



**Annual Action Plan  
For Fiscal Year 2025-26**

**DRAFT AMENDMENT NO. ONE (SUBSTANTIAL)  
PUBLIC REVIEW DRAFT  
October 20, 2025 – November 19, 2025**

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

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## Executive Summary

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

#### 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. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in this Action Plan for 2025-26.

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.

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

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

**Table 1 – 2025-2029 Consolidated Plan Priorities, Implementing Programs, and FY 2025-26 Goals**

Consolidated Plan 5-Year Priority	2025-26 Implementing Programs	2025-26 Goals	Outcome/Objective*
Priority Housing Needs	▪ Community Enhancement Program (Code Enforcement) (\$150,000)	▪ 800 Housing Units	SL-3
	▪ McNeil Manor Modernization and Rehabilitation Project (\$774,823)	▪ 12 Housing Units	DH-3
	▪ Tenant Based Rental Assistance Program (\$657,437.18)	▪ 25 Households	DH-3
	▪ Residential Rehabilitation (\$1,184,721.77)	▪ 15 Households	DH-1
	▪ Affordable Housing Development (\$1,308,195.43)	▪ TBD	DH-3
	▪ East San Gabriel Valley Coalition for the Homeless (\$10,000)	▪ 300 Persons	SL-1
Priority Special Population Needs	▪ Domestic Violence Advocate (\$20,578)	▪ 250 Persons	SL-1
	▪ Senior Center Program (\$21,000)	▪ 250 Persons	SL-1
Priority Community Services	▪ Church of the Redeemer Food Bank (\$7,000)	▪ 3,500 persons	SL-1
	▪ BPPD Pride Platoon (\$20,707)	▪ 40 Persons	SL-1
	▪ Youth Employment Program (\$15,000)	▪ 20 Persons	SL-1
	▪ Graffiti Removal Program (\$25,218)	▪ 300 Persons	SL-1
	▪ Recreation Subsidy Program (\$8,000)	▪ 60 Persons	SL-1
Priority Community and Public Facilities	▪ No Programs in 2025-26	▪ No Programs	
Priority Infrastructure Needs	▪ No Programs in 2025-26	▪ No Programs	
Priority Other Community Development Needs	▪ Housing Rights Center (\$7,500)	▪ Not Applicable	N/A
	▪ CDBG Program Administration (\$162,505)	▪ Not Applicable	N/A
	▪ HOME Program Administration (\$150,655.47)	▪ Not Applicable	N/A
(2024) Special Needs Non-Homeless, Facility/Infrastructure Improvements	▪ <del>(2024) Citywide Sidewalks and Curb &amp; Gutters Concrete Project</del>	▪ <del>41,405 Persons</del>	SL-1
	▪ <del>(2024) Residential and Major Street Rehab at Various Locations</del>	▪ <del>9,275 Persons</del>	SL-1

	<ul style="list-style-type: none"> <li>▪ (2024) Morgan Park Playground Improvement Project</li> <li>▪ (2024) Citywide Streets, Sidewalks and Curb Cuts Project</li> </ul>	<ul style="list-style-type: none"> <li>▪ 52,710 Persons</li> <li>▪ 52710 Persons</li> </ul>	<ul style="list-style-type: none"> <li>SL-1</li> <li>SL-1</li> </ul>
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**Evaluation of Past Performance**

The description of past performance can be found in the most recent Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2024-25.

**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.

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

A draft 2025-26 Annual Action Plan was available for public comment for a 30-day period (May 16, 2025 – June 18, 2025). City Council public hearings were held on April 16, 2025, and June 18, 2025, providing residents and interested parties with a final opportunity to comment on the Annual Action Plan prior to adoption and submittal to HUD.

**Amendment No. One (Substantial)**

A draft of Amendment No. One (Substantial) to the FY 2025-26 Annual Action Plan was available for public comment beginning on October 20, 2025, and closed November 19, 2025. The Amendment was presented to the Baldwin Park City Council during the public hearing on November 19, 2025, for adoption. A notice notifying the public of the comment period and public hearing was published on October 20, 2025, in The San Gabriel Valley Tribune.

**Summary of Public Comments**

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

[To be completed after the public comment period and public hearing.]

**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.

**Summary**

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

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## The Process

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

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

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

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

**Table 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)**

### **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.

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

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**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Housing Authority of the City of Baldwin Park</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Los Angeles County Development Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City works in coordination with LACDA throughout the year to help address its housing needs.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>HOUSING RIGHTS CENTER</b>
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted to provide input on fair housing issues, landlord/tenant complaints, fair housing needs and priorities.
<b>4</b>	<b>Agency/Group/Organization</b>	<b>ESGV COALITION FOR THE HOMELESS</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to provide their input on strategies, needs, and services for homeless populations.
<b>5</b>	<b>Agency/Group/Organization</b>	<b>LAHSA</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Information and reports from their website were used for information related to city homeless count, strategies, and ongoing coordination.

6	<b>Agency/Group/Organization</b>	<b>CATHOLIC CHARITIES OF LOS ANGELES, INC.</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization provided input on the needs of those experiencing housing instability and other immediate needs.
7	<b>Agency/Group/Organization</b>	<b>FAMILY SERVICE CENTERS</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization provided input on the needs on education, employment, and other immediate needs.
8	<b>Agency/Group/Organization</b>	<b>San Gabriel Valley Consortium on Homelessness</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to provide their input on strategies, needs, and services for homeless populations.
9	<b>Agency/Group/Organization</b>	<b>Human-I-T</b>
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband/Digital Divide
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization was contacted to provide input on narrowing the digital divide and increasing broadband access.

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
<b>Continuum of Care</b>	Los Angeles Homeless Services Authority	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.
<b>2021-2029 Housing Element</b>	City of Baldwin Park	The Strategic Plan goals were drafted with consideration of the 2021-2029 Housing Element.
<b>Los Angeles City and County CoC for Service Planning Area</b>	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.
<b>Bureau of Labor Statistics (BLS)</b>	Bureau of Labor Statistics (BLS)	The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to inform decision making.
<b>Internet Service Provider information on Baldwin Park</b>	ISP Reports	ISP Reports provide accurate, transparent, and comprehensive information about internet service providers.

**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(l))**

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):**

*Management of Flood Prone Areas*

The flood prone areas within the City have been mapped by the County of Los Angeles and the Federal Emergency Management Agency (FEMA). The Los Angeles County Flood Control District is responsible for the planning and construction of regional flood control facilities. The City retains the responsibility for

designing, construction, and maintenance of local drainage facilities. Flood levels within defined water courses vary along many of the drainage paths and floodplains.

*Emergency Management Agencies*

The City of Baldwin Park Office of Emergency Services (OEM) is responsible for emergency management including mitigation, preparation, response, and recovery. Office of Emergency Services is supervised by an emergency services coordinator who is responsible for directing the Emergency Operations Center (EOC), coordinating the City's response to any type of emergency, community education, public information, and training of city personnel.

The Emergency Operations Center (EOC) is where centralized emergency management can be performed during an emergency or catastrophic event. City personnel and partnered agencies train on how to respond to disasters, and support field emergency personnel "first responders," in their efforts to save lives, property, and the environment.

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

### 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 were 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	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	47 responses received	All comments were considered and incorporated in the appropriate sections of the Consolidated Plan	N/A	
2	Newspaper Ad	Minorities 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	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	April 16, 2025 - Public Hearing 1 to accept feedback on community needs to inform the Consolidated Plan goals and priorities.	No public comments received.	N/A	
4	Newspaper Ad	Minorities 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	Non-targeted/broad community	June 18, 2025 - Public Hearing 2 to accept feedback/approved on community on the draft Consolidated Plan and Annual Action Plan.	No public comments received.	N/A	
6	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	A newspaper notice was published on October 20, 2025, to announce a 30-day Public Comment Period on Draft Amendment No. One (Substantial) to the FY 2025-26 Annual Action Plan and to announce a Public Hearing to accept the Amendment scheduled for November 19, 2025.	To be completed after 30-day public comment period.	To be completed after 30-day public comment period.	
7	Public Hearing	Non-targeted/broad community	On November 19, 2025, the Baldwin Park City Council will consider adoption of Amendment No. One (Substantial) to the FY 2025-26 Annual Action Plan.	To be completed after public hearing.	To be completed after public hearing.	

**Table 4 – Citizen Participation Outreach**

Annual Action Plan  
2025

## EXPECTED RESOURCES

### AP-15 Expected Resources – 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 and Planning Economic Development Housing Public Improvements Public Services	\$850,026	\$0.00	<del>\$342,305</del> \$1,802,305	<del>\$1,192,331</del> \$2,652,331	\$2,787,282	In FY 25-26 the City's CDBG allocation is \$850,026. 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.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$247,964.72	\$191,859.00	\$2,861,186.13	\$3,301,009.85	\$1,129,999.98	In FY 25-26 the City's HOME allocation is \$247,964.72. A HUD formula-based program that annually allocates funds to support affordable housing programs.

Table 5 - 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. 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.

## Annual Goals and Objectives

### AP-20 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	2029	Affordable Housing	Low- and Moderate-Income Areas	Priority Housing Needs Priority Community and Public Facilities	\$744,823 (CDBG)  \$150,000 (CDBG)	Rental units rehabilitated: <b>12 Housing Units</b> <i>(McNeill Manor Modernization and Rehabilitation Project)</i>  Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: <b>800 Household Housing Units</b> <i>(Community Enhancement Program/Code Enforcement)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Priority Community Services	2025	2029	Non-Housing Community Development	Citywide	Priority Community Services	\$7,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>3,500 Persons Assisted</b> <i>(Church of the Redeemer Food Bank)</i>
							\$20,707 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>40 Persons Assisted</b> <i>(BPPD Pride Platoon)</i>
							\$15,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>20 Persons Assisted</b> <i>(Youth Employment Program)</i>
							\$25,218 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>300 Persons Assisted</b> <i>(Graffiti Removal Program)</i>
							\$8,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>60 Persons Assisted</b> <i>(Recreation Subsidy Program)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Agencies that Assist Special Needs Pops.	2025	2029	Non-Housing Community Development	Citywide	Priority Special Population Needs	\$20,578 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>250 Persons Assisted</b> <i>(Domestic Violence Advocate)</i>
							\$21,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>250 Persons Assisted</b> <i>(Senior Center Program)</i>
4	Support Efforts to Address Homelessness	2025	2029	Homeless Non-Housing Community Development	Citywide	Priority Homeless Needs	\$10,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit: <b>300 Persons Assisted</b> <i>(East San Gabriel Valley Coalition for the Homeless)</i>
5	Preserve Existing & Create New Affordable Housing	2025	2029	Affordable Housing	Citywide	Priority Housing Needs	\$1,184,721.77 (HOME)	Homeowner Housing Rehabilitated: <b>15 Household Housing Unit</b> <i>(Residential Rehabilitation)</i>
							\$657,437.18 (HOME)	Tenant-based rental assistance / Rapid Rehousing: <b>25 Households Assisted</b> <i>(BP Tenant Based Rental Assistance Program)</i>
							\$1,308,195.43 (HOME)	Rental Units Rehabilitated: <b>TBD Housing Units</b> <i>(Affordable Housing Development)</i>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning for Housing and Community Development	2025	2029	Planning and Administration	Citywide	Priority Other Housing and Community Development Needs	\$7,500 (CDBG)  \$162,505 (CDBG)  \$150,655.47 (HOME)	Other: <b>No Performance Indicator</b> <i>(Housing Rights Center)</i>  Other: <b>No Performance Indicator</b> <i>(CDBG Program Administration)</i>  Other: <b>No Performance Indicator</b> <i>(HOME Program Administration)</i>

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
	(2024) Community Facilities, Infrastructure, and Section 108 Debt Service	2024	2025	(2024) Non-Housing Community Development	(2024) Low- and Moderate- Income Areas	(2024) Special Needs Non- Homeless, Facility/Infrastructure Improvements	\$400,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit— <b>41,405 Persons Assisted</b> (2024 Citywide Sidewalks and Curb & Gutter Concrete Project)
\$460,000 (CDBG)							Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit— <b>9,275 Persons Assisted</b> (2024 Residential and Major Street Rehab at Various Locations)	
\$600,000 (CDBG)							Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit— <b>52,710 Persons Assisted</b> (2024 Morgan Park Playground Improvements)	
\$1,460,000 (CDBG)							Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit— <b>52,710 Persons Assisted</b> (2024 Streets, Sidewalks, and Curb Cut Improvements Project)	

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Sustain and Strengthen Neighborhoods</b>
	<b>Goal Description</b>	<p>Preserve and enhance neighborhood aesthetics and public safety through activities such as code enforcement as well as improvement of building quality and safety through code compliance to benefit low- and moderate-income residents of the low- and moderate-income areas.</p> <p><i>(Projects: Community Enhancement Program/Code Enforcement; and McNeill Manor Modernization and Rehabilitation Program)</i></p>
2	<b>Goal Name</b>	<b>Priority Community Services</b>
	<b>Goal Description</b>	<p>Provide public services that support the emotional and developmental well-being of low- and moderate-income families, including activities such as graffiti removal to benefit low-income residents.</p> <p><i>(Projects: Church of the Redeemer Food Bank; BPPD Pride Platoon; Youth Employment Program; Graffiti Removal Program; and Recreation Subsidy Program)</i></p>
3	<b>Goal Name</b>	<b>Support Agencies that Assist Special Needs Pops.</b>
	<b>Goal Description</b>	<p>Provide special needs services including, but not limited, to those concerned with disabilities, domestic violence and substance abuse.</p> <p><i>(Projects: Domestic Violence Advocate; Senior Center Program)</i></p>
4	<b>Goal Name</b>	<b>Support Efforts to Address Homelessness</b>
	<b>Goal Description</b>	<p>Support a continuum of services in Los Angeles County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.</p> <p><i>(Projects: East San Gabriel Valley Coalition for the Homeless)</i></p>
5	<b>Goal Name</b>	<b>Preserve Existing &amp; Create New Affordable Housing</b>
	<b>Goal Description</b>	<p>To the extent possible, based upon the availability of funds and a project's viability, HOME funds will also be used to assist affordable housing developers in the acquisition, construction and/or rehabilitation of low-income rental and/or owner housing units. HOME funds will also be used for tenant-based rental assistance and residential rehabilitation programs.</p> <p><i>(Projects: Residential Rehabilitation Program; Tenant Based Rental Assistance Program; Affordable Housing Development)</i></p>

6	<b>Goal Name</b>	<b>Planning for Housing and Community Development</b>
	<b>Goal Description</b>	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.  <i>(Projects: HOME Administration; CDBG Administration; and Housing Rights Center)</i>
	<b>(2024) Goal Name</b>	<b>(2024) Community Facility, Infrastructure, and Section 108 Debt Service</b>
	<b>(2024) Goal Description</b>	Repayment of Section 108 Loan that improved City public facilities and infrastructure benefitting low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.  <i>(Projects: <del>Citywide Sidewalks and Curb &amp; Gutter Concrete Project; Residential and Major Street Rehabilitation at Various Locations Project; Morgan Park Playground Improvement Project; 2024 Citywide Streets, Sidewalks, and Curb Cuts Improvements</del>)</i>

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## Projects

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### AP-35 Projects – 91.220(d)

#### 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.

#	Project Name
1	Community Enhancement Program/Code Enforcement
2	McNeill Manor Modernization and Rehabilitation Project
3	Church of the Redeemer Food Bank
4	Baldwin Park Police Department (BPPD) Pride Platoon
5	Youth Employment Program
6	Graffiti Removal Program
7	Recreation Subsidy Program
8	Domestic Violence Advocate
9	Senior Center Program
10	East San Gabriel Valley Coalition for the Homeless
11	Housing Rights Center
12	CDBG Program Administration
13	Tenant Based Rental Assistance

#	Project Name
14	Residential Rehabilitation
15	Affordable Housing Development
16	HOME Program Administration
	<del>2024 Citywide Sidewalks and Curb &amp; Gutter Concrete Project</del> <del>2024 Residential and Major Street Rehabilitation at Various Locations Project</del> <del>2024 Citywide Streets, Sidewalks, and Curb Cuts Project</del>
	<del>2024 Morgan Park Playground Improvement Project</del>

**Table 7 - 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

<b>1</b>	<b>Project Name</b>	<b>Community Enhancement Program/Code Enforcement</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	CDBG: \$150,000.00
	<b>Description</b>	Enhance low-and moderate-income neighborhoods by inspecting approximately 800 units through community enhancement programs and other neighborhood services
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	800 Household Housing Units
	<b>Location Description</b>	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 Patritti Avenue/605 on-ramp. The Improvement Area encompasses the following Census Tracts and Block Groups: <ul style="list-style-type: none"> <li>• CT 4047.01 BG 1, 3, 4</li> <li>• CT 4047.02 BG 2, 3</li> <li>• CT 4048.01 BG 2, 3, 4</li> <li>• CT 4048.02 BG 1, 2</li> </ul>
	<b>Planned Activities</b>	Same as description.

<b>2</b>	<b>Project Name</b>	<b>McNeill Manor Modernization and Rehabilitation Project</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	CDBG: \$744,823.00
	<b>Description</b>	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: 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. These renovations aim to improve comfort, accessibility, and quality of life for residents while revitalizing the property's overall aesthetic and infrastructure.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 Households
	<b>Location Description</b>	14317 E. Morgan Street, Baldwin Park, CA, 91706
	<b>Planned Activities</b>	Same as description.
<b>3</b>	<b>Project Name</b>	<b>Church of the Redeemer Food Bank</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Priority Community Services
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$7,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,500 Persons Assisted
	<b>Location Description</b>	3739 Monterey Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

4	<b>Project Name</b>	<b>Baldwin Park Police Department (BPPD) Pride Platoon</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Priority Community Services
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$20,707.00
	<b>Description</b>	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
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 Persons Assisted
	<b>Location Description</b>	4403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.
5	<b>Project Name</b>	<b>Youth Employment Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Priority Community Services
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$15,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 Persons Assisted
	<b>Location Description</b>	4403 Pacific Avenue, Baldwin Park, CA 91706
<b>Planned Activities</b>	Same as description.	

<b>6</b>	<b>Project Name</b>	<b>Graffiti Removal Program</b>
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Priority Community Services
	<b>Needs Addressed</b>	Priority Special Population Needs
	<b>Funding</b>	CDBG: \$25,218.00
	<b>Description</b>	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
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Persons Assisted
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.
<b>7</b>	<b>Project Name</b>	<b>Recreation Subsidy Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Priority Community Services
	<b>Needs Addressed</b>	Priority Community Services
	<b>Funding</b>	CDBG: \$8,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 Persons Assisted
	<b>Location Description</b>	4100 Baldwin Park Blvd., Baldwin Park, CA 91706
<b>Planned Activities</b>	Same as description.	

<b>8</b>	<b>Project Name</b>	<b>Domestic Violence Advocate</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Agencies that Assist Special Needs Pops.
	<b>Needs Addressed</b>	Priority Special Population Needs
	<b>Funding</b>	CDBG: \$20,578.00
	<b>Description</b>	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 Attorney's Victim Advocate.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 Persons Assisted
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

<b>9</b>	<b>Project Name</b>	<b>Senior Center Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Agencies that Assist Special Needs Pops.
	<b>Needs Addressed</b>	Priority Special Population Needs
	<b>Funding</b>	CDBG: \$21,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 Persons Assisted
	<b>Location Description</b>	4100 Baldwin Park Blvd., Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

<b>10</b>	<b>Project Name</b>	<b>East San Gabriel Valley Coalition for the Homeless</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support Efforts to Address Homelessness
	<b>Needs Addressed</b>	Priority Homeless Needs
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	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. 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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Persons Assisted
	<b>Location Description</b>	1345 Turnbull Canyon Road, Hacienda Heights, CA 91745
<b>Planned Activities</b>	Same as description.	

<b>11</b>	<b>Project Name</b>	<b>Housing Rights Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Priority Housing Needs Priority Other Housing and Community Development N
	<b>Funding</b>	CDBG: \$7,500.00
	<b>Description</b>	The Housing Rights Center provides comprehensive fair housing services that includes discrimination complaint investigation and landlord/tenant counseling.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Persons Assisted
	<b>Location Description</b>	3255 Wilshire Blvd, Suite 1150, Los Angeles, CA 90010
	<b>Planned Activities</b>	Same as description.
<b>12</b>	<b>Project Name</b>	<b>CDBG Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Priority Other Housing and Community Development N
	<b>Funding</b>	CDBG: \$162,505.00
	<b>Description</b>	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).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

<b>13</b>	<b>Project Name</b>	<b>Tenant Based Rental Assistance</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$657,437.18
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 Households Assisted
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.
<b>14</b>	<b>Project Name</b>	<b>Residential Rehabilitation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Sustain and Strengthen Neighborhoods
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$1,184,721.77
	<b>Description</b>	This program will provide deferred loans or grants to qualified homeowners for rehab on their properties.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 Households
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

<b>15</b>	<b>Project Name</b>	<b>Affordable Housing Development</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Existing & Create New Affordable Housing
	<b>Needs Addressed</b>	Priority Housing Needs
	<b>Funding</b>	HOME: \$1,308,195.43
	<b>Description</b>	To maintain affordable housing in the City, these funds will be used towards an affordable housing developments project to be determined.
	<b>Target Date</b>	6/30/2030
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	TBD
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.
<b>16</b>	<b>Project Name</b>	<b>HOME Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning for Housing and Community Development
	<b>Needs Addressed</b>	Priority Other Housing and Community Development N
	<b>Funding</b>	HOME: \$150,655.47
	<b>Description</b>	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: 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 2025-26: \$24,796.47
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	14403 Pacific Avenue, Baldwin Park, CA 91706
	<b>Planned Activities</b>	Same as description.

17	<b>Project Name</b>	<del>2024 Citywide Sidewalks and Curb &amp; Gutter Concrete Project</del> <del>2024 Residential and Major Street Rehabilitation at Various Locations Project</del> 2024 Citywide Streets, Sidewalks, and Curb Cuts Project
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Preserve Community and Public Facilities
	<b>Needs Addressed</b>	Priority Community and Public Facilities
	<b>Funding</b>	<del>CDBG: \$400,000</del> <del>CDBG: \$460,000</del> CDBG: \$1,460,000
	<b>Description</b>	<p><del>The project includes, but is not limited to, removal and replacement of sidewalk at multiple locations; removal and installation of ADA curb ramps, curb &amp; gutter, cross gutters, spandrels, removal and installation of trees, and other miscellaneous work as needed to complete work as per plans and specifications. Approximately 41,405 persons will benefit from this project in FY 2024-25.</del></p> <p><del>The project includes but is not limited to, cold mill and overlay of asphalt rubber hot mix, removing and replacing selected full depth dig-outs, removing and reconstructing curb ramps, sidewalks, curb and gutter, cross gutters, spandrels, removing and replacing trees, and other miscellaneous work as needed to complete work as per plans and specifications. Approximately 9,275 persons will benefit from this project in FY 2024-25.</del></p> <p>The project includes, but is not limited to, removal and replacement of sidewalks at multiple locations; removal and installation of ADA-compliant curb ramps, curb and gutter, cross-gutters, and spandrels; cold mill and overlay of asphalt rubber hot mix; removal and replacement of selected full-depth dig-outs; removal and installation of trees; and other miscellaneous work as needed to complete improvements in accordance with plans and specifications. Approximately 50,680 persons will benefit from this project in FY 2024–25.</p>
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All City residents.
	<b>Location Description</b>	The project will take place in various locations in the City of Baldwin Park which is generally bounded by Maine Avenue and Paramount Boulevard on the west, Arrow Highway on the north, and portions of Gibson Avenue and Basset Avenue on the east. The southern boundary follows segments of Garvey Avenue and Badillo Street, with additional smaller streets and property lines creating irregular edges throughout the city limits. While not perfectly square, these major streets provide a general outline of Baldwin Park’s municipal boundaries.
	<b>Planned Activities</b>	Same as description.

<b>Project Name</b>	<b>2024 Morgan Park Playground Improvement Project</b>
<b>Target Area</b>	Low and Moderate Income Areas
<b>Goals Supported</b>	Community Facility, Infrastructure, and Section 108 Debt Service
<b>Needs Addressed</b>	Special Needs Non-Homeless, Facility/Infrastructure Improvements
<b>Funding</b>	CDBG: \$600,000
<b>Description</b>	Playground replacement at Morgan Park. Morgan Park is the largest park in Baldwin Park. It encompasses 10.18 acres and includes such amenities as a community center, a senior center, an outdoor amphitheater, a picnic shelter, restrooms, several benches, playground equipment, a fitness zone, two basketball courts, a soccer/football field, a splash pad, and paved pathways. The playground replacement will benefit all Baldwin Park low and moderate income residents (52,710 persons) when completed.
<b>Target Date</b>	June 30, 2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	52,710 Persons
<b>Location Description</b>	4100 Baldwin Park Boulevard, Baldwin Park, CA 91706
<b>Planned Activities</b>	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
Low- and Moderate-Income Areas	4%
Citywide	96%

Table 8 - 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-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.

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## Affordable Housing

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### 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
<b>Total</b>	<b>0</b>

Table 9 - 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
<b>Total</b>	<b>0</b>

Table 10 - 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, 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 Housing Authority of the City of Baldwin Park (HACBP) operates under the State of California Housing Authority Law and is responsible for developing and managing housing programs for low-income families. HACBP 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 Housing Authority of the City of Baldwin Park (HACBP) 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. HACBP 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 HACBP 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 HACBP 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 HACBP 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 HACBP. 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 HACBP actively encourages resident engagement through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACBP 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**

Not applicable.

**Discussion**

HACBP 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.

## 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 it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning**

## **ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

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

## 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.

## 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)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### 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. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

- 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.

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

The City does not propose to provide refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following general refinancing guidelines:

- a. Demonstrate 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.

**5. 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

**6. 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

**7. 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

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.
- j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?
4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.
5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".
7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".
8. **Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. **Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that 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. If the jurisdiction will not refinance existing debt, enter “N/A.”