



2024-2025

**Draft Substantial Amendment No. 3
ANNUAL ACTION PLAN
Public Review & Comment Period
1/9/26 - 2/10/26**



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No table of figures entries found.

Version History

No.	Summary of Changes																		
1	Published Draft for Public Comment:	4/25/24	Sent to HUD for Approval:	7/5/24															
	Conducted Public Hearing:	5/28/24	Approved by HUD:	9/3/25															
	Original 2024-2025 Annual Action Plan.																		
2	Published Draft for Public Comment:	3/6/25	Sent to HUD for Approval:	9/12/25															
	Conducted Public Hearing:	4/8/25	Approved by HUD:	TBD															
	Amendment 1 Substantial:																		
	<p>The proposed Substantial Amendment to the Action Plan includes the cancellation of the CDBG funded public service program - 10-20 Club. The City proposes to reallocate the unused public service funds to the City's CDBG funded Section 108 Loan Repayment and Housing Rehabilitation Program.</p> <p>The 2024-2025 CDBG Substantial Amendment is proposed as:</p>																		
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3	Published Draft for Public Comment:	N/A	Sent to HUD for Approval:	9/12/25															
	Conducted Public Hearing:	N/A	Approved by HUD:	TBD															
	Amendment 2 Non-Substantial:																		
	<p>The Minor Amendment to the Action Plan includes allocating prior year funds to the City's CDBG funded Section 108 Loan Repayment activity:</p>																		
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4	Published Draft for Public Comment:	1/8/26	Sent to HUD for Approval:	TBD														
	Conducted Public Hearing:	2/10/26	Approved by HUD:	TBD														
	Amendment 3 Substantial:																	
	<p>The proposed Substantial Amendment to the 2024-2025 Action Plan includes the cancellation of the CDBG funded public service programs – LA CADA, Behavioral Health and VST, Veteran Employment Support Training. City proposes to reallocate the funds to the City’s 2025-2026 CDBG funded Housing Rehabilitation Program.</p> <p>The 2024-2025 CDBG Substantial Amendment is proposed as:</p> <table border="1" data-bbox="318 583 1409 982"> <thead> <tr> <th>PROGRAM</th> <th>CURRENT CDBG BUDGET</th> <th>PROPOSED AMENDED CDBG BUDGET</th> </tr> </thead> <tbody> <tr> <td>24-25 LA CADA – Behavioral Health Program</td> <td>\$20,000.00</td> <td>\$0.00</td> </tr> <tr> <td>24-25 VST - Veteran Employment Support Training</td> <td>\$25,000.00</td> <td>\$0.00</td> </tr> <tr> <td>25-26 Housing Rehabilitation Program</td> <td>\$364,187.00</td> <td>\$409,187.00</td> </tr> <tr> <td>TOTAL ALLOCATION</td> <td>\$409,187.00</td> <td>\$409,187.00</td> </tr> </tbody> </table>				PROGRAM	CURRENT CDBG BUDGET	PROPOSED AMENDED CDBG BUDGET	24-25 LA CADA – Behavioral Health Program	\$20,000.00	\$0.00	24-25 VST - Veteran Employment Support Training	\$25,000.00	\$0.00	25-26 Housing Rehabilitation Program	\$364,187.00	\$409,187.00	TOTAL ALLOCATION	\$409,187.00
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5	Published Draft for Public Comment:		Sent to HUD for Approval:															
	Conducted Public Hearing:		Approved by HUD:															
	Amendment 4 (Substantial / Non-Substantial):																	

Executive Summary

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

1. Introduction

On May 12, 2020, the Downey City Council adopted the 2020-2024 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using entitlement grant funds provided by the U.S. Department of Housing and Urban Development (HUD). The 2024-2025 Action Plan is the fifth of five annual plans implementing the 2020-2025 Consolidated Plan Strategic Plan goals via the investment of annual allocations of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from HUD. The Action Plan identifies available resources, annual goals, projects and activities for the period beginning July 1, 2024 and ending June 30, 2025.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to non-profit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Downey residents, as discussed below.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

HOME Investment Partnerships (HOME) Program

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable

housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

2024-2025 Program Year

For the 2024-2025 program year, the City will receive \$1,017,976.00 of CDBG and \$417,338.47 of HOME funds from HUD. When combined with an estimated \$358,628.00 of HOME program income and \$2,139,759 of HOME and \$11,449.22 of CDBG prior year unspent resources, the 2024-2025 Action Plan allocates a total of approximately \$1,029,425.22 of CDBG funds and \$2,915,725.47 of HOME funds to the following program activities to be implemented from July 1, 2024 to June 30, 2025.

As a result of the amendments described below, the total CDBG funding allocated for the 2024-2025 program year is \$984,425.22.

April 2025 Amendment

The Action Plan was amended to revise the following CDBG activities:

- 24-25 10-20 Club (\$31,500) was cancelled
- 24-25 Section 108 Loan Repayment (increased by \$13,933 to \$452,482)
- 24-25 CDBG Housing Rehabilitation Program (increased by \$17,567 to \$316,899)

September 2025 Amendment

The Action Plan was amended to revise the following CDBG activities:

- 24-25 Section 108 Loan Repayment (increased by 11,449.22 to \$463,931.22)

February 2026 Amendment

The Action Plan was amended to revise the following CDBG activities:

- 24-25 Los Angeles Center for Alcohol and Drug Abuse (\$20,000) was cancelled
- 24-25 Veteran Employment Support Training (VEST) Program (\$25,000) was cancelled

2024-2025 CDBG PROGRAM

CDBG Housing Rehabilitation Program	\$316,899.00
Los Angeles Centers for Alcohol and Drug Abuse	\$0.00
Veteran Employment Support Training (VEST) Program	\$0.00
10-20 Club	\$0.00
Section 108 Loan Repayment	\$463,931.22
Fair Housing Services	\$20,000.00
General Planning and Administration	<u>\$183,595.00</u>
CDBG TOTAL:	<u>\$984,425.22</u>

2024-2025 HOME PROGRAM

HOME Housing Rehabilitation Program	\$2,761,392.47
Affordable Housing Development	\$62,600.00
Homeless Rental Assistance Program	\$50,000.00
General Planning and Administration	<u>\$41,733.00</u>
HOME TOTAL:	\$2,915,725.47

2. Summarize the objectives and outcomes identified in the Plan

HUD’s Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three (3) categories: decent housing, a suitable living environment, and economic opportunity. In consideration of community input as well as the Needs Assessment and Market Analysis, the Strategic Plan identifies eight (8) high priority needs to be addressed through the implementation of activities with seven (7) Strategic Plan goals.

The high priority needs include:

- Increase the supply of affordable housing
- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Provide public services for low- and moderate-income youth, families, seniors
- Provide public services for low- and moderate-income residents with special needs
- Improve public facilities and infrastructure
- Provide neighborhood Services
- Homeless Prevention Services

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following measurable goals included in the Strategic Plan section of the 2020-2024 Consolidated Plan.

Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
Affordable Housing Development	Affordable Housing	Increase the supply of affordable housing	4 household housing units
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	100 household housing units

Equal Access to Housing Opportunities	Affordable Housing	Equal Access to Housing Opportunities	175 household housing units
Public Services	Non-Housing Community Development	Services for low- and moderate-income youth and families Services residents with special needs	10,000 persons assisted
Public Facilities Improvements & Section 108 Debt Service	Non-Housing Community Development	Improve City public facilities and infrastructure	3 public facilities 20,000 persons assisted
Neighborhood Services	Non-Housing Community Development	Provide neighborhood services, community facilities and infrastructure improvements	2,500 persons assisted
Homelessness Prevention Services	Affordable Housing; Homeless	Prevent and eliminate homelessness	25 persons assisted

3. Evaluation of past performance

The City is currently implementing the project and activities included in the 2023-2024 Action Plan. As of this writing, all projects and activities are underway.

The investment of HUD resources during the 2015-2019 program years was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to residents of Downey
- Expand affordable housing through acquisition, of 1 housing unit
- Provide sustainability of decent housing through rehabilitating 103 housing units and
- conducting 60 lead-based paint testing and abatement
- Enhance low- and moderate-income neighborhoods by inspecting 2,520 housing
- units through code enforcement
- Stimulate business investment and job development through direct financial
- assistance to businesses and section 108 repayment by providing 303 jobs
- Stimulate business investment and job development through direct financial
- assistance to businesses and section 108 repayment through 2 business

- Provide financial assistance to increase number of affordable housing units assisting
- 6 housing units
- Provide public service activities to 1,437 youth
- Provide public service activities to 495 persons
- Help provide services to persons with special needs to include seniors, battered and
- abused spousal programs, meal programs, and case management services to 124,748
- people

While the City and local partners were able to successfully implement the activities listed above during the last five (5) years, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. This qualitative input was combined with a quantitative analysis of demographic, housing and socioeconomic data to develop the strategic plan that reflects the housing, community and economic development needs and priorities for the City of Downey over the next five years.

In accordance with the City's adopted Citizen Participation Plan, residents and stakeholders were able to participate in the development process through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

In the development of the Action Plan, the City solicited applications from various non-profit organizations and City Departments for the provision of fair housing services, public services, community and housing projects. Two Community Meetings were held on February 22 and February 13, 2024 to solicit public input. The draft 2024-2025 Action Plan was available for public review and comment from April 25, 2024 to May 28, 2024. The City Council convened a public hearing on May 28, 2024 to receive comments on the Action

Plan. Comments received during the Community Meetings, public review period and at the Public Hearings are provided in “Appendix A” of this document.

Subsequently, the City made the draft Substantial Amendment to the 2024-2025 Action Plan available for public review and comment from March 7, 2025 to April 8, 2025. Residents were encouraged to review the draft Substantial Amendment to attend the public hearing on April 8, 2025, or submit comments concerning the housing and community development needs, proposed projects and activities in the Substantial Amendment. Comments received during the public review period and at the Public Hearings are also provided in “Appendix A” of this document.

Following this action, the City processed a Minor Amendment in accordance with its Citizen Participation Plan. The City has since prepared an additional draft Substantial Amendment to the 2024-2025 Action Plan for public review and comment from January 9, 2026 to February 10, 2026. Residents were encouraged to review the draft Substantial Amendment to attend the public hearing on February 10, 2026, or submit comments concerning the housing and community development needs, proposed projects and activities in the Substantial Amendment. Comments received during the public review period and at the Public Hearings are also provided in “Appendix A” of this document.

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

All comments and views received by the City in the development of the Action Plan were accepted and taken into consideration in the development of the Action Plan.

7. Summary

The 2024-2025 Action Plan addresses all seven (7) Strategic Plan Goals from the 2020-2024 Consolidated Plan by allocating a total of approximately \$1,029,425.22 in CDBG funds and \$2,915,725.47 of HOME funds towards eligible activities that are to be implemented from July 1, 2024 to June 30, 2025. Activities submitted for consideration in response to any solicitation of Notice of Funding Availability (NOFA) process must conform with one (1) of the seven (7) Strategic Plan strategies and the associated action-oriented, measurable goals in order to be considered to receive CDBG or HOME funds.

At the time the public review period began, HUD had not yet released the 2024-2025 Annual Allocations. For this reason, HUD advised the City to prepare this draft document utilizing the current year annual allocation and include language detailing the methodology by which the City would reallocate funds should the 2024-2025 annual allocation increase or decrease.

Therefore, if the City’s 2024-2025 annual allocation changed, a request of the City Council would be made to provide staff and the public with the following language for adjusting activity budgets for the CDBG and HOME programs:

- Should the CDBG allocation be greater than \$972,424:
 - Fair Housing Services will remain at \$20,000 but the CDBG Administration budget will be increased to be compliant with the 20% cap for administrative activities.

- Funding levels for the public service activities will remain the same as proposed in the 2024-2025 Action Plan.
- Section 108 Loan Repayment will be based on amortization schedule.
- Balance of funds will be added to the City's CDBG funded Housing Rehabilitation Program activity.
- Should the CDBG allocation be less than \$972,424:
 - Fair Housing Services will remain at \$20,000 but the CDBG Administration budget will be reduced to be compliant with the 20% cap for administrative activities.
 - Funding levels for the public service activities will remain the same as proposed in the 2024-2025 Action Plan.
 - Section 108 Loan Repayment will be based on amortization schedule.
 - Balance of funds will be deducted from the City's CDBG funded Home Improvement Program activity
- Should the HOME allocation be greater than \$481,259:
 - The HOME Administration budget will be increased to be compliant with the 10% cap for administrative activities.
 - The CHDO activity budget will be increased to be compliant with the 15% set-aside requirement.
 - Balance of funds will be added to the City's HOME funded Housing Rehabilitation Program.
- Should the HOME allocation be less than \$481,259:
 - The HOME Administration budget will be reduced to be compliant with the 10% cap for administrative activities.
 - The CHDO activity budget will be reduced to be compliant with the 15% set-aside requirement.
 - Balance of funds will be added to the City's HOME funded Housing Rehabilitation Program.

On May 7, 2024, HUD announced the 2024-2025 Annual Allocations increasing the CDBG allocation from \$972,424.00 to \$1,017,976.00 and decreasing the HOME allocation from \$481,259.00 to \$417,338.47. The City adjusted the activity budgets based on the methodology provided above, as subsequently amended

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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	City of Downey	Economic Development - City Manager's Office
HOME Administrator	City of Downey	Economic Development - City Manager's Office

Table 1 – Responsible Agencies

Narrative

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

In the implementation of the 2024-2025 Annual Plan and each of the five Annual Action Plans, the Economic Development Division shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

City of Downey
Economic Development Division – City Manager's Office
Attn: Austin Ramirez, Director of Economic Development
11111 Brookshire Avenue
Downey, CA 90241
(562) 904-7284

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

1. Introduction

The City of Downey consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide 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 below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan. The City also provided each agency with an opportunity to comment on the draft 2024-2025 Action Plan during the public review and comment period.

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

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

The City further recognizes the importance of continued coordination and alignment during the preparation of the 2024-2025 Action Plan with these organizations and agencies. 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

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Downey, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to LAHSA to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the 5-year planning process.

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 have the ability to 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

In the development of the 2020-2024 Consolidated Plan, the City of Downey consulted 53 housing, social service and other entities involved in housing, community and economic development in the City and throughout the region to obtain valuable information on the priority needs in Downey and how CDBG, HOME and other resources should be invested to provide decent affordable housing, a suitable living environment and economic opportunities for low- and moderate-income residents. The Los Angeles Homeless Services Authority (LAHSA), the lead agency of the Continuum of Care (CoC), was consulted directly by telephone and email to discuss performance standards, outcomes, and policies and procedures for HMIS. Table 3 provides a listing of the entities consulted as part of this planning process.

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

1.	Agency/Group/Organization	Los Angeles County Child Protective Services
	Agency/Group/Organization Type	Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email
2	Agency/Group/Organization	Los Angeles County Health Department
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
3.	Agency/Group/Organization	Downey Fire Department
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Community Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
4.	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email
5.	Agency/Group/Organization	Project Sister
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

6.	Agency/Group/Organization	Downey Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
7.	Agency/Group/Organization	Kaiser Permanente
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
8.	Agency/Group/Organization	City of Downey Public Works
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
9.	Agency/Group/Organization	Los Angeles Community Development Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation
10.	Agency/Group/Organization	Southern CA Council of Governments (SCAG)
	Agency/Group/Organization Type	Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
11.	Agency/Group/Organization	Downey Unified School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Services - Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

12.	Agency/Group/Organization	Disabled American Veterans
	Agency/Group/Organization Type	Services - Disabilities
	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
13.	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Plan
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
14.	Agency/Group/Organization	Kids in Need of Defense
	Agency/Group/Organization Type	Services – Unaccompanied Youth Services – Disabilities
	What section of the Plan was addressed by Consultation?	Public Services-Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
15.	Agency/Group/Organization	California Senate
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Government
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
16.	Agency/Group/Organization	California Assembly
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Government
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
17.	Agency/Group/Organization	California Dept. of Housing and Comm. Dev.
	Agency/Group/Organization Type	State Government
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email

18.	Agency/Group/Organization	Partnership Housing Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
19.	Agency/Group/Organization	Commission on HIV – County of Los Angeles
	Agency/Group/Organization Type	Services – HIV/Aids
	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email
20.	Agency/Group/Organization	Spectrum Link, Inc
	Agency/Group/Organization Type	Broadband ISP
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
21.	Agency/Group/Organization	Los Angeles County Regional Broadband Consortium
	Agency/Group/Organization Type	Broadband Advocates
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
22.	Agency/Group/Organization	CA Emerging Technology Fund (CETF)
	Agency/Group/Organization Type	Broadband Advocates
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

23.	Agency/Group/Organization	FEMA
	Agency/Group/Organization Type	Emergency Management Agency; Floodplain Management Agency
	What section of the Plan was addressed by Consultation?	Housing Infrastructure
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
24.	Agency/Group/Organization	10/20 Club
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
25.	Agency/Group/Organization	Arc Mid-Cities
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
26.	Agency/Group/Organization	The Arc of Los Angeles and Orange Counties
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
27.	Agency/Group/Organization	Children's Dental Health Clinic
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
28.	Agency/Group/Organization	Community Family Guidance Center
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Public Services Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

29.	Agency/Group/Organization	Downey Council PTA-Helps
	Agency/Group/Organization Type	Services-Youth
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
30.	Agency/Group/Organization	Downey Family YMCA
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
31.	Agency/Group/Organization	Downey Arts Coalition
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
32.	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Services - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
33.	Agency/Group/Organization	Gateway Cities Council of Government
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
34.	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

35.	Agency/Group/Organization	Helpline Youth Counseling, Inc.
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
36.	Agency/Group/Organization	Long Beach Small Business Development Center
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
37.	Agency/Group/Organization	LA County Dept. of Public Health Childhood Lead & Poisoning Prevention Program
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Lead Paint
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email
38.	Agency/Group/Organization	PATH
	Agency/Group/Organization Type	HMLS/Formerly HMLS Resident (ESG Grantees)
	What section of the Plan was addressed by Consultation?	Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
39.	Agency/Group/Organization	Q-Up (Therapeutic Horseback Riding for Disabled Person)
	Agency/Group/Organization Type	Services – Disabilities
	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
40.	Agency/Group/Organization	Saints of Value
	Agency/Group/Organization Type	Public Services
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

41.	Agency/Group/Organization	Save the Brave USA
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
42.	Agency/Group/Organization	Southern California Rehab Service
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
43.	Agency/Group/Organization	Southern California Resource Serv. For Independent Living
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
44.	Agency/Group/Organization	St. Francis Medical Center Foundation
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
45.	Agency/Group/Organization	Stay Gallery
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
46.	Agency/Group/Organization	The Whole Child
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

47.	Agency/Group/Organization	True Lasting Connections (TLC)
	Agency/Group/Organization Type	Mental Health Agency/Facility
	What section of the Plan was addressed by Consultation?	Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
48.	Agency/Group/Organization	Watch-it-Grow Urban
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
49	Agency/Group/Organization	City of Downey – Senior Meals Program
	Agency/Group/Organization Type	Services – Elderly
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
50.	Agency/Group/Organization	Aspire Program
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Public Service
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
51.	Agency/Group/Organization	City of Downey – Adult Literacy Program
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email
52.	Agency/Group/Organization	Casa Youth Shelter
	Agency/Group/Organization Type	Services – Unaccompanied Youth
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and email

53,	Agency/Group/Organization	Los Angeles County Dept. of Children and Fam. Serv.
	Agency/Group/Organization Type	Foster Care Agency/Facility
	What section of the Plan was addressed by Consultation?	Homeless Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Telephone Consultation and email

Table 2 – Agencies, groups, organizations who participated

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

The City attempts to maintain a current and comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency’s choice.

If an agency or organization was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Downey Community Development Department (562) 904-7161.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Homelessness Prevention goal within the Strategic Plan is consistent with the Ten-Year Plan to End Homelessness.
2021-2029 Housing Element	City of Downey	The Affordable Housing goals within the Strategic Plan are consistent with the Adopted and Certified 2019-2029 Housing Element.

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))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan. The City monitors CoC policy making to ensure that local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income people. Further, the Community Development 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 Downey 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. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

Narrative

Broadband

Throughout the City of Downey, residents have consistent and multiple options to access broadband, high-speed internet offered by internet service providers such as Spectrum, Frontier, & T-Mobile. For broadband download speeds of 25 megabytes per second (mbps), 100% of residents are serviced by at least three internet service providers. According to broadbandnow, the average download speed in Downey is 100 mbps which is faster than the average internet speed in California.

Downey complies with HUD's [*Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing*](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

Resilience

the City compiled a qualified team with various expertise, including risk management, public safety and health, engineering and public works, water infrastructure, and emergency response agencies to participate on a Steering Committee to guide the development of the City's comprehensive Hazard Mitigation Plan. In addition, the Steering Committee solicited public involvement throughout the planning process, including the release of a public survey through the City's website and social media platforms, allowing the public to comment during the drafting stage, and making the draft Plan available to allow the public to comment on its content. Chapter 1: Planning Process contains descriptions of the Planning process, including information on the Steering Committee and public involvement.

As part of the development process, Plan goals and objectives were revalidated to provide a framework for mitigating hazards and proposing potential mitigation actions. The goals are consistent with the California State Hazard Mitigation Plan and the Los Angeles County Hazard Mitigation Plan and were developed by the Steering Committee. The City's overall Plan goals are to:

- Protect Life, Property, and Commerce
- Promote Public Awareness of the Vulnerability to Hazardous Events and Ongoing Mitigation Strategies
- Preserve the Environment
- Promote Community-wide Involvement with Hazard Mitigation
- Increase the Capacity of Emergency Operational Functionality

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The City established and followed a process for the development of this five-year Consolidated Plan that included broad participation from the community. These activities were coordinated and implemented by the Downey Community Development Department. 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 and also were made available at various public facilities.

Four community meetings to discuss the housing and community development needs in Downey were held on the following dates and locations:

Community Meeting Dates	Location
February 12, 2020; 2:00 pm	Stay Art Gallery
February 12, 2020; 6:00 pm	Columbia Memorial Space Center
February 22, 2020; 10:00 am	Barbara J. Riley Community Center
February 27, 2020; 6:00 pm	Barbara J. Riley Community Center

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2020-2024 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans, CAPERs and the Analysis of Impediments to Fair Housing Choice are posted on the City website at: <https://www.downeyca.org>

During the preparation of the 2024-2025 Action Plan, the City solicited applications from various non-profit organizations and City Departments for the provision of fair housing services, public services, community and housing projects. Two Community Meetings were held on February 8 and March 13, 2024 to solicit public input. The draft 2024-2025 Action Plan was also available for public review and comment from April 25, 2024 to May 28, 2024. The City Council convened a public hearing on May 28, 2024 to receive comments on the Action Plan. Comments received during the Community Meetings, public review period and at the Public Hearings are provided in “Appendix A” of this document.

Subsequently, the City made the draft Substantial Amendment to the 2024-2025 Action Plan available for public review and comment from March 7, 2025 to April 8, 2025. Residents were encouraged to review the draft Substantial Amendment to attend the public hearing on April 8, 2025, or submit comments concerning the housing and community development needs, proposed projects and activities in the Substantial Amendment. Comments received during the public review period and at the Public Hearings are also provided in “Appendix A” of this document.

Following this action, the City processed a Minor Amendment in accordance with its Citizen Participation Plan. The City has since prepared an additional draft Substantial Amendment to the 2024-2025 Action Plan for public review and comment from January 9, 2026 to February 10, 2026. Residents were encouraged to review the draft Substantial Amendment to attend the public hearing on February 10, 2026, or submit comments concerning the housing and community development needs, proposed projects and activities in the Substantial Amendment. Comments received during the public review period and at the Public Hearings are also provided in “Appendix A” of this document.

Residents were invited to review the draft Action Plan, draft Substantial Amendment, and participate in the Public Hearing or submit written comments concerning the projects and activities in the Action Plan.

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	Newspaper Ad	Non-targeted/broad community	Newspaper ad published October 31, 2019 in the Downey Patriot announcing	No comments were received.	No comments were received.	Not applicable.

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)
			a City Council Public Hearing on November 12, 2019, to receive input on the preparation of the City's 2020-2024 Consolidated Plan, 2020-2021 Action Plan; and 2020-2024 Analysis of Impediments to Fair Housing Choice.			
2	Newspaper Ad	Non-targeted/broad community	Newspaper ad in English and Spanish published February 6, 2020 in the Downey Patriot announcing Community Meetings to receive input on the preparation of the City's 2020-2024 Consolidated Plan, 2020-2021 Action Plan; and 2020-2024 Analysis of Impediments to Fair Housing Choice.	No comments were received.	All comments were accepted.	Not applicable.

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 Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 12, 2020, at 2:00 p.m. at the Stay Gallery – 11140 Downey Avenue.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.
4	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 12, 2020, at 6:00 p.m. at the Space Center – 124000 Columbia Way.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.
5	Public Meeting	Minorities Persons with disabilities	Publicly-noticed Community Meeting in English and Spanish on February	Residents in attendance received a presentation	All comments were accepted.	Not applicable.

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)
		Non-targeted / broad community Residents of Public and Assisted Housing	22, 2020, at 10:00 p.m. at the Barbara J. Riley Senior Center – 7810 Quill Drive.	on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.		
6	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 27, 2020, at 6:00 p.m. at the Barbara J. Riley Senior Center – 7810 Quill Drive	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Housing Division staff.	All comments were accepted.	Not applicable.
7	Internet Outreach	Non-targeted/broad community	The 2020-2024 Consolidated Plan Survey was available online and in paper format in English and Spanish at various City facilities from January 29, 2020 to February 29, 2020. The City advised residents and stakeholders of the availability of the	The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Downey for a variety of housing, community and economic development	All survey responses were accepted.	Not applicable.

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)
			survey via email to stakeholders, posting on the City website, Facebook, Twitter, announcements at City Council meetings, and during the Community Meetings.	activities. In total, 72 residents and stakeholders completed the survey. A summary of all survey responses, please refer to Appendix B.		
8	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 10, 2020 in the Downey Patriot announcing the availability of the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, 2020-2024 Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan for a 30-day public review and comment period.	No comments were received.	No comments were received.	Not applicable.
9	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 10, 2020 in the	No comments were received.	No comments were received.	Not applicable.

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)
			Downey Patriot announcing the public hearing before the Downey City Council on May 12, 2020.			
10	Public Hearing	Minorities Non-English Speaking - Specify other language: Any other language Persons with Disabilities Nontargeted/broad Community Residents of Public and Assisted Housing	Public hearing before the Downey City Council on May 12, 2020 to receive comments on the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, 2020-2024 Analysis of Impediments to Fair Housing Choice, and draft Citizen Participation Plan prior to adoption and submission to HUD.	No comments were received.	No comments were received.	Not applicable.
11	Public Hearing	Non-targeted/board community	Public hearing to receive public comment before the Downey City Council on February 23, 2021 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
12	Public Meeting	Minorities	Virtual-Zoom Meeting in English	Attendees	All comments were accepted.	Not applicable.

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)
		Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	and Spanish on March 11, 2021 at 11:00 am.	received a presentation on the 2021-2022 Action Plan.		
13	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on March 24, 2021 at 6:00 pm.	Attendees received a presentation on the 2021-2022 Action Plan.	No comments were received.	Not applicable.
14	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on April 3, 2021 at 10:00 am.	Attendees received a presentation on the 2021-2022 Action Plan.	No comments were received.	Not applicable.

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)
15	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on April 10, 2021 at 10:00 am	Attendees received a presentation on the 2021-2022 Action Plan.	No comments were received.	Not applicable.
16	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the draft 2021-2022 Action Plan on May 1, 2021 in the Press Telegram announcing the public hearing before the Downey City Council on May 25, 2021 at 6:30 p.m.	No comments were received.	No comments were received.	www.downeyca.org
17	Public Hearing	Non-targeted/board community	Public hearing for the draft 2021-2022 Action Plan before the Downey City Council on May 25, 2021 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable

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)
18	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the draft 2022-2024 Action Plan on December 23, 2021 in The Downey Patriot announcing the public hearing before the Downey City Council on January 25, 2022 at 6:30 p.m.	No comments were received.	No comments were received.	www.downeyca.org
19	Public Hearing	Non-targeted/board community	Public hearing for the draft 2022-2024 Action Plan before the Downey City Council on January 25, 2022 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
20	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public	Virtual-Zoom Meeting in English and Spanish on February 10, 2022 at 10:00 a.m.	No comments were received.	No comments were received.	Not applicable.

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)
		and Assisted Housing				
21	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on February 16, 2022 at 6:00 p.m.	No comments were received.	No comments were received.	Not applicable.
22	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on February 19, 2022 at 9:00 a.m.	No comments were received.	No comments were received.	Not applicable.
23	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community	Published Notice of the 30-day public review and comment period for the draft 2022-2024 Action Plan on June 13, 2022 in the Press Telegram announcing the	No comments were received.	No comments were received.	www.downeyca.org

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)
		Residents of Public and Assisted Housing	public hearing before the Downey City Council on July 12, 2022 at 6:30 p.m.			
24	Public Hearing	Non-targeted/board community	Public hearing for the draft 2022-2024 Action Plan before the Downey City Council on July 12, 2022 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
25	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Community Meeting in English and Spanish on March 22, 2024 at 6:00 p.m.	All comments were accepted.	All comments were accepted.	Not applicable.
26	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community	Community Meeting in English and Spanish on March 25, 2024 at 9:00 a.m.	Attendees received a presentation on the 2024-2025 Action Plan.	All comments were accepted.	Not applicable.

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)
		Residents of Public and Assisted Housing				
27	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the draft 2024-2025 Action Plan on April 7, 2024 in the Downey Patriot announcing the public hearing before the Downey City Council on May 9, 2024 at 6:30 p.m.	No comments were received.	No comments were received.	www.downeyca.org
28	Public Hearing	Non-targeted/board community	Public hearing for the draft 2024-2025 Action Plan before the Downey City Council on May 9, 2024 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
29	Newspaper Ad	Minorities Persons with disabilities	Published Notice of the 30-day public review and comment period for the draft Substantial	No comments were received.	No comments were received.	www.downeyca.org

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)
		Non-targeted / broad community Residents of Public and Assisted Housing	Amendment to the 2024-2025 Action Plan on December 7, 2024 in the Downey Patriot announcing the public hearing before the Downey City Council on January 9, 2024 at 6:30 p.m.			
30	Public Hearing	Non-targeted/board community	Public hearing for the draft Substantial Amendment to the 2024-2025 Action Plan before the Downey City Council on January 9, 2024 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
31	Public Meeting	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Community Meeting in English and Spanish on February 8, 2024 at 10:00 a.m.	Attendees received a presentation on the 2024-2025 Action Plan.	All comments were accepted.	Not applicable.
32	Public Meeting	Minorities	Community Meeting in English and	Attendees	All comments were accepted.	Not applicable.

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)
		Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Spanish on February 13, 2024 at 5:30 p.m.	received a presentation on the 2024-2025 Action Plan.		
33	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the draft 2024-2025 Action Plan on April 25, 2024 in the Downey Patriot announcing the public hearing before the Downey City Council on May 28, 2024 at 6:30 p.m.	No comments were received.	No comments were received.	www.downeyca.org
34	Public Hearing	Non-targeted/board community	Public hearing for the draft 2024-2025 Action Plan before the Downey City Council on May 28, 2024 at 6:30 p.m.	All comments were accepted.	All comments were accepted.	Not applicable
35	Newspaper Ad	Minorities	Published Notice of the 30-day public review and comment	No comments were received.	No comments were received.	www.downeyca.org

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)
		Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	period for the draft Substantial Amendment to the 2024-2025 Action Plan on March 6, 2025 in the Downey Patriot announcing the public hearing before the Downey City Council on April 8, 2025 at 6:30 p.m.			
36	Public Hearing	Non-targeted/board community	Public hearing for the draft Substantial Amendment to the 2024-2025 Action Plan before the Downey City Council on April 8, 2025 at 6:30 p.m.	All comments were accepted	All comments were accepted	Not applicable
37	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Published Notice of the 30-day public review and comment period for the draft Substantial Amendment to the 2024-2025 Action Plan on January 8, 2026 in the Downey Patriot announcing the public hearing before the Downey	TBD	TBD	www.downeyca.org

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)
			City Council on February 10, 2026 at 6:30 p.m.			
38	Public Hearing	Non-targeted/board community	Public hearing for the draft Substantial Amendment to the 2024-2025 Action Plan before the Downey City Council on February 10, 2026 at 6:30 p.m.	TBD	TBD	Not applicable

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The projected and activities included in the 2024-2025 Action 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, 2024 through June 30, 2025. The actual resources available to support activities during the implementation of this Annual 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 a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on the economic conditions.

For the 2024-2025 Program Year, the City has been informed by HUD that it will receive \$1,017,976.00 of CDBG funds and \$417,338.47 of HOME funds from HUD. When these amounts are combined with prior year and program income resources available for inclusion in the 2024-2025 Action Plan, the City anticipates the availability of approximately \$9.5 million of CDBG and HOME funds over the five-year period of the Consolidated Plan beginning July 1, 2020 and ending June 30, 2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	972,976.00		11,449.22	984,425.22	0	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	417,338.47	358,628.00	2,139,759.00	2,915,725.47	0	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

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

As a City with substantial housing and community development needs, Downey needs to leverage its CDBG and HOME entitlement grants with a variety of funding resources including but not limited to those listed below in order to maximize the effectiveness of available funds.

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles County CoC
- Housing Authority of County of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

HOME Matching Requirements

HUD requires HOME recipients (PJ's) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Downey does not qualify for the match reduction from HUD.

The City of Downey leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the CAPER each year.

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

Currently no publicly owned land or property is available.

The elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce. Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

The City will utilize approximately \$2.9 million of CDBG, and HOME funds during the 2024-2025 Annual Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through homeless rental assistance, and improve public facilities to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

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	Affordable Housing Development	2024	2025	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: \$62,600.00	1 household housing units
2	Affordable Housing Preservation	2024	2025	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$ 316,899.00 HOME: \$2,761,392.47	50 household housing units
3	Equal Access to Housing Opportunities	2024	2025	Affordable Housing	Citywide	Equal Access to Housing Opportunities	CDBG: \$20,000.00	240 persons assisted
4	Public Services	2024	2025	Non-Housing Community Development	Citywide	Provide services for low- and moderate-income youth and families Services for residents with special needs	CDBG: \$0.00	0 persons assisted
5	Public Facilities Improvements & Section 108 Debt Service	2024	2025	Non-Housing Community Development	L/M Income Area	Improve Public Facilities and Infrastructure	CDBG: \$463,931.22	Section 108 Loan Repayment: Other 1
6	Neighborhood Services	2024	2025	Non-Housing Community Development	L/M Income Area	Provide neighborhood services	CDBG: \$0	0 persons assisted
7	Homeless Prevention	2024	2025	Homeless	Citywide	Prevent and eliminate homelessness	HOME: \$50,000.00	10 persons assisted
8	Program Planning and Administration	2024	2025	N/A	Citywide	N/A	CDBG: \$183,595.00 HOME: \$ 41,733.00	Other: 1

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Increase the supply of affordable housing for low- and moderate-income individuals, families, persons with special needs and person experiencing homelessness
2	Goal Name	Affordable Housing Preservation
	Goal Description	Through the City’s Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
3	Goal Name	Equal Access to Housing Opportunities
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
4	Goal Name	Public Services
	Goal Description	Provide public services designed to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
5	Goal Name	Public Facilities Improvements and Section 108 Debt Service
	Goal Description	Improve City of Downey public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.
6	Goal Name	Neighborhood Services
	Goal Description	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults. This includes facilities owned and operated by the City of Downey that are open and available to residents.

7	Goal Name	Homeless Prevention
	Goal Description	Provide a program designed to address homelessness through the implementation of homelessness prevention programs to help low-income Downey residents and residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
8	Goal Name	Program Planning and Administration
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City of Downey will assist fifty (50) low-income homeowners with home repairs through the Housing Rehabilitation Program and ten (10) low-to-moderate income persons with the rental assistance program.

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2020-2024 Consolidated Plan, the City of Downey will invest CDBG and HOME funds in projects that provide fair housing services, provide public services to low- and moderate-income residents, preserve existing housing units, as well as develop affordable housing. Together, these projects will address the housing, community and economic development needs of Downey residents-particularly those residents residing in the low- and moderate-income areas.

Projects

#	Project Name
1	Affordable Housing Development
2	Affordable Housing Preservation
3	Fair Housing
4	Public Services – Youth and Families
5	Public Facilities Improvements & Section 108 Debt Service
6	Homelessness Prevention Services
7	Program Administration

Table 7 – Project Information

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

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 loan repayment and CDBG administration) as well as HOME funds for 2024-2025 projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Economic Development may be limited to the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2024-2025 Action Plan in projects that preserve the supply of affordable housing and projects that provide public services to low- and moderate-income people and those that are at-risk of becoming homeless.

AP-38 Project Summary

Project Summary Information

1	Project Name	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Increase the supply of affordable housing
	Funding	HOME: \$62,600.00
	Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable housing opportunities for home buyers that are affordable to households earning less than 80 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Household/Housing Units
	Location Description	Citywide
	Planned Activities	New acquisition and development: homebuyer units constructed: 1 Household Housing Units
2	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$ 316,899.00 HOME: \$2,761,392.47
	Description	Through the City's CDBG and HOME funded Housing Rehabilitation Program, implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	50 Households/ Housing Units
	Location Description	Citywide
Planned Activities	CDBG Funded Housing Rehabilitation Grant Program: 5 units \$316,899.00 HOME Funded Housing Rehabilitation Grant Program: 45 units \$2,761,392.47	
3	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services

	Needs Addressed	Ensure equal access for housing opportunities
	Funding	CDBG: \$20,000.00
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, antidiscrimination and landlord-tenant mediation services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	240 Persons Assisted
	Location Description	Citywide
	Planned Activities	Fair Housing Foundation: 240 People \$20,000.00
4	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public services for low-income youth and families
	Needs Addressed	Provide public services to low- and moderate-income residents
	Funding	CDBG: \$0.00
	Description	Provide public services designed to provide youth and low-income families with services including but not limited to childcare and youth educational activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	People:0
	Location Description	Citywide
	Planned Activities	LA CADA: 0 People \$0.00 Veterans Employment Support Training: 0 People \$0.00 10-20 Club: 0 People \$0.00
5	Project Name	Public Facilities Improvements and Section 108 Debt Service
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Public Facilities Improvements and Section 108 Debt Service
	Needs Addressed	Improve public facilities and infrastructure
	Funding	CDBG: \$463,931.22
	Description	Improve City of Downey public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate income.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Section 108 Loan Debt repayment
	Location Description	Low- and Moderate-Income Areas
	Planned Activities	Section 108 Loan Repayment: \$463,931.22
6	Project Name	Homelessness Prevention Services
	Target Area	Citywide
	Goals Supported	Homelessness Prevention Services

	Needs Addressed	Prevent and eliminate homelessness
	Funding	HOME: \$50,000.00
	Description	Support a continuum of services in Los Angeles County to prevent homelessness through a rental assistance program targeted at low-income households at risk of becoming homeless.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10 Persons Assisted
	Location Description	Citywide
	Planned Activities	The Whole Child: 10 People \$50,000.00
7	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$183,595.00 HOME: \$41,733.00
	Description	This project will provide for the administration of the CDBG and HOME programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	City of Downey: CDBG Program Administration \$183,595.00 City of Downey: HOME Program Administration \$41,733.00

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 City of Downey’s 2020-2024 Consolidated Plan did not identify specific areas of low-income and minority concentration. All CDBG funds will be directed toward activities benefitting low- and moderate-income residents citywide. As described in the Strategic Plan, the city will prioritize key neighborhood services (code enforcement) in low- and moderate-income areas to maintain housing stock in those neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	59%
Low-Moderate-Income Areas	41%

Table 8 – Geographic Distribution

Rationale for the priorities for allocating investments geographically

Code enforcement activities will be targeted in low- and moderate-income areas to maintain the housing stock in those areas. Low and moderate-income areas will also be considered for other public services and housing assistance programs.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2024-2025 to projects and activities that benefit low- and moderate-income people citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Two high priority affordable housing needs are identified in the 2024-2025 Annual Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on evaluation of ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the households earning 0-80 percent of AMI in the City, 11,477 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 4,300 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 6,314 severely cost burdened households, 4,059 are renters. Of those severely cost burdened renter households, 3,765 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

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

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

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 14,710 or 89 percent of the 16,615 owner-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 1,310 or 8 percent of the 16,615 owner-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)
- 13,395 or 83 percent of the 16,119 renter-occupied housing units in Downey were built 40 or more years ago (built prior to 1980)
- 2,415 or 15 percent of the 16,119 renter-occupied housing units in Downey were built between 20 and 39 years ago (built between 1980 and 1999)

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Downey residents have the opportunity to live in decent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	50
Special-Needs	0
Total	60

Table 9 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	60

Table 10 – One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2024-2025 program year, the City of Downey will invest CDBG and HOME funds in an effort to preserve fifty (50) owner-occupied housing units through the City of Downey’s Housing Rehabilitation Program and ten (10) low-to-moderate income persons with the rental assistance program.

According to the HOME Investment Partnerships (HOME) program regulations, HOME-assisted ownership housing must be modest housing with a maximum purchase price (for homeownership programs) or after-rehabilitation property value (for rehabilitation programs) that does not exceed 95 percent of the median purchase price for the area as published by HUD or as determined by the Participating Jurisdiction (City of Downey) in accordance with 24 CFR 92.254(a)(2)(iii).

In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis was updated to establish a local 95 percent of the median area purchase price limit for existing single-family residences and existing condominiums given the current HUD-published value for existing 1-unit homes in Los Angeles County is lower than the median existing single family and existing condominium residential purchase prices in the City of Downey and serves as a potential barrier to program participation.

Based on data derived from the ParcelQuest Appraise covering a 6-month period between April 30, 2023, and October 31, 2023, the 95 percent of median purchase price limits were determined to be \$836,000 for single family residences and \$498,750 for Condominiums. (See Appendix B) The updated 95% of Median Price values will allow the City to continue the use HOME funds to assist program participants in a manner consistent with HOME program requirements. For any other housing type not listed above, the City will use the current effective values published by HUD. This analysis is submitted with the 2024-2025 Annual Action Plan Substantial Amendment in accord with 24 CFR 92.254(a)(2)(iii).

AP-60 Public Housing – 91.220(h)

Introduction

The Downey Housing Authority was formed by the City Council on October 22, 1974, under provisions of State Law. The Downey Housing Authority is responsible for the administration of providing affordable housing in the City. The Downey Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing.

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

During the 2024-2025 program year, LACDA will continue providing housing and public services to existing residents of the City of Downey. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City of Downey to improve services.

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

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. Resident surveys were distributed with translation services available on request. Community meetings in target areas were hosted with copies of the Consolidated Plan draft being available in these areas. A public hearing is conducted to accept public comments on the draft plan before its approval and submittal to HUD. Grant funding is administered to increase housing availability and accessibility to residents to encourage greater participation in homeownership. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

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

Not applicable. LACDA is designated as a High Performing PHA.

Discussion

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Downey and throughout Los Angeles County.

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

Introduction

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Downey supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use HOME funds to support a local service provider to implement the Homeless Rental Assistance Program to prevent homelessness.

The City will invest CDBG and HOME funds during the 2024-2025 program year to address high priority needs identified in the 2020-2024 Consolidated Plan including preventing homelessness and providing public services to special needs populations.

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 CoC and its partner agencies will continue to provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention. More specifically, LAHSA, the County's CoC, will increase efforts in 2024-2025 to add emergency and transitional shelter housing units through expedited construction or rehabilitation of facilities to accommodate homeless persons.

The City of Downey, through coordination with the CoC and a network of homeless service providers, supports this continuum of services to address homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs, and transitional housing. In 2024-2025, in conjunction with the Whole Child, the City will use its 2024-2025 HOME funds to support rental assistance services for the homeless that provide critical rental assistance for unsheltered persons.

Specifically, to reduce and end homelessness, the City of Downey will provide HOME funds to the following activities:

- Homeless Rental Assistance Program (10 people)

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports local agencies that provide emergency rental assistance and transitional housing needs for homeless or those at risk of becoming homeless. To address the shelter needs of homeless persons, the City supports the Whole Child for the Homeless that provides rental assistance for families at risk of homelessness. The Whole Child serves approximately 10 unduplicated people.

Lastly, the City of Downey also supports the efforts of the Los Angeles County Continuum of Care (CoC) and its member organizations that address homelessness.

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 Whole Child, which provides rental housing assistance to families at risk of homelessness. Each year, The Whole Child serves approximately 10 unduplicated people through its rental assistance 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. The City will also support the Veteran Employment Support Training Program which aims to provide 50 low-income veterans with workforce development and training services. The program also focuses on crisis management and aligns with broader homelessness prevention strategies to improve veterans' quality of life.

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

The Los Angeles County CoC Ten Year Plan to End Homelessness included a goal to establish countywide protocols and procedures to prevent people from being discharged from public and private institutions of care into homelessness that will help decrease the number of persons being discharged into homelessness by at least 10 percent annually. The CoC is seeking improve coordination among publicly and privately funded institutions of care and local service agencies in the County of Los Angeles in order to decrease the number of persons being discharged into homelessness annually.

Discussion

With limited CDBG and HOME resources available, the City is investing HOME funds in tenant based rental assistance activities such as the Homeless Rental Assistance Program to reduce homelessness in Downey.

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

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2021-2029 Housing Element and market analysis, the primary barriers to affordable housing in Downey are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

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

In the development of the 2021-2029 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all appropriate and necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of additional future affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 4 new affordable rental housing units during the five-year period of the Consolidated Plan and the rehabilitation and preservation of 100 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City of Downey.

AP-85 Other Actions – 91.220(k)

Introduction

The City's planned investment of CDBG and HOME funds through the 2024-2025 Action Plan will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, further 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 primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, and the high cost of housing that is not affordable to low-income people. To address these obstacles, the City is investing CDBG and HOME funds through the 2024-2025 Action Plan in projects that provide grants to approximately 60 low- and moderate-income homeowners for home improvements and services that prevent homelessness.

To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2024-2025 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

Actions planned to foster and maintain affordable housing

In the implementation of the 2024-2025 Annual Action Plan, the City will use CDBG and HOME funds to preserve and maintain existing affordable housing through the City of Downey Residential Rehabilitation Program that anticipates providing up to 50 grants totaling \$2.5 million to low- and moderate-income owners of single-family dwellings.

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. To reduce lead-based paint hazards, the City of Downey's Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the 2024-2025 Annual Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate

- homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG and HOME funds; and

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start, provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

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

One of the ways the City is developing and expanding institutional structure to meet underserved needs is 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 funds and HOME funds.

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 Downey.

Discussion

In the implementation of the 2024-2025 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

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

Introduction

In the implementation of programs and activities under the 2024-2025 Annual Action Plan, the City of Downey will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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: 2023, 2024, 2025	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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. The Housing Rehabilitation Program offers grants for the rehabilitation of owner-occupied single-family dwellings.

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:

During the 2024-2025 program year, the City of Downey will not implement any HOME-assisted homebuyer activities.

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

See above

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

The City does not intend to use HOME funds under the 2024-2025 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion

In the implementation of programs and activities under this Action Plan, the City of Downey will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.