



CITY OF BALDWIN PARK
Consolidated Annual Performance and Evaluation Report
For Fiscal Year 2024-25

Draft for Public Comment
September 2 – September 17, 2025

Community Development Department
Housing Department
14403 E. Pacific Avenue
Baldwin Park, CA 91706

Table of Contents

Introduction	2
CR-05 - Goals and Outcomes	4
CR-10 - Racial and Ethnic Composition of Families Assisted	10
CR-15 - Resources and Investments 91.520(a)	11
CR-20 - Affordable Housing 91.520(b)	16
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	19
CR-30 - Public Housing 91.220(h); 91.320(j)	23
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	25
CR-40 - Monitoring 91.220 and 91.230	31
CR-45 - CDBG 91.520(c).....	33
CR-50 - HOME 91.520(d)	34
CR-58 – Section 3.....	37

DRAFT

Introduction

The City of Baldwin Park's (City) FY 2024-25 Consolidated Annual Performance Evaluation Report (CAPER) is the fifth and final year-end performance evaluation under the 2020-2024 Consolidated Plan. The CAPER discusses affordable housing outcomes, homelessness and special needs activities, non-housing community development activities, and other actions in furtherance of the City's Annual Action Plan Programs and Projects for Fiscal Year (FY) 2024-25 (July 1, 2024 to June 30, 2025). This document will be formatted using HUD's CAPER template, which will be submitted online by way of the Integrated Disbursement and Information System (IDIS).

The City receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs, and how these needs will be prioritized and addressed using these federal funds. In May of 2020, the Baldwin Park City Council adopted a five-year (FY 2020/21 – 2024/25) Consolidated Plan. Baldwin Park's Consolidated Plan builds upon other related planning documents, including the City's 2015-2019 Consolidated Plan and the City's 2014-2021 Housing Element.

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. To address the needs, the City identified the following priorities as having the greatest need in the community:

1. Expand the supply of affordable housing.
2. Preserve the supply of affordable housing.
3. Ensure equal access to housing opportunities.
4. Provide neighborhood services, community facilities and infrastructure improvements.
5. Provide public services for low-income residents.
6. Provide public services for residents with special needs.
7. Prevent and eliminate homelessness.
8. Section 108 loan repayment.
9. Preserve special needs non-homeless facilities and infrastructure.

Summary

For fiscal year 2024-25, the City of Baldwin Park had a total of \$2,246,054 in CDBG funds available to carryout CDBG-funded activities (prior year and new). This total amount was comprised of \$839,412 in Fiscal 2024-25 CDBG entitlement funds, and \$1,406,642 in prior year unspent CDBG

funds carried forward (allocated and unallocated). CDBG funds were used for public services CDBG administration.

The City of Baldwin Park also had \$2,287,151 in HOME Program funds comprised of a FY 2024-25 allocation of \$237,195, and a carryover balance of \$2,049,956. The City used HOME funds for administration of the HOME program.

Finally, in 2021, HUD allocated \$1,128,360 in another special allocation of HUD funding to the City of Baldwin Park. The HOME-American Rescue Plan Program (HOME-ARP) provides funding to reduce homelessness and increase housing stability. Thus far, the City of Baldwin Park has received HUD approval on the HOME-ARP Allocation Plan that proposes to allocate \$250,000 to supportive services, \$709,106 to tenant based rental assistance, and \$169,254 to administration.

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Table 1 below illustrates the City’s FY 2024-25 Annual Action Plan outcomes (based on defined units of measure) as it compares to the five-year Consolidated Plan aggregate (2021-21 through 2024-25).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Strategic Plan Goals			FY 2024-25 Annual Plan Goals		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing Development	Affordable Housing	HOME: \$0	Rental units constructed	Household Housing Unit	11 Housing Units <i>(Construction of New Affordable Housing Units: 11 housing units)</i>	0 Housing Units <i>(Cesar Chavez Foundation Affordable Housing Project: Under Construction; Retirement Housing Foundation Senior Housing Project: Under Construction)</i>	0.00%	0 Housing Units <i>(No Housing Projects Proposed in FY 2024-25)</i>	0 Housing Units <i>(No Housing Projects Proposed in FY 2024-25)</i>	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Strategic Plan Goals			FY 2024-25 Annual Plan Goals		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Community Facility, Infrastructure and Section 108 Debt Service	Non-Housing Community Development	CDBG: \$0	Other	Other	1 Other <i>(FY 2020-21 Section 108 Loan Repayment)</i>	2 Other <i>(FY 2020-21 and FY 2021-22 Section 108 Loan Repayment)</i>	200%	0 Other <i>(No Section 108 Loan Repayment in FY 2024-25)</i>	0 Other <i>(No Section 108 Loan Repayment in FY 2024-25)</i>	0.00%
Fair Housing Services	Affordable Housing	CDBG: \$7,500	Other	Other	Not Applicable <i>(Housing Rights Center is an Administrative Program)</i>	Not Applicable <i>(Housing Rights Center is an Administrative Program)</i>		Not Applicable <i>(Housing Rights Center is an Administrative Program)</i>	Not Applicable <i>(Housing Rights Center is an Administrative Program)</i>	
Homelessness Prevention	Homeless	CDBG: \$9,353	Homelessness Prevention	Persons Assisted	1,000 Persons <i>(East San Gabriel Valley Coalition for the Homeless: 1,000 persons)</i>	1,453 Persons <i>(East San Gabriel Valley Coalition for the Homeless: 1,453 persons)</i>	145.30%	300 Persons <i>(East San Gabriel Valley Coalition for the Homeless: 300 persons)</i>	228 Persons <i>(East San Gabriel Valley Coalition for the Homeless: 228 persons)</i>	76.00%
Housing Preservation	Affordable Housing	CDBG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	20 Housing Units <i>(Housing Rehabilitation Program: 20 housing units)</i>	0 Housing Units <i>(Housing Rehabilitation Grant Program: 0 housing units; Housing Rehabilitation Loan Program: 0 housing units)</i>	0.00%	0 Housing Units <i>(No Homeowner Rehab Programs funded in FY 2024-25)</i>	0 Housing Units <i>(No Homeowner Rehab Programs funded in FY 2024-25)</i>	0.00%
Neighborhood Services	Non-Housing Community Development	CDBG: \$150,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10,000 Housing Units <i>(Code Enforcement: 10,000 housing units)</i>	3,671 Housing Units <i>(Code Enforcement: 3,671 housing units)</i>	36.71%	800 Housing Units <i>(Code Enforcement: 800 housing units)</i>	xx Housing Units <i>(Code Enforcement: xx housing units)</i>	xx%

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Strategic Plan Goals			FY 2024-25 Annual Plan Goals		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Public Services for Low- and Moderate-Income Residents	Non-Housing Community Development	CDBG: \$69,517	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,415 Persons (Church of the Redeemer Food Bank: 6,000 persons ; Family Service Center: 12,500 persons ; BPPD Pride Platoon: 200 persons ; Recreation Sports Program: 140 persons ; St. John's Church Social Services: 50 persons ; Youth Employment: 25 persons ; Graffiti Removal: 1500 persons)	269,896 Persons (Church of the Redeemer Food Bank: 19,381 persons ; Family Service Center: 4,590 persons ; BPPD Pride Platoon: 97 persons ; Recreation Sports Program: activity canceled ; St. John's Church Social Services: 9 persons ; Youth Employment: 29 persons ; Graffiti Removal: 245,790 persons)	1,322.05%	4,085 Persons (Church of the Redeemer Food Bank: 4,000 persons ; BPPD Pride Platoon: 40 persons ; Youth Employment: 20 persons ; Graffiti Removal: 25 persons)	82,247 Persons (Church of the Redeemer Food Bank: 67 persons ; BPPD Pride Platoon: 31 persons ; Youth Employment: 4 persons ; Graffiti Removal: 82,145 persons)	201.34%

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Strategic Plan Goals			FY 2024-25 Annual Plan Goals		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Special Needs Non-Homeless Public Facilities	Non-Homeless Special Needs	CDBG: \$1,460,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000 Persons <i>(Various Public Facility Projects for Special Needs Populations: 10,000 persons)</i>	0 Persons <i>(Citywide Sidewalks and Curb & Gutter Concrete Project: underway; Residential & Major Street Rehab at Various Locations Project: underway; Morgan Park Playground Improvements: underway)</i>	0.00%	103,390 Persons <i>(Citywide Sidewalks and Curb & Gutter Concrete Project: 41,405 persons; Residential & Major Street Rehab at Various Locations Project: 9,275 persons; Morgan Park Playground Improvements: 52,710 persons)</i>	0 Persons <i>(Citywide Sidewalks and Curb & Gutter Concrete Project: underway; Residential & Major Street Rehab at Various Locations Project: underway; Morgan Park Playground Improvements: underway)</i>	0%
Special Needs Services	Non-Homeless Special Needs	CDBG: \$47,039	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,375 Persons <i>(Domestic Violence Advocate: 1,250 persons; YWCA of San Gabriel Valley: 1,125 persons)</i>	848 Persons <i>(Domestic Violence Advocate: 676 persons; Senior Center Program: 172 persons)</i>	35.71%	400 Persons <i>(Domestic Violence Advocate: 250 persons; Senior Center Program: 150 persons)</i>	286 Persons <i>(Domestic Violence Advocate: 114 persons; Senior Center Program: 172 persons)</i>	71.50%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City allocated the largest share of its CDBG funding to non-housing community development activities, including three public facility and infrastructure projects, code enforcement, and public services. This allocation was preceded by funding for program administration, supported by both CDBG and HOME funds. The Consolidated Plan's five-year priorities for CDBG and HOME funding are informed by several key factors: 1) identifying the households most in need of housing and community development assistance, based on the Consolidated Plan's needs assessment, consultations, and public participation; 2) determining which activities will best address the needs of these households; and 3) leveraging non-federal resources to match and enhance CDBG and HOME funds.

During the fiscal year, the City provided support to the CDBG-funded Code Enforcement Program. The program operated under a targeted code enforcement strategy, the Community Enhancement Comprehensive Plan, which was developed in accordance with HUD requirements. The City had a goal to inspect 800 housing units under State and local health, safety, and building codes and by the end of the year exceeded this by over 126% (1,013 housing units).

Under the affordable housing category, the City experienced significant staff turnover, which affected the timely implementation of its Annual Action Plan. While development activities resumed for two previously funded affordable housing projects—Retirement Housing Foundation’s “Central Metro Place” and the Cesar Chavez Foundation Affordable Housing Project—other initiatives, including the residential rehabilitation loan and grant programs and Habitat for Humanity’s CHDO homeownership efforts, remained temporarily on hold. The City is actively recruiting for the Housing Manager position, a critical role in restoring program momentum and ensuring the successful delivery of affordable housing initiatives.

Despite staffing and programmatic challenges, most public service activities continued to operate effectively during FY 2024-25. The Family Service Center Program was discontinued, and its funds were reallocated to the Senior Center Program, which exceeded its goal of serving 150 persons by reaching 172. In contrast, the Church of the Redeemer Food Bank Program faced difficulties and served only 67 participants, falling short of its target of 4,000.

Other funded programs included the Baldwin Park Police Department’s Pride Platoon and the Youth Employment Program. The Pride Platoon enrolled 31 at-risk youth, incorporating treatment, prevention, and disciplinary components to address negative behaviors. The Youth

Employment Program, which provides work experience at Baldwin Park City Hall and serves as a feeder for part-time positions, engaged four participants during the year.

Public service activities targeting special needs populations included the Domestic Violence Advocacy Program and the East San Gabriel Valley Coalition for the Homeless. The Domestic Violence Advocacy Program assisted 114 victims, compared to a goal of 250. The Coalition for the Homeless fell slightly short of its expectations of assisting 300 persons with 228 individuals helped.

Finally, the Graffiti Abatement Program removed 8,887 square feet of graffiti, directly improving the living environment for 82,145 residents citywide.

DRAFT

CR-10 - Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	290	0
Black or African American	26	0
Asian	103	0
American Indian or American Native	7	0
Native Hawaiian or Other Pacific Islander	1	0
Other Multi-Racial	737	0
Total	1,164	0
Hispanic	934	0
Not Hispanic	230	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

For the program year 2024-25, the City directed the majority of CDBG allocations towards community development activities, with a notable emphasis on public services and three public facility and infrastructure projects. The racial and ethnic composition of the beneficiaries, based on the data available for the projects and programs completed during FY 2024-25, is as follows: Of the 1,164 individuals benefiting from federal CDBG funding, 25 percent were White, over 63 percent identified as Other Multi-Racial, just over 2 percent were Black, and under 9 percent were Asian. Additionally, 80 percent of the participants were of Hispanic ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$2,246,054	\$xx
HOME	public - federal	\$2,287,151	\$519,099.42
CDBG-CV	public - federal	\$0	\$xx
HOME-ARP	public – federal	\$0	\$0

Table 3 - Resources Made Available

Narrative

During FY 2024-25, the City had \$4,533,205 in federal CDBG and HOME funding to address the goals and objectives of the FY 2024-25 Action Plan. Specifically, the CDBG entitlement amount for FY 2024-25 was \$839,412 and prior year unspent funds were \$1,406,642 resulting in a total of \$2,246,054 for CDBG. HOME funding for FY 2024-14 was \$237,195 and \$2,049,956 in unspent prior year funds (includes prior year program income).

Expenditures during the 2024-25 program year totaled \$xx from federal resources which addressed the needs of extremely low, low, and moderate-income persons. CDBG expenditures of \$xx included expenditures related to code enforcement, public services, and CDBG program administration. A total of \$519,099 in HOME expenditures were related to HOME program administration (\$20,099) and \$499,000 on the Cesar Chavez Affordable Housing Project.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	64%	xx%	Citywide
Low- and Moderate-Income Areas	33%	xx%	
Community Enhancement Target Area	3%	xx%	

Table 4 – Identify the geographic distribution and location of investments

Narrative

For the 2024-25 program year, the City of Baldwin Park did allocated CDBG funds to three public facilities and infrastructure activities.

Of the total \$xx in disbursements made during the program year, xx percent were directed towards the Community Enhancement Area. This portion of the funds was used to support activities such as Code Enforcement and Graffiti Removal, which are crucial for maintaining and improving the quality of life within specific neighborhoods.

The remaining xx percent of expenditures were allocated to citywide activities that serve broader community needs. This included funding for various public services, such as emergency assistance and social programs, as well as administrative costs associated with managing the CDBG program. By concentrating on these areas, the City aimed to maximize the impact of its CDBG resources across the entire community.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HUD requires HOME Participating Jurisdictions (PJs) to provide a match of 25 percent of their annual HOME allocation. According to 24 CFR 92.222, PJs that meet specific distress criteria, such as fiscal distress, severe fiscal distress, or Presidential disaster declarations, are eligible for a match reduction.

For the 2024-25 federal fiscal year (October 1, 2023 – September 30, 2024), the City of Baldwin Park received a 50 percent reduction in its HOME match requirement from HUD, resulting in a required match of 12.5 percent. During this period, the City completed \$428,229.30 in HOME draws, of which \$397,481.30 were subject to the match requirement. Based on the 12.5 percent match rate, the City incurred a liability of \$49,685.16, which was satisfied using excess match carried over from prior years. After applying this amount, the City's excess match balance decreased from \$3,885,831 to \$3,836,145.84, which remains available for use in future years.

No publicly owned land was utilized for activities in the 2023-24 program year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$3,885,831.00
2. Match contributed during current Federal fiscal year	\$49,685.16
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$3,836,145.84
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$3,836,145.84

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$1,256,574.30	\$	\$101,518.70	\$0	\$1,155,055.60

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					
	Total	Women Business Enterprises	Male			
Contracts						
Number	0					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0					
Businesses Displaced	0					
Nonprofit Organizations Displaced	0					
Households Temporarily Relocated, not Displaced	0					
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 10 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In FY 2024-25, the City of Baldwin Park did not propose any new affordable housing projects nor did it complete the development of projects from prior years. However, the City is actively advancing two significant projects.

The Cesar Chavez Foundation is collaborating with Baldwin Park on an affordable housing development located at 4109 and 4113 Downing Avenue, and 14617, 14625, and 14637 Ramona Boulevard. This approximately 1-acre site is set to include a total of 57 units, comprising 25 one-bedroom units, 15 two-bedroom units, and 17 three-bedroom units. The project has been approved for \$500,000 in Baldwin Park HOME funding and will utilize 4% Low-Income Housing Tax Credits (LIHTC). Construction is currently underway with project completion expected in FY

2025-26. Three of the projects' units will be HOME-restricted.

Additionally, the City has partnered with the Retirement Housing Foundation (RHF) on the "Central Metro Place" project, a multi-site senior housing development at the corner of Downing Avenue and Central Street. This project will feature 55 age-restricted units (plus one manager's unit), onsite parking, and a range of amenities and gardens designed specifically for seniors. The project received \$500,000 in HOME funding to secure three units at HOME-rents in the FY 2022-23 Annual Action Plan and is also under construction with an estimated completion date set for March 2026.

Discuss how these outcomes will impact future annual action plans.

While no accomplishments or disbursements were made in FY 2024-25 for affordable housing projects, significant financial commitments were established that lay the groundwork for future progress. The City allocated \$500,000 each to the Retirement Housing Foundation and the Cesar Chavez Foundation, with both projects currently in progress. These investments represent a substantial step toward expanding the City's affordable housing stock.

In addition to these commitments, the City has approximately \$2 million in available funds designated for gap financing. This funding is intended to support the acquisition and rehabilitation or construction of additional affordable rental housing. This reserve of funds provides a crucial financial resource for bridging funding gaps, ensuring that more affordable housing projects can be realized in the future, thereby addressing the ongoing need for affordable rental options in the community.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

No affordable housing accomplishments were achieved in FY 2024-25. However, the City remains committed to advancing its affordable housing initiatives. The City will continue collaborating

with the Cesar Chavez Foundation and the Retirement Housing Foundation on the development of their respective sites.

Furthermore, as the Housing Division expands its staff and builds organizational capacity, there is potential for renewed partnerships with organizations like Habitat for Humanity. This could enable the City to resume and advance homeownership opportunities in Baldwin Park, addressing the need for affordable housing solutions in the community.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The CoC and its partner agencies will continue to provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention. More specifically, LAHSA, the County's CoC, will continue efforts in 2025-26 to add emergency and transitional shelter housing units through expedited construction or rehabilitation of facilities to accommodate homeless persons. These efforts were supplemented by the Point-In-Time (PIT) Count that occurred within Los Angeles County from January 23, 2024 through January 25, 2024. According to the Los Angeles Homeless Services Authority (LAHSA), the number of people experiencing homelessness fell by 0.27% in Los Angeles County from 2022 counts. This was a stark difference from prior year increases such as a near 26% jump in homelessness from 2018 to 2020. LAHSA attributes the "flattening" of the homelessness curve to government programs that were in place during the pandemic that kept families and individuals housed which prevented further homelessness. Policies such as eviction moratoriums and programs such as rental assistance and economic stimulus grants could have played a vital role in preventing additional homelessness between 2020 and 2024.

For Baldwin Park specifically, the January PIT count enumerated 168 homeless individuals in the City including 112 sheltered persons, and 56 persons that were found to live in places not designed for, or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, RV's or campers, tents, makeshift shelters, or the street. The unsheltered homeless count fell by 117 persons from 2022 when the count was 173 persons; additionally, the number of sheltered homeless fell from 102 persons in 2022 to 112 persons in 2024.

The City will continue to work with the East San Gabriel Valley Coalition for the Homeless, a nonprofit organization, to reach out the homeless persons to assess their needs for temporary shelter, winter shelter, and referral services. The Coalition will focus on providing critical and immediate intervention for unsheltered persons, to include assessment, intake, referral, and transportation to resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

In October 2018, the Baldwin Park City Council approved Resolution No. 2018-298, declaring a shelter crisis in compliance with SB 850 and submitting the declaration to the Los Angeles County Continuum of Care (CoC). This action enabled the City to collaborate with the Tri-City Cohort Partnership, which includes the Cities of El Monte and South El Monte, to implement coordinated homeless plans.

Through the Mid-Valley Collaborative on Homelessness, Baldwin Park and its partner cities developed a five-year plan to strengthen regional efforts to address homelessness. The plan emphasizes inter-city coordination, securing additional funding, preventing homelessness, expanding workforce development opportunities, and increasing the supply of affordable and supportive housing.

As a result, the three cities secured Measure H funding through the Los Angeles County Homeless Implementation Plan, supporting both interim and permanent housing for individuals experiencing homelessness. In 2021, Baldwin Park opened Esperanza Villa, the San Gabriel Valley's first tiny home village, providing 25 non-congregate shelter beds as an innovative emergency housing model. The following year, the City launched Serenity Homes, a 16-unit family bridge housing project supported by the San Gabriel Valley Regional Housing Trust, City Net, the San Gabriel Valley Council of Governments, LAHSA, and the American Rescue Plan Act. Serenity Homes delivers a wide range of supportive services, including counseling, food assistance, medical and mental health assessments, and job placement, to help families transition into permanent housing.

Building on these efforts, the City Council adopted Resolution No. 2022-006 on February 16, 2022, approving an agreement with the San Gabriel Valley Regional Housing Trust to operate a temporary facility on City-owned property. This site provided more than 50 beds for homeless families over a two-year period, along with case management, meals, security, and sanitation facilities.

In FY 2024-25, the City continued to address homelessness using CDBG funds to support nonprofit partners. The East San Gabriel Valley Coalition for the Homeless received \$9,353 for transitional housing, emergency assistance, and winter shelter services, serving 228 individuals during the year. The Domestic Violence Advocacy Program received \$24,590 to provide shelter and supportive services to 114 victims of domestic violence, including access to transitional housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Los Angeles County Continuum of Care (CoC) has established countywide protocols and procedures to prevent individuals from being discharged into homelessness from public and private care institutions. These protocols aim to reduce the number of people discharged into homelessness by at least 10 percent annually. The CoC works in coordination with state and local agencies, as well as privately funded institutions, to develop and enhance programs that assist at-risk individuals with emergency financial support. This includes providing short-term assistance for utilities, rent, childcare, and other basic needs. Additionally, the CoC supports pre-release planning for individuals leaving state prisons and state mental health hospitals to ensure they are not released into homelessness.

Preventing homelessness was also a key priority for the City when developing its Allocation Plan for HOME-American Rescue Plan (HOME-ARP) funds. Under the American Rescue Plan Act of 2021, which allocated \$1.9 trillion in coronavirus relief, the City received \$1,128,365 to reduce homelessness and enhance housing stability. The Allocation Plan, which received approval from both the City Council and HUD during FY 2022-23, outlines the use of these funds for tenant-based rental assistance and supportive services. These efforts are designed to help low-income individuals and families avoid homelessness. The City is currently addressing staffing shortages, but once a Housing Manager is appointed, the implementation of these programs will proceed.

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 effectively address the needs of homeless families, families with children, and veterans and their families, the City supports the East San Gabriel Valley Coalition for the Homeless. This organization plays a crucial role in providing essential services, including transitional housing, counseling, and case management, aimed at preventing homelessness and supporting successful transitions to stable housing.

In FY 2024-25, the East San Gabriel Valley Coalition for the Homeless served approximately 228 unduplicated individuals through its transitional housing program. This program offers temporary

housing solutions designed to stabilize families at risk of homelessness and provide them with the necessary resources to regain self-sufficiency.

The Coalition's approach is comprehensive, combining transitional housing with a suite of supportive services. These services include financial counseling, career coaching, and other case management resources. By integrating these elements, the Coalition ensures that families not only have a safe place to stay but also receive the guidance and support needed to achieve long-term housing stability.

Financial counseling helps families manage their budgets and plan for future financial stability, while career coaching assists in job search and employment skills development. The case management services provide personalized support to address specific challenges faced by each family, helping them navigate the complexities of transitioning to permanent housing.

Through this holistic approach, the East San Gabriel Valley Coalition for the Homeless prepares families to succeed in their transition, equipping them with the tools and support necessary to secure and maintain stable, permanent housing.

DRAFT

Actions taken to address the needs of public housing

The Baldwin Park Housing Authority (BPHA) was created and authorized under the State of California Housing Authority Law to develop and operate housing and housing programs for low-income families. The BPHA receives its funding from HUD for the administration of the Section 8 tenant-based Housing Choice Voucher (HCV) assistance program for the cities of Baldwin Park, West Covina, El Monte, South El Monte, and Monrovia in the County of Los Angeles.

In FY 2024-25, BPHA continued to serve the needs of residents through public housing and Section 8 vouchers. Baldwin Park owns and operates one “project based” public housing development called McNeil Manor Public Housing. McNeil Manor is a 12-unit low-income senior housing development. Further, as of March 2024, a total of 125 households in Baldwin Park have received Section 8 vouchers through BPHA. Among these households, there are 60 households with elderly or disabled members, 61 households categorized as large families, and 64 households categorized as small families. Furthermore, data indicates that a majority of households receiving Section 8 vouchers in Baldwin Park are Hispanic, comprising 86% of the total recipients. On average, households receive a monthly housing assistance payment of \$1,512, assisting them in securing affordable housing in the Baldwin Park area.

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

The BPHA actively promotes resident involvement by encouraging participation through resident councils and various engagement methods. This includes gathering input via surveys and other feedback mechanisms to ensure that residents have a voice in housing authority decisions.

To further enhance communication and outreach, BPHA has implemented the use of social media. This strategic move aims to improve and expand outreach efforts to both property owners and tenants, making it easier for them to access important information and stay informed about housing authority activities and opportunities. By leveraging social media, BPHA increases the accessibility of information and fosters a more connected and engaged community.

Actions taken to provide assistance to troubled PHAs

The BPHA is currently designated as a Substandard Public Housing Agency. This designation reflects the ongoing challenges the agency faces in delivering its housing services effectively. The

BPHA staff is actively working with HUD to address these issues, particularly the residual impact of staff losses caused by the COVID-19 pandemic. To improve its operations and increase the number of families assisted, BPHA is focused on expanding its workforce. The agency is in the process of hiring additional staff to support the applicant intake process. This expansion is crucial for enhancing the agency's capacity to manage applications more efficiently and to provide better service to the community. By increasing staffing levels, BPHA aims to overcome existing barriers and improve its ability to assist more families in securing the housing support they need.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

A barrier to affordable housing often stems from public policies or nongovernmental conditions that limit the development or rehabilitation of such housing. These barriers include land use controls, property taxes, state wage regulations, environmental protections, high land costs, and limited financial resources. For Baldwin Park, the primary barriers identified in the 2020-2024 Consolidated Plan are housing affordability and insufficient monetary resources, which are interrelated as demand for affordable housing surpasses supply.

To address these issues, the Strategic Plan aims to invest HOME funds to develop 10 new affordable rental units and rehabilitate 20 existing units over five years. Although progress has been slowed by staff shortages, two HOME-funded projects are underway with expected completion dates in Winter 2025 and Spring 2026.

In July 2023, the City adopted its 2021-2029 Housing Element, which assesses and addresses public policies affecting affordable housing, such as land use, tax policies, zoning, building codes, and fees. The City has implemented several strategies to mitigate these barriers:

1. **Facilitate Affordable Housing Development:** Provide technical assistance, regulatory incentives, and financial resources. Explore inclusionary housing ordinances.
2. **Encourage Sector Participation:** Offer incentives for both private and public sectors to develop affordable housing, with a focus on vulnerable populations.
3. **Partnerships:** Collaborate with private developers and nonprofits to meet housing goals.
4. **Hotel/Motel Conversions:** Pursue opportunities to convert suitable hotels and motels into permanent affordable housing.
5. **Diverse Residential Development:** Support a range of housing types, from low-density single-family homes to higher-density apartments.
6. **Review and Revise Regulations:** Periodically assess and update city regulations, fees, and procedures to reduce housing costs.
7. **Incentives and Streamlining:** Use density bonuses and fee reductions to minimize governmental constraints. Streamline development processes and monitor state and federal legislation.
8. **Coordinate with Stakeholders:** Work with lending institutions, developers, and other

stakeholders to address constraints and facilitate affordable housing production.

9. **Address Zoning and Regulatory Barriers:** Remove obstacles to the placement of housing for homeless and special needs populations.

Additional programs within the Housing Element include:

- **Preservation of At-Risk Housing:** Maintain an inventory of affordable units at risk of conversion and work with property owners to explore preservation options.
- **Affordable Housing Partnerships:** Assist nonprofits in acquiring funding and develop partnerships with banks and other agencies to enhance housing opportunities.
- **Section 8 Housing Choice Vouchers:** Support the expansion of vouchers and encourage property owners to participate in the program.
- **Adequate Sites:** Maintain and track suitable land for residential development and address regional housing needs.
- **Accessory Dwelling Units (ADUs):** Promote ADU development through updated ordinances and incentives.
- **Replacement of Units:** Ensure replacement of affordable units when developing on sites with past residential use.
- **AB 1397 Reuse of Sites:** Implement housing overlays to facilitate affordable housing development by right.
- **Hotel/Motel Conversions:** Continue acquiring and converting hotels and motels into affordable housing.
- **Lot Consolidation:** Provide assistance for lot consolidation to facilitate larger development sites.
- **Zoning Code Update:** Update the Zoning Code to offer flexibility in development standards and streamline processes.
- **Density Bonuses and Incentives:** Revise the Density Bonus Ordinance and provide incentives for affordable housing projects.
- **Expedited Review and Permitting:** Speed up review and permitting processes for residential projects.
- **Supportive and Transitional Housing:** Update development codes to comply with supportive housing regulations and prioritize special needs housing in project reviews.
- **Address Nongovernmental Constraints:** Regularly review and revise regulations that may impose nongovernmental constraints.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Baldwin Park leverages its CDBG and HOME entitlement grants by combining them

with various other funding sources to enhance their effectiveness. However, the elimination of redevelopment by the State has significantly impacted the City's ability to pursue new affordable housing opportunities. Previously, the 20% set-aside from redevelopment funds for affordable housing played a crucial role in increasing the availability of housing units for those in need.

Despite these challenges, Baldwin Park remains proactive in expanding its affordable housing inventory, which currently includes 497 rental units. The City continues to explore new opportunities to leverage federal funds, including programs such as the Low-Income Housing Tax Credit Program and HUD's Section 202 and Section 811 programs for the elderly.

HUD mandates that cities conduct an analysis of assisted housing units at risk of being lost from the affordable housing stock. In Baldwin Park, four federally assisted developments are at risk of potential conversion, with a total of 222 affordable units threatened due to expiring Section 8 contracts and upcoming loan maturity dates. These projects—Clark Terrace, Frazier Park, Ramona Park, and Syracuse Park—are all owned by for-profit companies. City staff is actively evaluating strategies to ensure these developments remain within the Section 8 system, thereby preserving the affordability of these crucial housing units.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

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

The City implemented HUD Lead Based Paint Regulations, pursuant to Title X, Section 1018, that requires any federal-funded rehabilitation project to address lead hazards. Additionally, where lead-based paint is identified, the City ensures that developers and contractors incorporate safe work practices.

There are 12,570 housing units built before 1980 that may contain lead-based paint. When the City participates in housing rehabilitation programs, identification and abatement of lead are made a requirement of the construction. Finally, in Section 8 programs, an inspection of units includes the status of lead-based paint, and a direction that defective paint surfaces be repaired.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

A primary strategy for reducing poverty in Baldwin Park is to enhance employment opportunities and promote resident self-sufficiency. This involves supporting existing businesses, attracting new economic investment, and creating job opportunities that expand local employment options. In FY 2024-25, the City utilized CDBG funds to support a Youth Employment Program, which provided four youth with work experience at City Hall.

The City also complies with Section 3 of the Housing and Community Development Act for all HUD-funded construction and housing projects. Section 3 regulations require, to the greatest extent feasible, that employment and training opportunities be directed to low- and very low-income residents, thereby fostering local economic development and job placement. All HUD-funded construction projects administered by Subrecipients are required to report on Section 3 compliance.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As the recipient of CDBG and HOME funds, the City of Baldwin Park's Housing Division, within the Community Development Department, serves as the lead agency responsible for administering HUD grants. The Division prepares the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice every five years, develops the Annual Action Plan and CAPER, and completes the full range of federal reporting requirements.

The City collaborates with nonprofit agencies and City departments to ensure CDBG-funded programs benefit the Baldwin Park community. For example, the Public Works Department identifies infrastructure and public facility needs that can be addressed with CDBG resources, while the Housing Division partners with housing developers and contractors to advance affordable housing development and preservation efforts. Public service activities are carried out by both nonprofit organizations and City departments in alignment with the Strategic Plan goals. In addition, the City consults with advocacy groups, neighborhood associations, service clubs, and the private sector as part of the Consolidated Plan process. This broad engagement helps guide the City's five-year strategy and ensures that services are responsive to the needs of low- and moderate-income residents. Community involvement remains a vital component of overcoming service gaps, and the City has utilized public notices, community workshops, stakeholder meetings, its website, and other forms of media to share information and encourage participation in carrying out the Consolidated Plan strategies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Baldwin Park continues to strengthen partnerships with local service providers and City departments to address the needs of low-income individuals, families, the homeless, and those with special needs. These collaborations have been critical in bridging service gaps across programs and activities.

To further enhance coordination between public and private housing and social service agencies, the City will maintain regular consultation and invite participation from a wide range of organizations that deliver housing and supportive services to Baldwin Park’s low- and moderate-income residents. Participation in the Tri-City Cohort Partnership—with El Monte and South El Monte—will further these efforts by leveraging shared resources and funding to expand the reach and effectiveness of services.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Housing Rights Center provides free fair housing services to residents throughout Los Angeles and Ventura Counties. Trained housing counselors respond to inquiries regarding landlord-tenant rights and responsibilities, including issues related to security deposits, evictions, repairs, and rent increases. In addition, the Center conducts community education and outreach to increase awareness of fair housing laws.

The City of Baldwin Park’s 2020–2024 Analysis of Impediments (A.I.) to Fair Housing Choice, prepared in coordination with the Consolidated Plan, identified three continuing impediments to fair housing:

- **Discrimination Against Persons with Disabilities** – Since 2010, disability-related discrimination has been the leading basis for fair housing complaints in Baldwin Park. Residents with disabilities frequently encounter barriers when requesting reasonable accommodations or modifications, with those experiencing cognitive disabilities facing the most significant challenges. Through its contract with the Housing Rights Center, the City promotes greater awareness of disability rights by conducting workshops with landlords and housing providers.
- **Lending Patterns** – Home loan approval rates in Baldwin Park were found to be generally higher for Asian and White applicants compared to Hispanic applicants. However, approval rates increase across all racial and ethnic groups as applicant income rises. The A.I. recommends continued monitoring of Home Mortgage Disclosure Act (HMDA) data

to ensure that racial and ethnic minority applicants are not experiencing disproportionately lower loan approval rates.

- Lack of Awareness of Fair Housing Laws – A general lack of understanding of tenant and landlord rights and responsibilities continues to serve as a barrier to fair housing choice. Data show that when the City’s fair housing service provider offers neutral, clarifying information, approximately 75 percent of cases are successfully resolved through conciliation.

In FY 2024–25, the Housing Rights Center provided free fair housing services to Baldwin Park residents. All recipients of services were low- to moderate-income, with 90 percent identified as very low-income. More than 55 percent of service recipients were Hispanic.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

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

To ensure the efficient and compliant use of CDBG and HOME funds, the City of Baldwin Park implemented several measures throughout the 2024-25 program year. At the start of the year, the City provided virtual technical assistance to all subrecipients, helping them understand and adhere to applicable regulations and reporting requirements. This proactive approach aimed to equip subrecipients with the knowledge and tools necessary to manage their grants effectively.

Throughout the year, the City maintained a rigorous oversight process. This involved a detailed examination of subrecipients' invoices and performance reports to verify that expenditures were appropriate and that program outcomes were being met. By continuously reviewing these documents, the City was able to ensure that funds were being used as intended and that any discrepancies or issues were addressed promptly.

In March 2024, the City conducted a formal monitoring review of its CDBG-funded public service programs. This comprehensive evaluation assessed compliance with HUD regulations as well as the specific terms of each subrecipient agreement. The review determined that most subrecipients were in full compliance; however, the Church of the Redeemer Food Bank was found to be non-compliant with certain requirements.

The Food Bank Program had previously been cancelled in Program Year 2023–24, but was reinstated in 2024–25 following technical assistance and training provided by the City. Despite these efforts, by the end of the 2024–25 program year, the Food Bank continued to experience difficulties that prevented it from fully expending its allocation. As a result, the City reallocated \$4,012 of the remaining funds to the Domestic Advocate Program to ensure timely and effective use of CDBG resources.

For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment

on performance reports.

In compliance with 24 CFR Part 91, the City of Baldwin Park undertook a public review and comment period for the draft 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER). The review period was open for over the required 15 days, from September 2, 2025, to September 17, 2025.

During this time, the public was invited to review the draft CAPER and provide feedback. This process ensures transparency and allows community members, stakeholders, and interested parties to assess and comment on the City's progress in implementing its housing and community development programs.

To facilitate this process, a public hearing is scheduled for Wednesday, September 17, 2025. This hearing will offer a final opportunity for citizens and other interested individuals to voice their comments and concerns regarding the CAPER before it is formally adopted by the City Council. The feedback gathered during the public review period and the hearing will be considered in finalizing the report, ensuring that it accurately reflects the City's achievements and challenges in the past program year.

DRAFT

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the FY 2024–25 program year, the City of Baldwin Park processed two amendments to its Annual Action Plan.

The first, a substantial amendment, was submitted on August 21, 2024, to cancel the Family Service Center public service program and reallocate its \$22,449 allocation to a new Senior Center Program. The second, a minor amendment, was submitted on September 2, 2025, to reallocate \$4,012 from the Church of the Redeemer Food Bank Program to the Domestic Violence Advocate Program.

The City continues to face challenges related to staff shortages and turnover within the Housing Division, which directly affected the implementation of key programs. These staffing constraints delayed progress on residential rehabilitation activities and the proposed homeownership program in partnership with Habitat for Humanity, both of which were identified in the 2022–23 Annual Action Plan.

In response, the City recruited a new Housing Manager to stabilize program administration and restore momentum. This position plays a critical role in advancing stalled projects and ensuring that the City can meet its housing goals, fully utilize available resources, and deliver meaningful benefits to the community.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Not applicable.

[BEDI grantees] Describe accomplishments and program outcomes during the last year..

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In FY 2024-25, the City of Baldwin Park placed a strong emphasis on ensuring the compliance of HOME-assisted affordable rental housing with housing codes and regulations. This effort is crucial for maintaining the quality and sustainability of affordable housing in the community.

The City conducted inspections of 25 HOME-assisted projects throughout the fiscal year. Each property was evaluated to ensure adherence to housing codes and other applicable regulations. When deficiencies were identified, the property owners and managers were promptly notified and required to address the issues. The City staff conducted follow-up inspections to verify that necessary repairs and corrections were completed satisfactorily.

Here are specific examples of inspected properties:

- **TELACU Senior Court, 14442 Pacific Avenue:** This project, consisting of 8 units, was found to be in compliance with all applicable regulations.
- **Los Angeles Street Project, 16351 Los Angeles Street:** This project, which includes 5 units, also met compliance standards.
- **Metro Village Apartments, 14428 E. Ramona Blvd:** The 11 units in this project were inspected and were in compliance with regulations.
- **ROP Bresee Property, 4500 Bresee Ave:** This single-family unit was reviewed and found to be in compliance.

By systematically monitoring these properties and ensuring that any issues are addressed, Baldwin Park reinforces its commitment to maintaining high standards for its affordable rental housing, thus supporting the continued availability of quality housing options for its residents.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The aforementioned HOME-assisted properties maintain an Affirmative Fair Housing Marketing Plan. During annual monitoring, the annual Affirmative Fair Housing Marketing Report and waitlist are reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the 2024-25 fiscal year, the City of Baldwin Park did not receipt or disburse any program income.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In FY 2021-22, the City of Baldwin Park certified the San Gabriel Valley Habitat for Humanity as a local Community Housing Development Organization (CHDO), marking the beginning of a collaboration on a future affordable housing project. The City provided a \$1.4 million loan (non-HOME funds) to Habitat for the acquisition of the Torch Property at 12769-12779 Torch Street, Baldwin Park. Work is currently underway with Habitat to design a medium-density affordable housing development for this site.

Additionally, the City received three proposals for affordable housing development, which were given initial approval by the City Council in the 2022-23 Annual Action Plan. These projects include:

- **Homeownership Project with Habitat for Humanity:** This project, involving \$285,000 in federal HOME funds, is planned for sites yet to be determined. However, the project is currently on hold due to staffing shortages. The City is in the process of recruiting a Housing Manager who will be responsible for moving this initiative forward.
- **Cesar Chavez Foundation Project:** This development is progressing at 4109 and 4113 Downing Avenue, and 14617, 14625, and 14637 Ramona Boulevard. The site, approximately 1 acre in size, will feature 57 units, including 25 one-bedroom, 15 two-bedroom, and 17 three-bedroom units. The project is supported by \$500,000 in federal HOME funds from Baldwin Park and 4% Low Income Housing Tax Credits (LIHTC). Three of these units will be HOME-restricted. Construction is ongoing, with an estimated completion date of Winter 2025.

- **Retirement Housing Foundation (RHF) Senior Housing Project:** This multi-site senior housing development, located at the corner of Downing Avenue and Central Street, Baldwin Park, will include 55 age-restricted units, one manager’s unit, ample parking, and numerous amenities designed for seniors. The City has allocated \$500,000 in HOME funds to this project to secure three units at HOME-restricted rents. The project is expected to be completed by Spring 2026.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					

Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

No projects subject to Section 3 were implemented in FY 2024-25.

DRAFT