$56,065
Graduate or professional degree	\$83,412

Table 37 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

Median Earnings by Educational Attainment

Educational attainment plays a critical role in determining earning potential and financial stability in Baldwin Park. Individuals with higher levels of education consistently earn significantly more than those with lower educational attainment. For example, a person with a Bachelor’s degree typically earns just under twice what someone without a high school diploma earns. Similarly, individuals with a graduate or professional degree earn over twice the income as those with a high school education.

This disparity is even more pronounced over a lifetime. A person with a Bachelor’s degree working from age 23 to 62 can expect to earn around \$2.2 million, compared to \$1.5 million for someone with a high school diploma working from age 18 to 62 resulting in an earnings difference of approximately \$700,000. This gap significantly impacts wealth accumulation, as higher earnings often translate to increased opportunities for homeownership, investments, and retirement savings, further solidifying financial security for those with higher education levels.

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

Education and Health Care Services are the largest employment sectors for Baldwin Park residents, employing approximately 21% of all workers living in the City. This is followed by Manufacturing, which accounts for 14% of employed residents. Within Baldwin Park itself, Education and Health Care Services also make up most of the local job opportunities, providing 45% of the total jobs available though only

78% of these positions are filled by workers. This reflects the significant role of Education and Health Care Services in both local employment and the City's overall economic structure.

Describe the workforce and infrastructure needs of the business community.

Baldwin Park's business community has identified specific workforce, and infrastructure needs to support economic growth and sustainability.

Workforce Needs:

- **Skilled Labor Development:** Businesses in Baldwin Park require a workforce proficient in modern technologies and industry-specific skills. To address this, the City collaborates with educational institutions to develop a robust workforce, providing business assistance and advancing key industries.
- **Youth Employment Initiatives:** Recognizing the importance of early workforce engagement, Baldwin Park has launched programs targeting residents aged 14-24. These initiatives, in collaboration with local organizations, aim to prepare youth for employment through job readiness training and placement services.

Infrastructure Needs:

- **Public Infrastructure Maintenance:** The City's Public Works Department is tasked with maintaining and improving public streets, sewers, and storm drains. Ongoing projects focus on enhancing road quality, ensuring efficient waste management, and upgrading public facilities to meet the demands of both residents and businesses.
- **Downtown Revitalization:** Efforts are underway to direct new growth to Baldwin Park's downtown area, leveraging existing public, civic, and transit infrastructure. This strategy aims to stimulate economic activity and attract investments by creating a vibrant urban center.
- **Technological Enhancements:** Investments in broadband and cybersecurity are being prioritized to support the digital needs of businesses. Upgrading technological infrastructure ensures that local enterprises can operate efficiently and securely in an increasingly digital economy.

By addressing these workforce and infrastructure needs, Baldwin Park aims to create a conducive environment for business growth, thereby enhancing the overall economic well-being of the community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Baldwin Park is poised for economic growth over the next five years, driven by significant public and private sector investments. These developments are expected to enhance job opportunities, stimulate business growth, and necessitate targeted workforce development, business support, and infrastructure enhancements.

Major Economic Developments:

- **In-N-Out Headquarters Consolidation:** In-N-Out Burger plans to close its Irvine headquarters by 2029 and consolidate its West Coast operations into Baldwin Park, reinforcing the City's historical significance to the company and expanding its corporate presence.
- **Nexus Technology's New Distribution Headquarters:** Nexus Technology Inc., a consumer electronics brand with over 15 years in Baldwin Park, is seeking approval to relocate its corporate headquarters within the City, creating additional job opportunities.

Infrastructure and Community Development Initiatives:

- **Public Works Enhancements:** The Baldwin Park Public Works Department is improving public infrastructure, including street maintenance, sewer upgrades, and energy efficiency programs, fostering a stronger business and residential environment.
- **Planning Division Initiatives:** The Planning Division is updating the City's General Plan and development codes to facilitate economic, transportation, and housing growth.

Needs Arising from Economic and Infrastructure Developments:

- **Workforce Development:** Business and infrastructure growth will require a skilled workforce, making training programs with educational institutions essential to meeting industry demands.
- **Business Support Services:** As new businesses establish themselves, support services such as counseling, financial planning, and networking will be crucial for their success.
- **Infrastructure Upgrades:** Investments in transportation, utilities, and digital infrastructure will be necessary to sustain the City's economic expansion.

By proactively addressing workforce and infrastructure needs, Baldwin Park can effectively harness upcoming investments to foster long-term economic growth and community development.

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

The current workforce skills and education levels in Baldwin Park do not fully align with local employment opportunities, leading to some labor force imbalances. While the 2023 BLS unemployment rate was 5.0%, indicating a relatively stable labor market, many residents must seek employment outside the City due to mismatches between available jobs and workforce skills. The education and healthcare sector represents the largest share of local jobs, yet many Baldwin Park residents are not employed in these fields, either due to a lack of qualifications or outside workers commuting in to fill these roles.

Meanwhile, many Baldwin Park residents work in construction, manufacturing, and professional services, but local job availability in these industries is limited, forcing them to commute to other cities for employment. Similarly, fields such as finance, insurance, and information technology offer few local job opportunities, despite a moderate number of residents possessing skills in these sectors. This disconnect suggests an opportunity to expand business development efforts to attract industries that align more closely with Baldwin Park's workforce.

The City's labor force consists largely of high school graduates and individuals with some college or an associate's degree, yet many higher-paying local jobs require additional certifications or specialized training. While the low unemployment rate suggests strong workforce participation, addressing gaps in job alignment could create greater economic stability for residents. Expanding workforce training programs in high-demand fields such as healthcare, education, finance, and technology could help more residents secure employment locally rather than commuting elsewhere.

To strengthen Baldwin Park's economic sustainability, workforce initiatives should focus on upskilling residents to meet employer needs, while business attraction strategies should target industries that offer high-quality jobs. By aligning workforce development with local job opportunities, Baldwin Park can create a more balanced labor market, reducing commuting burdens and expanding access to higher-wage employment opportunities within the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Baldwin Park is actively engaged in workforce training initiatives through collaborations with local educational institutions and workforce development boards. These efforts are designed to align with the City's economic objectives, fostering both immediate and long-term growth.

Baldwin Park Adult and Community Education (BPACE):

BPACE has garnered national recognition from the Council for Opportunity in Education for its outstanding workforce partnerships and high job placement rates. The institution offers a variety of programs aimed at enhancing employability, including:

- **Career Technical Education:** Providing training in sectors such as healthcare, information technology, and skilled trades to meet local labor market demands.

- **Adult Basic Education and ESL Programs:** Equipping residents with essential literacy and language skills to improve workforce participation.

These programs are instrumental in developing a skilled workforce that aligns with Baldwin Park's economic development strategies.

NextGen Youth Workforce Program:

In partnership with the Baldwin Park Unified School District and the Baldwin Park Business Association, the City launched the NextGen Youth Workforce Program. Targeting residents aged 14-24, this initiative focuses on:

- **Job Preparation:** Offering workshops and training sessions to develop essential employment skills.
- **Employment Opportunities:** Connecting youth with local businesses for internships and job placements.

By investing in the younger population, Baldwin Park aims to cultivate a future workforce that supports sustained economic growth.

Los Angeles County Workforce Development Board (WDB):

Serving the region that includes Baldwin Park, the Los Angeles County WDB provides policy guidance and oversight for workforce development activities. Key functions include:

- **Program Oversight:** Ensuring workforce initiatives meet local economic needs.
- **Resource Allocation:** Directing funding to programs that enhance employment opportunities.

The WDB's efforts are crucial in aligning workforce training with the evolving demands of Baldwin Park's business community.

Alignment with Economic Plans and Goals:

These workforce training initiatives are integral to Baldwin Park's economic development plans, as outlined in the City's General Plan and Economic Development strategies. By focusing on education and skill development, the City aims to:

- **Attract and Retain Businesses:** A skilled workforce makes Baldwin Park an attractive location for businesses, fostering job creation and economic diversification.
- **Enhance Competitiveness:** Continuous workforce development ensures that local industries remain competitive in a rapidly changing economy.

Through these concerted efforts, Baldwin Park is positioning itself for robust economic growth, supported by a well-trained and adaptable workforce.

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

Baldwin Park participates in a Comprehensive Economic Development Strategy (CEDS) through its inclusion in the Los Angeles County Development Authority's (LACDA) CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

During the 2025-2029 Consolidated Planning period, Baldwin Park plans to undertake several economic development initiatives that align with the broader goals outlined in the LACDA's CEDS:

1. Housing and Community Development:

- Objective: Expand and preserve affordable housing options for low- and moderate-income residents.
- Activities:
 - Implement housing rehabilitation programs to maintain existing housing stock.
 - Develop new affordable housing units to meet the growing demand.
- Alignment with CEDS: These efforts support regional goals of enhancing the quality of life and promoting equitable community development.

2. Economic Revitalization:

- Objective: Stimulate economic growth by attracting and retaining businesses.
- Activities:
 - Provide incentives for businesses to establish operations in Baldwin Park.
 - Support small business development through grants and technical assistance.
- Alignment with CEDS: These initiatives contribute to regional economic diversification and job creation.

3. Infrastructure Improvements:

- Objective: Upgrade public infrastructure to support community and economic development.
- Activities:
 - Enhance transportation networks to improve connectivity.
 - Invest in public facility improvements to better serve residents and businesses.
- Alignment with CEDS: Improving infrastructure aligns with regional strategies to create sustainable communities and attract investment.

By aligning local initiatives with the regional CEDS, Baldwin Park aims to foster economic resilience and improve the overall well-being of its residents during the 2025-2029 planning period.

Discussion

No additional discussion.

MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute “housing problems”: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Baldwin Park, housing problems are rare except for being cost burdened. According to the 2019-2023 ACS 5-Year Estimates, the citywide rate of each is:

- Cost Burden Homeowners: 34.3%
- Cost Burden Renters: 57.6%
- Overcrowding: 19.9%
- Lack of Complete Plumbing Facilities: 0.5%
- Lack of Complete Kitchen Facilities: 1.0%

There are no areas of concentration that have two or more housing problems that are substantially higher than the citywide average. For this analysis, HUD’s definition of “disproportionate” was used to identify areas substantially higher: 10 percentage points higher than the rate for the jurisdiction, as a whole.

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

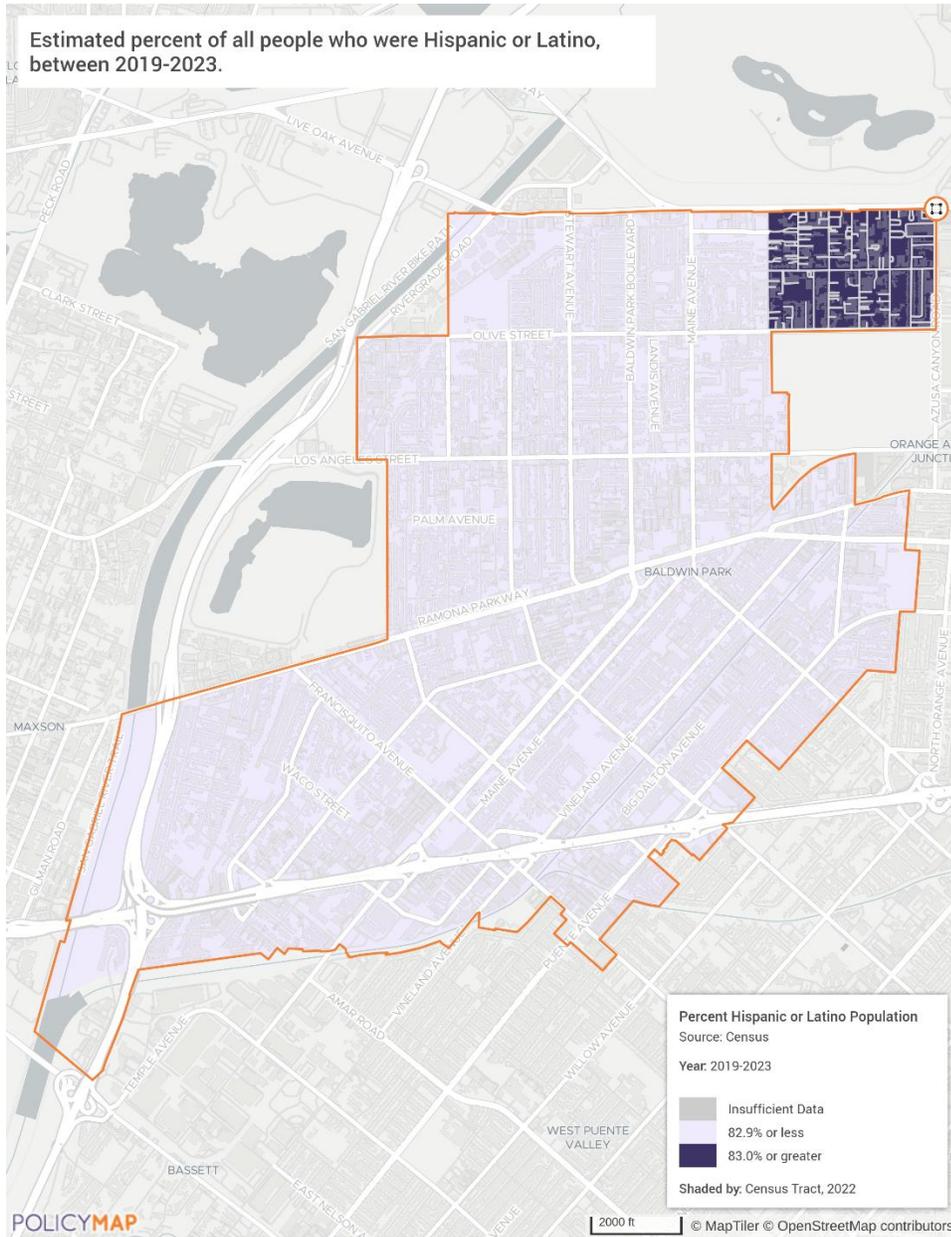
For the purposes of this analysis a “racial or ethnic concentration” will be any block group where a racial or ethnic minority group makes up 10 percent or more than the citywide rate. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of Baldwin Park’s population is:

- White, non-Hispanic: 3.0%
- Black, non-Hispanic: 0.8%
- American Indian and Alaska Native, non-Hispanic: 0.2%
- Asian, non-Hispanic: 22.0%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.1%
- Other Race, non-Hispanic: 0.1%
- Two or More Races, non-Hispanic: 0.8%
- Hispanic or Latino: 73.0%

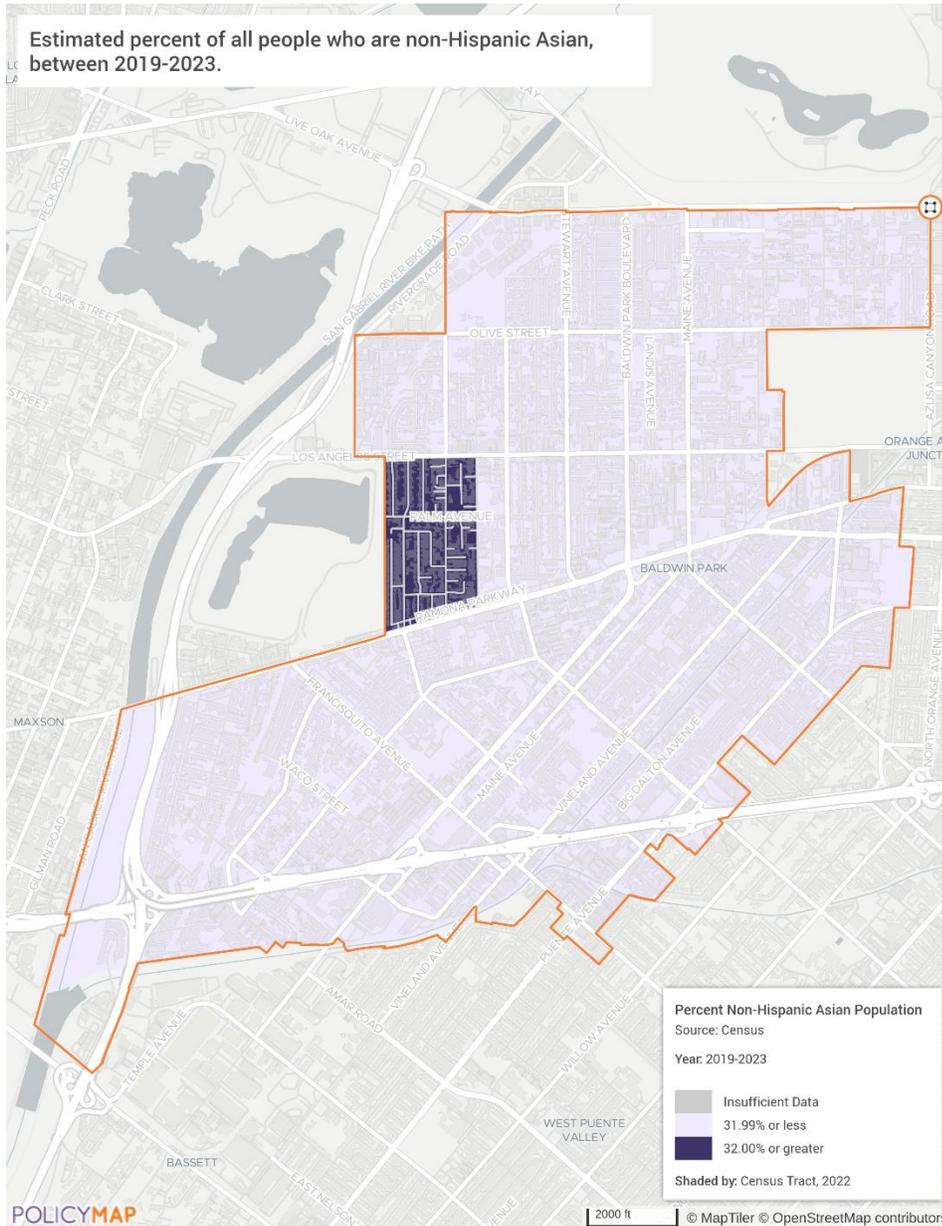
Hispanic/Latino households make up the vast majority of Baldwin Park’s population, accounting for 73% of households. There is one census tract within the City considered to have a "concentration" of Hispanic/Latino residents which requires there to be 83% or more households comprised of this ethnicity within these areas. The Hispanic/Latino population is relatively evenly distributed across the rest of the City. Additionally, there is one tract with a concentration of Asian households in Baldwin Park.

Please see the following corresponding maps which illustrate areas with concentrated populations by race and ethnicity, highlighting demographic patterns across the city. *Maps are not provided for populations without a concentration or for racial/ethnic populations that make up less than 1% of the total population.*

Concentration of Hispanic / Latino Households equaling 83%



Concentration of Asian (Non-Hispanic) Households over 32%



Low Income Households

A “low-income concentration” is any block group where the median household income for the tract is 80% or less than the median household income for the City of Baldwin Park. According to the 2019-2023 American Community Survey 5-Year Estimates, the Median Household Income (MHI) in Baldwin Park is \$79,087. A tract is considered to have a low-income concentration if the MHI is \$63,270 or less. While there is a presence of low-income households throughout the City, there are no individual census tracts that report having an overall median income of below 80% MHI.

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

Low-income areas of Baldwin Park exhibit distinct housing and economic patterns, with renter-occupied units being more common in some areas due to affordability challenges and limited homeownership opportunities. According to Baldwin Park's Housing Element Update, neighborhoods with higher concentrations of low-income households tend to experience housing cost burdens, overcrowding, and limited access to newer housing stock. Many homes in these areas require rehabilitation or upgrades to meet modern safety and efficiency standards. Additionally, based on information from the City's Economic Development Division, employment opportunities in these neighborhoods are primarily service-sector and light industrial jobs, which can limit income growth and long-term financial stability.

Public transportation access varies, with some transit-dependent areas experiencing long commute times to employment hubs in Los Angeles County. The City's Complete Streets Policy is designed to address transit and pedestrian challenges, but certain low-income neighborhoods still experience barriers to mobility and access to economic opportunities. These conditions emphasize the need for affordable housing development, infrastructure improvements, and workforce training programs to improve economic mobility for residents.

Are there any community assets in these areas/neighborhoods?

Despite economic challenges, Baldwin Park has several strong community assets that serve as anchors for economic and social well-being in these neighborhoods:

- Baldwin Park Community Center – Serves as a hub for social services, workforce training, and community programs, offering job readiness workshops, youth engagement programs, and rental assistance resources. According to the City's Recreation & Community Services Department, the center plays a crucial role in providing stability for vulnerable populations.
- Recreational and Green Spaces – The City maintains multiple parks, sports facilities, and community centers that offer youth engagement, fitness programs, and family-friendly activities. These spaces provide residents with opportunities for recreation, community building, and public events.
- Baldwin Park Transit and Mobility Programs – The Dial-A-Ride program and local transit services help connect residents to essential services, job centers, and educational institutions. According to Baldwin Park's Public Works Department, expanding transportation access is a key priority in ensuring equitable economic mobility for residents of low-income neighborhoods.
- Local Business and Workforce Training Initiatives – Programs such as the NextGen Youth Workforce Program and partnerships with community colleges provide training in high-demand industries. According to Baldwin Park Unified School District, workforce training initiatives play a key role in bridging the gap between low-income residents and sustainable employment opportunities.

These community assets serve as pillars of support, fostering economic empowerment and social stability within Baldwin Park's low-income neighborhoods.

Are there other strategic opportunities in any of these areas?

Baldwin Park is actively working to enhance economic growth, increase housing options, and improve infrastructure in low-income areas. The following strategic opportunities present ways to maximize community benefits and drive long-term improvements:

Realized Strategic Opportunities (In Progress or Recently Completed):

- **Downtown Revitalization Plan** – The City is implementing a comprehensive plan to enhance Baldwin Park’s downtown corridor, focusing on mixed-use development, increased housing density, and business expansion. According to the City’s Planning Division, this effort aims to increase access to jobs, retail options, and transit-oriented housing for lower-income residents.
- **Homekey Program – Affordable Housing Expansion** – Baldwin Park has partnered with Los Angeles County on the Homekey initiative, which is converting underutilized buildings into affordable housing. This effort will expand housing availability for low-income households and individuals at risk of homelessness.
- **Complete Streets Policy & Infrastructure Upgrades** – The City is improving roadway safety, pedestrian accessibility, and public transit options in underserved areas. According to the Public Works Department, this initiative reduces transportation barriers and supports economic inclusion by ensuring residents can access employment centers more easily.

Unrealized Strategic Opportunities (Future Development Potential):

- **Business Incubator and Small Business Support Hub** – Baldwin Park could establish a business incubator that would provide resources, mentorship, and funding access for local entrepreneurs. According to the City’s Economic Development Division, this initiative would support small businesses, create jobs, and stimulate economic investment in historically under-resourced neighborhoods.
- **Expanded Workforce Training & Industry Partnerships** – Future workforce development efforts could focus on expanding partnerships with local employers to provide direct job placement opportunities for residents in growing sectors such as logistics, technology, and green energy. Baldwin Park’s collaboration with regional community colleges presents an opportunity to develop training programs that align with the evolving job market.
- **Affordable Housing and Mixed-Income Developments** – Expanding on the City’s existing housing initiatives, Baldwin Park could pursue new funding sources to encourage private-sector investment in mixed-income developments. These projects would help create inclusive neighborhoods while ensuring that affordable housing remains a priority.

By leveraging these realized and unrealized opportunities, Baldwin Park can continue to strengthen its economic foundation, create equitable housing solutions, and improve quality of life for residents in low-income neighborhoods.

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

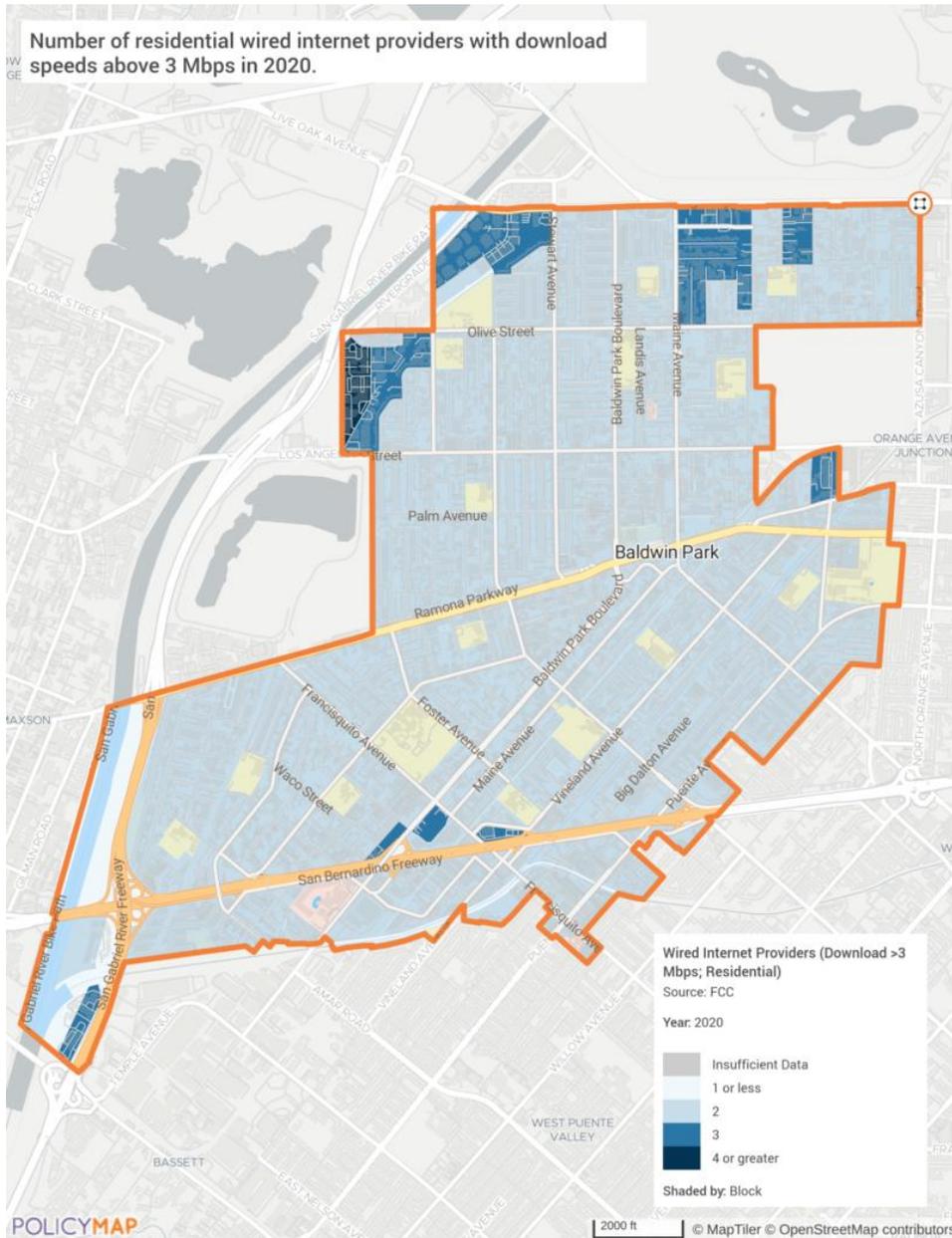
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Baldwin Park, California enjoys comprehensive broadband coverage across residential areas, including LMI areas. The average Baldwin Park household has access to two (2) broadband-quality internet service options. According to ISPReports.org, the City benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-two percent (92%) of Baldwin Park households have an internet connection with the city offering 99.82% availability. Of those households, at least 69% have fiber, cable, or DSL, 11% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map in this section illustrates broadband availability throughout Baldwin Park, defined as advertised internet speeds of 768 kilobits per second or higher.



See map: Broadband Access

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

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, diminishes the incentive to deliver reliable and consistent services. According to ISPReports.org, Baldwin Park is served by eleven (11) internet providers offering residential service. Among these, Spectrum and Frontier (Fiber) stand out as the leading providers in terms of coverage and speed. Internet providers throughout the City include:

Spectrum (Cable)

Frontier (Fiber and DSL)

EarthLink (Fixed Wireless)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

AT&T (Fixed Wireless)

DISH (Satellite)

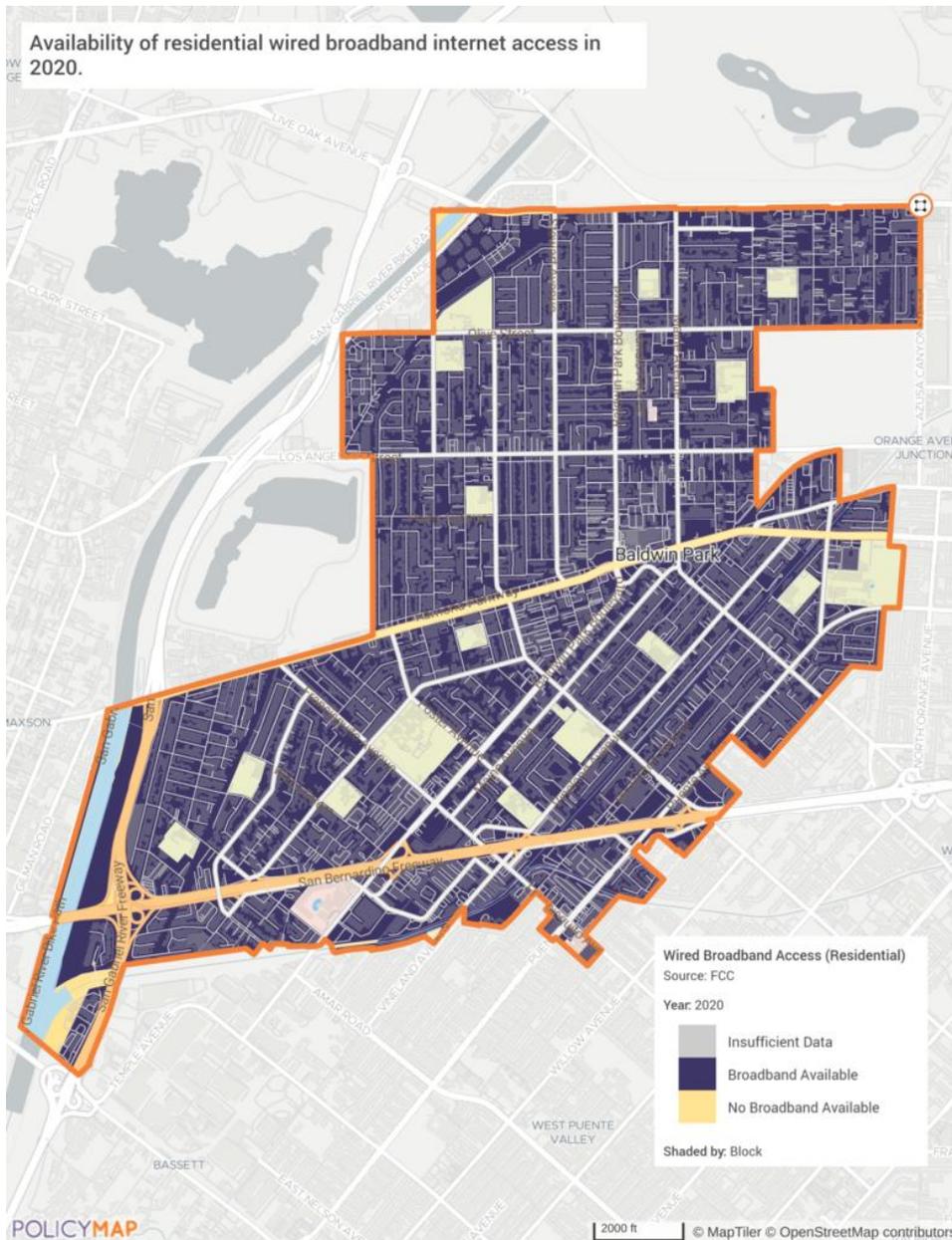
DirectTV (Satellite)

HughesNet (Satellite)

Viasat (Satellite)

Starlink (Satellite)

The map below shows the number of broadband service providers by census tract. The average Baldwin Park household has access to two (2) broadband-quality internet service options. While this level of competition offers residents some choice, expanding the number of available providers could further drive competitive pricing and service improvements. The strong subscription rates among residents indicate a high demand for internet access, underscoring the importance of continued investment in broadband infrastructure to enhance service quality, affordability, and accessibility.



Highspeed Internet Providers

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

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

Baldwin Park has historically faced various natural hazard risks, including extreme heat, inland flooding, droughts, and earthquakes, as outlined in the 2020 County of Los Angeles All-Hazards Mitigation Plan (AHMP). Research from the AHMP indicates that extreme weather patterns are expected to become increasingly common over the next century. Average summer temperatures are projected to rise significantly, with inland areas experiencing a greater frequency of days exceeding 100°F and regional temperatures increasing by 2.5°F to 8°F. Drier conditions are expected to intensify the frequency and severity of wildfires. Furthermore, sea level rise poses a substantial threat to Los Angeles County, with 3 feet of rise anticipated to flood 2.25 square miles by 2050–2060 and 6 feet of rise projected to inundate 6.13 square miles by 2100. According to the FEMA National Risk Index, Los Angeles County, which encompasses Baldwin Park, is particularly vulnerable to hazards such as earthquakes, heat waves, landslides, lightning, tornadoes, and wildfires.

While Baldwin Park is considered an inland city, it may still experience indirect coastal effects. Rising sea levels and increased storm activity could lead to population displacement from coastal areas, and an influx of new residents to Baldwin Park could drive up housing costs, reduce job availability, and strain local resources. As climate-related hazards pose greater threats to coastal regions, stable inland communities like Baldwin Park may see an increase in climate migrants from more vulnerable areas, further impacting state infrastructure, housing, and resources.

The AHMP highlights that climate change will impact all residents and areas of Los Angeles County. It projects a significant increase in the number of extreme heat days, with inland areas experiencing temperatures exceeding 100°F more frequently. These extreme heat events can lead to heat-related illnesses, such as heat stroke, and exacerbate respiratory issues due to increased air pollution. Additionally, hotter and drier conditions are expected to intensify the frequency and severity of wildfires, particularly in High and Very High Fire Hazard Severity Zones (FHSZ). Wildfire poses substantial risks, including the destruction of homes, businesses, and critical infrastructure; disruption of transportation and utilities; and threats to human and animal life.

These factors reflect the broader impact of climate change on Baldwin Park's natural hazard profile, affecting public health, infrastructure, and resource management. The Center for Disease Control and Prevention (CDC) highlights that climate change, along with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones. To counter these challenges, proactive measures are essential for fostering community resilience in an evolving climate landscape.

California's Department of Water Resources implements a Climate Action Plan to address mitigation, adaptation, and consistency in climate change analysis through three integrated phases. It establishes greenhouse gas emissions reduction targets and strategies, aligns climate change impact assessments with DWR's planning activities, and evaluates vulnerabilities to inform resilience efforts. The plan prioritizes infrastructure upgrades, operational improvements, and habitat management to enhance long-

term sustainability while incorporating the latest regulations and policies. To complement this plan, Governor Newsom leads state initiatives targeting net-zero emissions by 2045, carbon capture technology, and equitable investment in sustainable infrastructure.

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

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions. The 2024 America's Rental Housing Study from the Joint Center for Housing Studies at Harvard University underscores this growing threat, revealing that escalating insurance premiums and the withdrawal of coverage by providers in high-risk markets complicate efforts to secure adequate protection against weather- and climate-related losses. Additionally, the study highlights the obstacles property owners encounter when trying to invest in climate resilience measures, given the stagnation in operating income growth.

The 2021 EPA study on Climate Change and Social Vulnerability in the United States further illustrates these challenges, showing that low-income individuals are more likely to live in areas facing significant increases in mortality rates due to extreme temperature changes, as well as experiencing the highest rates of labor hour losses among weather-exposed workers. Rural communities are particularly disadvantaged, often lacking access to public support during emergencies and having fewer resources to repair or fortify their homes against climate-related damage. Addressing these vulnerabilities is essential for building resilience among low- and moderate-income households, who are increasingly at risk from climate change, threatening their safety, stability, and overall well-being.

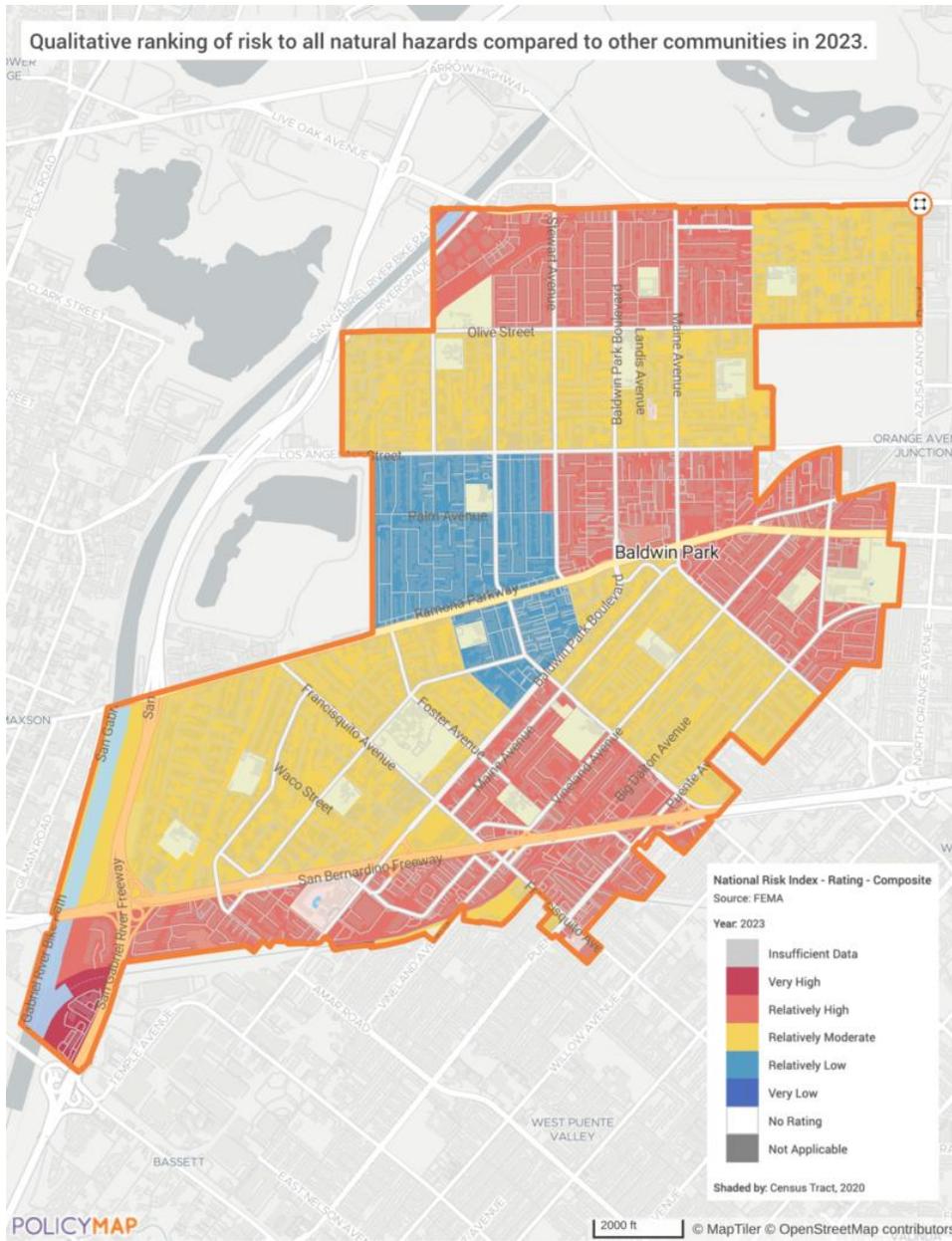
The AHMP for Los Angeles County identifies vulnerable populations within the county, including individuals who face challenges accessing medical care, maintaining independence, or require supervision. One of the most at-risk groups is people experiencing homelessness, with nearly 60,000 individuals affected in the region. The AHMP acknowledges that additional vulnerable groups will be recognized in future updates, particularly with new data from the 2020 U.S. Census on factors like socioeconomic status, disability, housing, and transportation.

FEMA's National Risk Index identifies Los Angeles County as having a very low level of community resilience, indicating that its residents have a very low ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map included in this section illustrates FEMA's qualitative risk to natural hazards at the census tract level in Baldwin Park, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels throughout the City vary from "relatively low" to "very high" risk. This indicates that several areas may need more targeted attention and resources to address specific hazards, making them more vulnerable than the rest of the City. These two indexes measure risk from different perspectives—FEMA's

risk index evaluates a community's ability to respond to hazards (resilience), while the City's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The City must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Baldwin Park is dedicated to educating and preparing the public for multi-hazard mitigation through a variety of channels. This includes the city's Emergency Services website and social media accounts. Additionally, the Los Angeles County Office of Emergency Management website provides vital information, such as emergency preparedness resources and Alert LA County Emergency Notification system. The Voluntary Organizations Active in Disaster (VOAD) for Los Angeles County also provides valuable resources to enhance community disaster resilience. To effectively tackle the increasing impacts of climate change, ongoing investment is crucial for maintaining and expanding these programs and resources.



Risk to All Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Baldwin Park to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2025 and ending June 30, 2030. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2025-2029 Consolidated Plan Needs Assessment Survey and housing and community development data elements as required by HUD. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies, City staff input, stakeholder input, and public comments.

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery System
- Goals Summary
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homeless Strategy
- Lead Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

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

Geographic Area

Table 38 - Geographic Priority Areas

1	Area Name:	Eligible CDBG Target Areas
	Area Type:	Local Target Areas
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
2	Area Name:	Citywide
	Area Type:	Citywide
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Comprehensive
	Other Revital Description:	N/A

General Allocation Priorities

HUD encourages grantees to identify locally designated areas where geographically targeted revitalization efforts are carried out through multiple activities in a concentrated and coordinated manner. For the Consolidated Plan, local target areas are loosely defined and do not need to conform to a set of specific standards.

The City will seek to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

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

Priority Needs

Table 39 – Priority Needs Summary

1	Priority Need Name	Priority Housing Needs
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Income Level – Extremely Low • Income Level – Low • Income Level – Moderate • Family Types – Large Families • Family Types – Families with Children • Family Types – Elderly • Non-Homeless Special Needs – Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	<p>(1) Sustain and Strengthen Neighborhoods</p> <p>(2) Preserve Existing and Create New Affordable Housing</p>
	Description	Applicable Activities: Community Enhancement/Code Enforcement; TBD Residential Rehabilitation Programs; TBD Acquisition/Rehabilitation; TBD New Housing Construction; TBD TBRA Program)
	Basis for Relative Priority	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.
2	Priority Need Name	Priority Homeless Needs
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Income Level – Extremely Low • Income Level – Low • Income Level – Moderate • Homeless – Chronic Homelessness • Homeless – Individuals • Homeless – Families with Children • Homeless – Veterans • Homeless – Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Support Efforts to Address Homelessness
	Description	Applicable Activities: Services that assist homeless individuals including providing meals and hygiene kits, emergency shelter, referral services, and case management services.
	Basis for Relative Priority	To address 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.
3	Priority Need Name	Priority Special Population Needs
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Income Level – Extremely Low • Income Level – Low • Income Level – Moderate • Family Types – Large Families • Family Types – Families with Children • Non-homeless Special Needs – Persons with Mental Disabilities • Non-homeless Special Needs – Persons with Physical Disabilities • Non-homeless Special Needs – Persons with Developmental Disabilities • Non-homeless Special Needs – Persons with Alcohol or Other Addictions • Non-homeless Special Needs – Persons with HIV/AIDS and their Families • Non-homeless Special Needs – Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Support Agencies that Assist Special Needs Populations
	Description	Applicable Activities: Services for victims of domestic violence, food pantry programs, among other social services to meet the needs of special populations.
	Basis for Relative Priority	Special needs services are rated as a high priority need based on the demand for service reported by local service providers and the number of residents requesting and accessing services.
4	Priority Need Name	Priority Community Services
	Priority Level	High

	Population	<ul style="list-style-type: none"> • Income Level – Extremely Low • Income Level – Low • Income Level – Moderate • Family Types – Large Families • Family Types – Families with Children • Family Types – Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Using CDBG public service funds, the City will allocate funds to special needs service providers.
	Description	Applicable Activities: Fair housing and housing rights services, programs to increase the suitability of lived environments, youth services, among other social services.
	Basis for Relative Priority	Improving the quantity and quality of community services to increase the access to such services for its residents is a high priority for the City. Community services are highly sought out by residents.
5	Priority Need Name	Priority Community and Public Facilities
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Income – Extremely Low • Income – Low • Income – Moderate • Income – Middle • Non-Homeless Special Needs – Non-Housing Community Development
	Geographic Areas Affected	Eligible CDBG Census Tracts
	Associated Goals	Preserve Community and Public Facilities
	Description	Applicable Activities: Community and Public Facility Projects
	Basis for Relative Priority	A high level of need exists within the City for activities such as infrastructure improvements, public facilities improvements, and other activities that improve the housing and commercial structures in the area.
6	Priority Need Name	Priority Infrastructure Needs
	Priority Level	High
	Population	<ul style="list-style-type: none"> • Income – Extremely Low • Income – Low • Income – Moderate • Income – Middle • Non-Homeless Special Needs – Non-Housing Community Development

	Geographic Areas Affected	Eligible CDBG Census Tracts
	Associated Goals	Provide Needed Infrastructure Improvements
	Description	Applicable Activities: Infrastructure and ADA improvement projects.
	Basis for Relative Priority	A high level of need exists within the City for constructing Americans with Disability Act (ADA) -compliant improvements, specifically in community and public facilities.
7	Priority Need Name	Priority Other Housing and Community Development Needs
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	N/A
	Associated Goals	Planning for Housing and Community Development
	Description	Applicable Activities: Administration and planning activities associated with the implementation of the CDBG and HOME programs.
	Basis for Relative Priority	Administration of HUD programs is needed to carry out successful activities that have positive community impacts.

Narrative (Optional)

No additional discussion.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Baldwin Park will use its HOME funds to focus on increasing the supply of affordable housing units with long-term affordability covenants. Tenant-Based Rental Assistance will not be offered.
TBRA for Non-Homeless Special Needs	The City of Baldwin Park will use its HOME funds to focus on increasing the supply of affordable housing units with long-term affordability covenants. Tenant-Based Rental Assistance will not be offered.
New Unit Production	Based on land and development costs, it is more cost effective to subsidize the development of affordable multifamily rental units than to subsidize home purchase loans. Due to resource scarcity, investments in the creation of new affordable housing will focus on rental housing units where other sources of funds may be leveraged.
Rehabilitation	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 provides that all economic segments of the community have the means to ensure that their property meets local standards and live in decent housing.
Acquisition, including preservation	Many Baldwin Park households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units. Preserving existing affordable housing is critical to maintaining a robust affordable housing stock in the City. The City will continue to use HUD resources to prioritize the preservation of existing affordable housing in the City. When possible, the City will use HOME resources and other federal and local resources to prioritize the preservation of affordable housing.

Table 40 – Influence of Market Conditions

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

Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2025 through June 30, 2030. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on several factors.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$850,026	\$0.00	\$342,305	\$1,192,331	\$2,787,282	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.
HOME	Public - Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA	\$247,964.72	\$191,859	\$2,861,186.13	\$3,301,009.85	\$991,858.88	A HUD formula-based program that annually allocates funds to support affordable housing programs.

Table 41 - Anticipated Resources

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

The City 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. 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 June 2024, 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.

Publicly owned land or property located within Baldwin Park that may be used to address affordable housing needs is 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. 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.

Discussion

No additional discussion.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Baldwin Park	Government	Administer HUD programs; Carryout activities as noted in the Consolidated Plan and Annual Action Plans; Reporting	Jurisdiction

Table 42 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System.

The Baldwin Park Housing Division will serve as the lead in implementing the housing and community development strategies, as defined throughout the Strategic Plan, over the next five years. The City is responsible for implementing the Federal Community Development Block Grant (CDBG) Program and the Home Investment Partnership Program (HOME). CDBG grants will be awarded to subrecipients using the application process outlined in the Citizen Participation Plan.

The institutional delivery system in Baldwin Park is highly functioning and collaborative between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		

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

Table 43 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The City of Baldwin Park’s public service programs will focus on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, veterans and their families and unaccompanied youth through the provision of CDBG funds to local nonprofit service providers. Often, the primary obstacle to delivering services to homeless populations is the homeless individual’s willingness to seek assistance and housing. To address this problem through direct outreach and engagement with linkages to available resources in the City and the region. The City will work with the regional County CoC that is specially trained in solving homeless-related problems and knowledgeable about local and regional resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Baldwin Park has a long track record of successful partnerships among public and private sector entities. City staff consistently work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and the technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Baldwin Park for special needs populations and persons experiencing

homelessness. In Baldwin Park, this funding is part of the limited to 15 percent public service cap of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the Los Angeles County Department of Social Services and the CoC. The State of California recently began to increase efforts to address homelessness. The City will pursue State funding opportunities made available at the local level to provide services for special needs populations and persons experiencing homelessness. Private sources remain limited. Finally, as the City's HUD grants have declined over the last 10 years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the lack of resources necessary to support local programs in Baldwin Park for special needs populations and persons experiencing homelessness, the City will continue maintaining its relationships with its nonprofit service providers to explore alternate funding sources and encouraging the identification of alternate revenue streams to sustain the program in the future.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2025	2029	Affordable Housing	Citywide	Priority Housing Needs	\$750,000 (CDBG)	Housing Code Enforcement/Foreclosed Property Care: 4,000 Household Housing Unit <i>(Community Enhancement/Code Enforcement Program)</i>
2	Preserve Existing and Create New Affordable Housing	2025	2029	Affordable Housing	Citywide	Priority Housing Needs	\$4,181,198.38 (HOME)	Rental Units Rehabilitated: 10 Household Housing Unit <i>(TBD CHDO Reserve Affordable Housing)</i>
3	Support Efforts to Address Homelessness	2025	2029	Non-Housing Community Development	Citywide	Priority Homeless Needs	\$46,765 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 1,500 Persons Assisted <i>(East SGV Coalition for the Homeless)</i>
4	Support Agencies that Assist Special Needs Populations	2025	2029	Non-Housing Community Development	Citywide	Priority Special Population Needs	\$102,890 (CDBG) \$70,330 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 1,250 Persons Assisted <i>(Domestic Violence Advocate)</i> Public service activities other than Low/Moderate Income Housing Benefit – 750 Persons Assisted <i>(Senior Center Program)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Priority Community Services	2025	2029	Non-Housing Community Development	Citywide	Priority Community Services	\$60,800 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 17,500 Persons Assisted <i>(Church of the Redeemer Food Bank)</i>
							\$50,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 250 Persons Assisted <i>(Recreation Subsidies Program)</i>
							\$93,535 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 200 Persons Assisted <i>(BPPD Pride Platoon)</i>
							\$93,530 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 100 Persons Assisted <i>(Youth Employment Program)</i>
							\$119,665 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 1,500 Persons Assisted <i>(Graffiti Removal Program)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Preserve Community and Public Facilities	2025	2029	Non-Housing Community Development	CDBG Census Tracts	Priority Community and Public Facilities	\$942,072 (CDBG)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted <i>(Various TBD Public Facilities)</i>
7	Provide Needed Infrastructure Improvements	2025	2029	Non-Housing Community Development	CDBG Census Tracts	Priority Infrastructure Needs	\$800,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted <i>(Various TBD Public Infrastructure Projects)</i>
8	Planning for Housing and Community Development	2025	2029	Other	N/A	Priority Other Housing and Community Development Needs	\$249,811.36 (HOME) \$850,026 (CDBG)	N/A (HOME Program Administration; CDBG Program Administration; Fair Housing Services)

Table 44 – Goals Summary

Goal Descriptions

1	Goal Name	Sustain and Strengthen Neighborhoods
	Goal Description	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community.

2	Goal Name	Preserve Existing and Create New Affordable Housing
	Goal Description	To the extent possible, based upon the availability of funds and a project's viability, HOME funds will be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units, and in the provision of tenant-based rental assistance (TBRA).
3	Goal Name	Support Efforts to Address Homelessness
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers.
4	Goal Name	Support Agencies that Assist Special Needs Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to special needs service providers.
5	Goal Name	Using CDBG public service funds, the City will allocate funds to special needs service providers.
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services. Services must benefit at least 51 percent low/mod persons.
6	Goal Name	Preserve Community and Public Facilities
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public facilities and parks.
7	Goal Name	Provide Needed Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public infrastructure.
8	Goal Name	Planning for Housing and Community Development
	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.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates creating 10 housing units for low-income families during the 2025-2030 Consolidated Plan period. HOME-assisted units shall meet the requirements of 24 CFR 92.254. The City may use CDBG or HOME funds to acquire, develop or subsidize the purchase of housing units for homeownership as defined in the HOME program regulations at 24 CFR 92.254.

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

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

Not applicable. BPHA does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

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 engagement. 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.

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

BPHA is designated as a Substandard Public Housing Agency.

Plan to remove the ‘troubled’ designation

BPHA staff are 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.

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

Barriers to Affordable Housing

Barriers to affordable housing have been noted in section MA-40 of this Consolidated Plan. Barriers included in that section are outlined below.

- Zoning regulations impact on multifamily unit developments
- Impact of lengthy permitting procedures on developer investments
- Local Los Angeles County Measures
- Affordability concerns stemming from Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033)
- Extensive environmental review for new developments required by the California Environmental Quality Act (CEQA) which can delay housing projects.

Significant public housing policy changes may negatively impact local affordable housing development and residential investment. To mitigate against negative public housing policy impacts, 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. This strategy can help increase the supply of affordable housing and preserve existing affordable housing in the City.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Addressing barriers to affordable housing will require ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development. To address housing affordability and the lack of monetary resources for affordable housing, 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 affordable housing, to facilitate affordable housing development. This strategy can help increase the supply of affordable housing and preserve existing affordable housing in the City.

SP-60 Homelessness Strategy – 91.215(d)

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.

The City of Baldwin Park is committed to 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 addresses and supplements 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

Addressing the emergency and transitional housing needs of homeless persons.

The City has developed two tiny home communities in the City. Esperanza Villa 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 and offers six months of housing and supportive services. Case management, job training, mental health, substance abuse, food, and other services necessary to stabilize and prepare tenants for permanent housing are also available.

The establishment of transitional and supportive housing, as outlined in the City’s Housing Element, is a crucial step in addressing homelessness and providing necessary support services to vulnerable individuals and families in Baldwin Park. Initiatives like Esperanza Villa and Serenity Homes contribute to the overall well-being and stability of individuals experiencing homelessness in Baldwin Park by offering a supportive environment and access to critical resources. Additionally, funding vital services like emergency rental assistance, transitional housing, and winter shelter assistance play a crucial role in preventing homelessness and supporting individuals and families during times of crisis. Through partnerships with key organizations the City can extend its reach and maximize its impact by 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

An individual or family is at-risk of becoming homeless if they experience extreme difficulty maintaining their housing and have no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, drug dependency, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The CoC coordinates with state and local agencies, and privately-funded institutions 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. Furthermore, 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. Baldwin Park strives to prevent homelessness in populations vulnerable or at risk of homelessness using CDBG and HOME funds that offer housing vouchers, food programs, legal advocacy, and counseling services.

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

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from 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 are 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 inspect 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 include testing and abatement if necessary, or abatement without testing.

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

The actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

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

The City of Baldwin Park Residential Rehabilitation Program procedures require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

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

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

The implementation of CDBG and HOME activities meeting the goals established in this 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 activities that preserve and enhance neighborhood aesthetics and improve infrastructure to benefit low-and moderate-income residents of Baldwin Park.
- 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 public service funds.

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. In California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidies 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.

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

As housing costs continue to rise, rental costs in the City are currently out of reach for many individuals and families. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists for both conventional public housing and publicly assisted affordable housing limit the number of families in poverty that can benefit from these housing opportunities or programs.

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents and reduce the number of poverty-level families. The City has included an Affordable Housing Preservation goal as part of this Consolidated Plan. To address this affordable housing goal the City will fund activities targeted to families who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the City's Annual Action Plan goals, program requirements, and available resources with potential applicants. After the approval of the Annual Action Plan, a mandatory subrecipient workshop is held to review program regulations in detail, provide useful forms and resources for documenting compliance, and to review the City's compliance procedures and requirements. Individualized technical assistance is also provided on an as-needed basis throughout the program year.

Activity Monitoring

The monitoring of programmed activities begins with a detailed review of all received applications to determine eligibility, conformance with a National Objective, and conformance with a Plan goal. This process also includes a review the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries, and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable. Application requirements include submission of financial audit or other related financial documents to determine the applicant's capacity and note any findings or concerns that may impact an applicant's ability to carry out their proposed program. Eligible applications are then considered for funding.

Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized

technical assistance is provided, as noted above, if compliance concerns are identified. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances comply with applicable limits pursuant to affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

Annual Action Plan (FY 2025-2026)

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 2025/26:

CDBG Entitlement Funds: The City will receive \$850,026 in CDBG entitlement funds for the FY 2025/26. Additionally, the City anticipates \$342,305 in prior year carryover funds that are available for programming in FY 2025/26, for a total of \$1,192,331. These funds will be utilized for public services, code enforcement, fair housing services, and CDBG administration. 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: The City anticipates that it will receive an estimated \$247,964.72 in HOME entitlement funds for the FY 2025/26. Additionally, the City anticipates \$2,861,186 in prior year carryover funds and \$191,859 in Program income that are available for programming in FY 2025/26, for a total of \$3,301,009.85. Up to 10 percent of the HOME allocation will be used to provide for staffing and other program administration costs associated with the HOME program, including planning, reporting, monitoring, and IDIS setup and maintenance. Available prior year program income has been receipted from which 10% will be allocated to the 2025/26 HOME Program Administration activity. This includes \$7,671.30 from FY 2018/19, \$3,801.53 from FY 2019/20, \$11,281.73 from FY 2020/21, \$11,485.85 from FY 2021/22, \$10,236.91 from FY 2022/23, and \$81,381.68 from FY 2024/25, for a total additional allocation of \$125,829.00. These additional HOME Admin funds will be used for staff salaries and benefits, consultant costs, and project delivery costs associated with administering the City’s HOME program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$850,026	\$0.00	\$342,305	\$1,192,331	\$3,400,104	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.
HOME	Public - Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA	\$247,964.72	\$191,859	\$2,861,186.13	\$3,235,009.85	\$991,857.68	A HUD formula-based program that annually allocates funds to support affordable housing programs.

Table 45 - 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 June 2024, 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 is 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. 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.

Discussion

No additional discussion.

AP-20 Annual Goals and Objectives

**Annual Goals and Objectives
Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Sustain and Strengthen Neighborhoods	2025	2026	Non-Housing Community Development	Low- and Moderate-Income Areas	Priority Housing Needs	\$150,000 (CDBG) \$744,823 (CDBG)	Housing Code Enforcement/ Foreclosed Property Care – 800 Housing Units <i>(Community Enhancement Program/Code Enforcement)</i> Rental Units Rehabilitated 12 Housing Units <i>(McNeill Manor Modernization and Rehabilitation Project)</i>

2	Priority Community Services	2025	2026	Non-Housing Community Development	Citywide Low- and Moderate- Income Areas	Provide Public Services for Low Income Residents	\$7,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 3,500 Persons Assisted <i>(Church of the Redeemer Food Bank)</i>
							\$8,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 60 Persons Assisted <i>(Recreation Subsidy Program)</i>
							\$20,707 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 40 Persons Assisted <i>(BPPD Pride Platoon)</i>
							\$15,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 20 Persons Assisted <i>(Youth Employment Program)</i>
							\$25,218 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 300 Persons Assisted <i>(Graffiti Removal Program)</i>

3	Special Needs Services	2025	2026	Non-Housing Community Development	Citywide	Priority Special Population Needs	\$20,578 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 250 Persons Assisted <i>(Domestic Violence Advocate)</i>
							\$21,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 250 Persons Assisted <i>(Senior Center Program)</i>
4	Homelessness Prevention	2025	2026	Non-Housing Community Development	Citywide	Prevent and Eliminate Homelessness	\$10,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit 300 Persons Assisted <i>(East SGV Coalition for the Homeless)</i>
5	Preserve Existing and Create New Affordable Housing	2025	2026	Affordable Housing	Citywide	Priority Housing Needs	\$3,150,454.38 (HOME)	Tenant-Based Rental Assistance 25 Persons Assisted Homeowner Housing Rehabilitated 15 Persons Assisted
6	Planning for Housing and Community Development Needs	2025	2026	Other: Administration	N/A	Other Housing and Community Development Needs	\$150,655.47 (HOME) \$170,005 (CDBG)	N/A <i>(HOME Program Administration; CDBG Program Administration; Fair Housing Services)</i>

Table 46 – Goals Summary

Goal Descriptions

1	Goal Name	Sustain and Strengthen Neighborhoods
	Goal Description	Using CDBG funds, the City will sustain and strengthen neighborhoods by eliminating unsafe conditions and blight while improving the quality of life of residents within the community.
2	Goal Name	Support Agencies that Assist Special Needs Populations
	Goal Description	Using CDBG public service funds, the City will provide assistance to special needs service providers.
3	Goal Name	Using CDBG public service funds, the City will allocate funds to special needs service providers.
	Goal Description	Using CDBG public service funds, the City will provide assistance to various social service agencies for programs for youth, fair housing, anti-crime, and general public services. Services must benefit at least 51 percent low/mod persons.
4	Goal Name	Support Efforts to Address Homelessness
	Goal Description	Using CDBG public service funds, the City will provide assistance to homeless service providers.
5	Goal Name	Planning for Housing and Community Development
	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.

AP-35 Projects – 91.220(d)

Projects

Introduction

The City plans to undertake the CDBG and HOME funded activities noted in the section below during the Fiscal Year 2025-2026 to address the community needs identified in its most recent Consolidated Plan.

With an expected CDBG allocation of \$850,026, the City is allowed to allocate up to 15% of its allocation, or \$127,503, to public services. The FY 2025-2026 Annual Action Plan proposes to allocate a maximum 15% in public services towards the following activities: Church of the Redeemer (\$7,000); BPPD Pride Platoon (\$20,707); Youth Employment Program (\$15,000); Graffiti Removal (\$25,218); Recreation Subsidy Program (\$8,000); Domestic Violence Advocate (\$20,578); Senior Center Program (\$21,000) and East SGV Coalition for the Homeless (\$10,000). CDBG regulations also permit a maximum allocation of 20%, or \$170,005, for CDBG administration activities. The City has allocated \$162,505 for CDBG Administration and \$7,500 to the Housing Rights Center, for a total of \$170,005 to be allocated in FY 2025-26.

Up to 10 percent of the HOME allocation will be used to provide for staffing and other program administration costs associated with the HOME program, including planning, reporting, monitoring, and IDIS setup and maintenance. Additionally, available prior year program income has been received from which 10% will be allocated to the 2025/26 HOME Program Administration activity. This includes \$7,671.30 from FY 2018/19, \$3,801.53 from FY 2019/20, \$11,281.73 from FY 2020/21, \$11,485.85 from FY 2021/22, \$10,236.91 from FY 2022/23, and \$81,381.68 from FY 2024/25, for a total additional allocation of \$125,829.00. These additional HOME Admin funds will be used for staff salaries and benefits, consultant costs, and project delivery costs associated with administering the City's HOME program.

Projects

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
Community Enhancement /Code Enforcement	Community Enhancement Target Area	Sustain and Strengthen Neighborhoods	Priority Housing Needs	CDBG: \$150,000

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
McNeill Manor Modernization and Rehabilitation Project	Citywide	Sustain and Strengthen Neighborhoods	Priority Housing Needs	CDBG: \$744,823
Church of the Redeemer Food Bank	Citywide	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$7,000
BPPD Pride Platoon	Citywide	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$20,707
Youth Employment Program	Citywide	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$15,000
Graffiti Removal Program	Low- and Moderate-Income Areas	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$25,218
Recreation Subsidy Program	Citywide	Provide Needed Community Services to Low/Mod Persons	Priority Community Services	CDBG: \$8,000
Domestic Violence Advocate	Citywide	Support Agencies that Assist Special Needs Populations	Priority Special Needs Population	CDBG: \$20,578

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
Senior Center Program	Citywide	Support Agencies that Assist Special Needs Populations	Priority Special Needs Populations	CDBG: \$21,000
East San Gabriel Valley Coalition for the Homeless	Citywide	Support Efforts to Address Homelessness	Priority Homeless Needs	CDBG: \$10,000
Housing Rights Center	Citywide	Planning for Housing and Community Development	Ensure Equal Access to Housing Opportunities	CDBG: \$7,500
CDBG Program Administration	Citywide	Planning for Housing and Community Development	Priority Other Housing and Community Development Needs	CDBG: \$162,505
Tenant Based Rental Assistance	Citywide	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$657,437.18
Residential Rehabilitation	Citywide	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$1,184,721.77
Affordable Housing Development	Citywide	Preserve Existing and Create New Affordable Housing	Priority Housing Needs	HOME: \$1,308,195.43
HOME Program Administration	Citywide	Planning for Housing and Community Development	Priority Other Housing and Community	HOME: \$150,655.47

Project Name	Target Area	Goals Supported	Needs Addressed	Funding Requested
			Development Needs	

Table 8 – Project Information

Table 47 – 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. The 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

Project Name	Community Enhancement Program/Code Enforcement
Target Area	Low- and Moderate-Income Areas
Goals Supported	Sustain and Strengthen Neighborhoods
Needs Addressed	Priority Housing Needs
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, 2026
1 Estimate the number and type of families that will benefit from the proposed activities	800 Household Housing Units
Location Description	<p>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 Patriitti Avenue/605 on-ramp. The Improvement Area encompasses the following Census Tracts and Block Groups:</p> <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.

Project Name	McNeill Manor Modernization and Rehabilitation Project
Target Area	Citywide
Goals Supported	Sustain and Strengthen Neighborhoods
Needs Addressed	Priority Housing Needs
Funding	CDBG: \$744,823
2 Description	<p>McNeill Manor is a senior housing community consisting of 12 one-bedroom apartments, each featuring a living room, kitchen, and bathroom. This project will fund significant interior and exterior upgrades to enhance the property's functionality and appeal. Planned improvements include:</p> <ul style="list-style-type: none"> • Replacing worn carpet and flooring with durable vinyl planks • Removing and replacing outdated kitchen and bathroom cabinets • Interior and exterior painting • Landscaping and hardscaping enhancements • Upgrading lighting fixtures in individual units, common areas, and the parking lot • Modernizing the community laundry room <p>These renovations aim to improve comfort, accessibility, and quality of life for residents while revitalizing the property's overall aesthetic and infrastructure.</p>
Target Date	June 30, 2027
Estimate the number and type of families that will benefit from the proposed activities	12 Households
Location Description	14317 E. Morgan Street, Baldwin Park, CA, 91706
Planned Activities	Same as description.

	Project Name	Church of the Redeemer Food Bank
	Target Area	Citywide
	Goals Supported	Public Services for LMI Residents
	Needs Addressed	Provide Public Services for Low Income Residents
	Funding	CDBG: \$7,000
3	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 monthly 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.
	Target Date	June 30, 2026
	Estimate the number and type of families that will benefit from the proposed activities	3,500 Persons Assisted
	Location Description	3739 Monterey Avenue, Baldwin Park, CA 91706
	Planned Activities	Same as description.
	Project Name	BPPD Pride Platoon
4	Target Area	Citywide
	Goals Supported	Public Services for LMI Residents
	Needs Addressed	Provide Public Services for Low Income Residents

Funding	CDBG: \$20,707
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
Target Date	June 30, 2026
Estimate the number and type of families that will benefit from the proposed activities	40 Persons Assisted
Location Description	4403 Pacific Avenue, Baldwin Park, CA 91706
Planned Activities	Same as description.
<hr/>	
Project Name	Youth Employment Program
Target Area	Citywide
5 Goals Supported	Public Services for LMI Residents
Needs Addressed	Provide Public Services for Low Income Residents
Funding	CDBG: \$15,000

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.
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Target Date	June 30, 2026
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Estimate the number and type of families that will benefit from the proposed activities	20 Persons Assisted
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Location Description	4403 Pacific Avenue, Baldwin Park, CA 91706
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Planned Activities	Same as description.
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Project Name	Graffiti Removal Program
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Target Area	Low- and Moderate-Income Areas
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6 Goals Supported	Public Services for LMI Residents
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Needs Addressed	Provide Public Services for Low Income Residents
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Funding	CDBG: \$25,218
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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, 2026
Estimate the number and type of families that will benefit from the proposed activities	300 Persons Assisted
Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
Planned Activities	Same as description.
<hr/>	
Project Name	Recreation Subsidy Program
Target Area	Citywide
7 Goals Supported	Public Services for LMI Residents
Needs Addressed	Provide Public Services for Low Income Residents
Funding	CDBG: \$8,000

Description	The Recreation Subsidy Program provides children of low- to moderate- income families in the community with a subsidy that will allow them to participate in organized youth programs, educational classes, and seasonal camps. The Recreation Subsidy Program is instrumental in providing children with an opportunity to receive positive recreational experiences in a safe space, regardless of the family's ability to pay.
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Target Date	June 30, 2026
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Estimate the number and type of families that will benefit from the proposed activities	60 Persons Assisted
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Location Description	4100 Baldwin Park Blvd., Baldwin Park, CA 91706
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Planned Activities	Same as description.
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Project Name	Domestic Violence Advocate
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Target Area	Citywide
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8 Goals Supported	Special Needs Services
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Needs Addressed	Public Services for Residents with Special Needs
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Funding	CDBG: \$20,578
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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.
Target Date	June 30, 2026
Estimate the number and type of families that will benefit from the proposed activities	250 Persons Assisted
Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
Planned Activities	Same as description.
<hr/>	
Project Name	Senior Center Program
Target Area	Citywide
9 Goals Supported	Special Needs Services
Needs Addressed	Public Services for Residents with Special Needs
Funding	CDBG: \$21,000

Description	Funding will support comprehensive supervision for the daily operations of the Julia McNeil Senior Center. The Senior Center plays a vital role in the daily lives of seniors, providing opportunities for socialization through activities and programs that prevent cognitive decline, promote healthy behaviors, and foster relationships and communication skills. Programs and services offered include fitness, music, art and craft classes, educational workshops, informative health and wellness workshops, and recreational games to promote physical and mental well-being, and excursions. Access to essential social services include support groups, case management services, and assistance with referrals to community services.
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Target Date	June 30, 2026
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Estimate the number and type of families that will benefit from the proposed activities	250 Persons Assisted
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Location Description	4100 Baldwin Park Blvd., Baldwin Park, CA 91706
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Planned Activities	Same as description.
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Project Name	East San Gabriel Valley Coalition for the Homeless
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Target Area	Citywide
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10 Goals Supported	Homelessness Prevention
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Needs Addressed	Prevent and Eliminate Homelessness
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Funding	CDBG: \$10,000
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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 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.
Target Date	June 30, 2026
Estimate the number and type of families that will benefit from the proposed activities	300 Persons Assisted
Location Description	1345 Turnbull Canyon Road, Hacienda Heights, CA 91745
Planned Activities	Same as description.
<hr/>	
Project Name	Housing Rights Center
Target Area	Citywide
Goals Supported	Other – Administration
Needs Addressed	Other – Administration
Funding	CDBG: \$7,500
Description	The Housing Rights Center provides comprehensive fair housing services that includes discrimination complaint investigation and landlord/tenant counseling.
Target Date	June 30, 2026

11

Estimate the number and type of families that will benefit from the proposed activities	100 Persons Assisted
Location Description	3255 Wilshire Blvd, Suite 1150, Los Angeles, CA 90010
Planned Activities	Same as description.

Project Name	CDBG Program Administration
Target Area	Citywide
Goals Supported	Planning and Administration
Needs Addressed	Planning and Administration
Funding	CDBG: \$162,505
12 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, 2026
Estimate the number and type of families that will benefit from the proposed activities	Not Applicable

Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
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Planned Activities	Same as description.
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Project Name	Tenant Based Rental Assistance
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Target Area	Not Applicable
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Goals Supported	Sustain and Strengthen Neighborhoods
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Needs Addressed	Priority Housing Needs
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Funding	HOME: \$657,437.18
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13 Description	The City will develop a tenant based rental assistance program to help households afford the housing costs of market-rate units. The program specifics details are still in development.
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Target Date	June 30, 2026
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Estimate the number and type of families that will benefit from the proposed activities	25 Households Assisted
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Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
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Planned Activities	Same as description.
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14 Project Name	Residential Rehabilitation
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Target Area	Citywide
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Goals Supported	Sustain and Strengthen Neighborhoods
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Needs Addressed	Priority Housing Needs
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Funding	HOME: \$1,184,721.77
Description	This program provides deferred loans or grants to qualified homeowners for rehab on their properties.
Target Date	June 30, 2027
Estimate the number and type of families that will benefit from the proposed activities	15 Households
Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
Planned Activities	Same as description.

Project Name	Affordable Housing Development
Target Area	Citywide
Goals Supported	Sustain and Strengthen Neighborhoods
Needs Addressed	Priority Housing Needs
Funding	HOME: \$1,308,195.43
Description	To maintain affordable housing in the City, these funds will be used towards an affordable housing developments project to be determined.
Target Date	June 30, 2030
Estimate the number and type of families that will benefit from the proposed activities	TBD

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Location Description	14403 Pacific Avenue, Baldwin Park, CA 91706
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Planned Activities	Same as description.
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Project Name	HOME Program Administration
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Target Area	Citywide
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Goals Supported	Planning and Administration
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Needs Addressed	Planning and Administration
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Funding	HOME: \$150,655.47
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The City may use up to 10 percent of the HOME allocation for the overall administration of the HOME Program. The total administration funding is made up of a combination of Program Income received and 10 percent of its annual allocation as specified below:

16

Description

10% Program Income Receipt Amounts

- FY 2018-19: \$7,671.30
- FY 2019-20: \$3,801.53
- FY 2020-21: \$11,281.73
- FY 2021-22: \$11,485.85
- FY 2022-23: \$10,236.91
- FY 2024-25: \$81,381.68
- Total Program Income Received to be Converted to Admin: \$125,859

10% Annual Allocation

- FY 2024-25: \$24,796.47

Target Date	June 30, 2026
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Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
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

The CDBG Target Areas consist of census tracts within the City that are qualified as having a population of 51% or more low to moderate income residents.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	96%
Low- and Moderate-Income Areas	1%
Community Enhancement Target Area	3%

Table 48 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

When determining the geographic locations where the City will allocate funds, staff consider if the activity or program will physically be located within an already designated CDBG Target Area, and in line with whether the program will directly benefit the low-to- moderate income population in that area. Poverty levels act as a measure of need for an area, providing staff with insight into the state of the population within that area and help guide City representatives to fund services accordingly. City representatives also take public demand into account, recommendations from other city departments, recommendations of other local entities like the County partners, and local non-profits.

Discussion

No additional discussion.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize all applicable and available funding, including City, County, State, or Federal to meet the affordable housing needs of the community. The City previously made an investment in the three affordable housing projects which they are focusing on carrying out now to support the previously programmed activities and goals.

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

Table 49 - One Year Goals for Affordable Housing by Support Requirement

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

Table 50 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has three affordable housing projects in progress that were approved in Annual Action Plans that were part of the previous Consolidated Plan cycle. One of those projects included HOME fund investments with local Community Housing Development Organization (CHDO), San Gabriel Valley Habitat for Humanity, to develop homeownership opportunities in Baldwin Park. In 2023 the Baldwin Park City Council also 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 second project in progress is with a partnership with the Cesar Chavez Foundation whom the City awarded funds to develop 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.

With the third project the City is partnering with the Retirement Housing Foundation (RHF) who received \$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.

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 intends to achieve this by continuing to administer the Section 8 tenant-based Housing Choice Voucher (HCV) program, providing rental assistance to eligible families. The 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 are also 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. 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.

The BPHA actively encourages resident engagement through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. BPHA implements 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 for the City. As part of its efforts 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.

The City intends 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. 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.

The City of Baldwin Park is committed to 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 addresses and supplements 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

As part of the FY 2025-26, the City will continue to allocate funds to of organizations such as the East San Gabriel Valley Coalition for the Homeless, Domestic Violence Advocate, and Church of the Redeemer Food Bank as their services are 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 City has developed two tiny home communities in the City. Esperanza Villa 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 and offers six months of housing and supportive services. Case management, job training, mental health, substance abuse, food, and other services necessary to stabilize and prepare tenants for permanent housing are also available.

The establishment of transitional and supportive housing, as outlined in the City's Housing Element, is a crucial step in addressing homelessness and providing necessary support services to vulnerable individuals and families in Baldwin Park. Initiatives like Esperanza Villa and Serenity Homes contribute to the overall well-being and stability of individuals experiencing homelessness in Baldwin Park by offering a supportive environment and access to critical resources. Additionally, funding vital services like emergency rental assistance, transitional housing, and winter shelter assistance play a crucial role in preventing homelessness and supporting individuals and families during times of crisis. Through partnerships with key organizations the City can extend its reach and maximize its impact by addressing the complex issue of homelessness in Baldwin Park. For FY 2025-26 the City intends to continue funding key partners like the East San Gabriel Valley Coalition for the Homeless who serve as a lifeline for many in the community.

- **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.

- **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.

An individual or family is at-risk of becoming homeless if they experience extreme difficulty maintaining their housing and have no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, drug dependency, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The CoC coordinates with state and local agencies, and privately-funded institutions 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. Furthermore, 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. Baldwin Park strives to prevent homelessness in populations vulnerable or at risk of homelessness using CDBG and HOME funds that offer housing vouchers, food programs, legal advocacy, and counseling services.

Discussion

No additional discussion.

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

Introduction

Baldwin Park has found that the typical barriers to affordable housing can include the following:

- Housing Affordability: High housing costs relative to household incomes make it difficult for many residents to afford suitable housing. Limited affordable housing options exacerbate this issue, leading to housing insecurity and homelessness.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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.

During its 2021-2029 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 actively engages with affordable housing developers concerning the siting of future affordable housing and to ensure 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 policies identified below and outlined in detail 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:

- Program H1-2. Preservation of At-Risk Rental Housing
- Program H2-2. Affordable Housing Partners, Funding, and Resources
- Program H2-3. Section 8 Housing Choice Voucher Program
- Program H3-1. Adequate Sites
- Program H3-3 Accessory Dwelling Units (ADUs)
- Program H3-5. Replacement of Units on Sites
- Program H3-6. AB 1397 Reuse of Sites
- Program H3-8. Hotel/Motel Conversions
- Program H4-2. Lot Consolidation
- Program H4-4. Zoning Code Update
- Program H4-5. Density Bonus and Development Incentives
- Program H4-6. Expedite Project Review and Permitting Procedures
- Program H4.7. Supportive and Transitional Housing
- Program H4-8. Nongovernmental Constraints

Discussion

No additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction

The City remains committed to investing 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 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. These efforts and strategies are noted below.

- 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 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.

The City has a partnership with San Gabriel Habitat for Humanity that was made possible through an expansion plan and is not currently funded with the City's CDBG or HOME funds. Activities included in the expansion plan are identified in the list below.

- Acquisition and rehabilitation activities
- Construction of four Accessory Dwelling Units (ADUs)
- Owner-occupied rehabilitation program
- Construction of 12 attached 3-bedroom affordable town homes (12779 Torch Street)
- Construction of 16 attached affordable homes (4288 Stewart Avenue)

Actions planned to reduce lead-based paint hazards.

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from 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 are 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 inspect 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 include testing and abatement if necessary, or abatement without testing.

Actions planned to reduce the number of poverty-level families.

The implementation of CDBG and HOME activities meeting the goals established in this 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 activities that preserve and enhance neighborhood aesthetics and improve infrastructure to benefit low- and moderate-income residents of Baldwin Park.
- 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 public service funds.

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. In California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidies 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.

Actions planned to develop institutional structure.

The institutional delivery system in Baldwin Park is highly functioning and collaborative between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. 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. 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. The Housing Division and the Public Works Department will work together with contractors to implement public facility improvement projects.

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 between the cities of Baldwin Park, 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.

Discussion

No additional discussion.

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 (2025-26) begins July 1, 2025 and ends June 30, 2026.

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100.00%

**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 new program year (2025-26) begins July 1, 2025 and ends June 30, 2026.

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 made available in FY 2025-26 with HUD entitlement funds, 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. The 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 previous response.

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 general refinancing 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 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.
4. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).** Not applicable
 5. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).** Not applicable
 6. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).** Not applicable