

2024-2025 Consolidated Annual Performance and Evaluation Report

Community Development Block Grant
HOME Investment Partnerships Program



City of Downey

PUBLIC REVIEW & COMMENT PERIOD
9/8/25 - 9/23/25



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Prepared by:

The City of Downey
City Manager's Office
Housing Division
11111 Brookshire Avenue
Downey, CA 90241
www.downeyca.org



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its Strategic Plan and its Action Plan.
91.520(a)

The ConPlan covers the period from July 1, 2020 through June 30, 2025. During the fifth year of the ConPlan, the City received \$1,017,976.00 in CDBG funds and \$417,338.47 in HOME funds in addition to \$358,628.00 of HOME program income and \$2,139,759 of prior year unspent HOME fund resources for a total of \$3,933,701.47 in federal resources, which were used towards 8 priority projects. In addition, the City accomplished most of its intended annual goals as it spent \$718,403.37 of CDBG, and \$492,298.76 of HOME funds on the following projects: housing rehabilitation program and administration, fair housing program, Section 108 Loan repayment, and general administration for HOME and CDBG. During the reporting period, 100% of the funds were spent on activities that met the criteria of low- and moderate-income benefit. During FY 2024-2025, the City completed a total of 13 housing rehabilitation projects, of which 1 was funded with CDBG funds, 6 were funded with HOME funds, and 6 were funded with both CDBG and HOME funds. When reporting the total number of projects separately between CDBG and HOME, the total is 13 (7 CDBG and 6 HOME).

The City received \$1,593,133 of HOME American Rescue Plan (HOME-ARP) funds from HUD under the 2021 Action Plan. The City's substantial amendment to the 2021 Action Plan adding the HOME-ARP Allocation Plan was approved February 28, 2023. The HOME-ARP Allocation Plan includes \$600,000 for Tenant-Based Rental Assistance, \$594,852 for Supportive Services, \$79,656 for Non-Profit Operating Assistance, \$79,656 for Non-Profit Capacity Building and \$238,969 for Administration and Planning. The City finalized its program procedures and is currently identifying partners to assist with implementation of HOME-ARP programs.

Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Downey. In total, the City received \$1,558,902 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic. The City will be reallocating the remaining CDBG-CV balance in FY2025-2026.

A summary of the overall program accomplishments is listed in the next table. This table includes a comparison of actual accomplishments against the goals proposed in the Annual Action Plan and the 5-Year Consolidated Plan.

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

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

Goal	Category	2024-2025 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2024-2025 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Affordable Housing Development	Affordable Housing	HOME: \$62,600.00	Units constructed or Acquired/ Rehabbed	Household Housing Units	4	0	-%	1	0	0.00%
Affordable Housing Preservation	Affordable Housing	CDBG: \$316,899.00 HOME: \$2,761,392.47	Homeowner Housing Rehabilitated	Household Housing Units	100	50	50.00%	45	13	28.89%
Equal Access to Housing Opportunities	Affordable Housing	CDBG: \$20,000.00	Public service activities other than L/M Income Housing Benefit	People	175	1,022	584.00%	240	203	84.58%
Public Services	Non-Housing Community Development	CDBG: \$45,000.00	Public service activities other than L/M Income Housing Benefit	People	2,550	692	27.14%	70	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$0	Public service activities other than L/M Income Housing Benefit	People	30,000	245	0.08%	0	0	157.78%

Goal	Category	2024-2025 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2024-2025 Program Year 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Public Facilities Improvements and Section 108 Debt Service	Non-Housing Community Development	CDBG: \$452,482.00	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit and Section 108 Debt Service	Public Facilities	3	4	133.33%	1	1	100%
				People	20,000	20,000	100.00%	4,000	4,000	100%
Homelessness Prevention Services	Homeless: Affordable Housing	HOME: \$50,000	Homelessness Prevention	People	25	14	56.00%	10	0	0.00%
Program Administration	All	CDBG: \$183,595.00 HOME: \$41,733.00	Other	N/A	5	5	100.00%	1	1	100%

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

During the development of the FY 2020-2024 Consolidated Plan the following eight (8) priorities were developed:

1. **Increase the supply of Affordable Housing:** Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness;
2. **Preserve the supply of Affordable Housing:** Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households;
3. **Equal access to Housing Opportunities:** Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities;
4. **Provide Public Services for low-income youth and families:** Support programs that provide social services for low-income youth and families. special needs populations (i.e. senior, low-income, and youth households with a cost burden);
5. **Provide Public Services for residents with special needs:** Support local non-profit agencies, particularly those programs that provide social services for special needs populations (i.e. seniors);
6. **Improve Public Facilities and Infrastructure:** Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate income;
7. **Neighborhood Services:** Provide neighborhood services, community facilities and infrastructure improvements;
8. **Prevent and eliminate Homelessness:** Support activities that provide homelessness prevention services (i.e. temporary rental assistance)

During FY 2024-2025, the City of Downey addressed some of the ConPlan priorities listed above by funding 13 housing rehabilitation projects to assist low- and moderate- income households and contracting the Fair Housing Foundation to provide fair housing services to landlords and renters.

COVID-19 Allocations

In response to the COVID-19 pandemic, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and it was signed into law on March 27, 2020, authorizing \$2.2 trillion for a variety of measures to prevent, prepare for, and respond to the COVID-19 pandemic. Under the CARES Act, HUD provided special allocations of CDBG funds to the City of Downey. In total, the City received \$1,558,902 of CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 Pandemic.

CDBG-CV funds were used by the City of Downey and nonprofit partners to address emergency rental, business, and public service needs of Downey residents. The housing component of these activities included short-term rental assistance. The business component included grant assistance to businesses with payroll, rent, personal protective equipment, and other costs required to resume or expand business operations. The public service component included food distribution, homeless prevention services, mental health services, senior meals, and basic emergency needs to low- and moderate-income residents adversely impacted by the COVID-19 pandemic.

During the 2024-2025 Program Year, the City did not use CDBG-CV funds, but the City will be reallocating the remaining CDBG-CV balance in FY2025-2026.

CR-10 - Racial and ethnic composition of families assisted

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

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

Race / Ethnicity	CDBG	HOME
White	180	6
Black or African American	14	0
Asian	9	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Other Multi-Racial	7	0
Total	210	6
Hispanic	162	2
Not Hispanic	48	4

* Note: The data in this table is supplied by HUD's database. The figures in this table represent the sum of the reported number of people, families, households or housing units reported during the Program Year, without regard to the number of people in each family, household or housing unit.

Narrative

During the reporting period, the City used its federal resources for the following activities: rehabbed 13 single-family residences, and delivery of services to 203 renters and landlords through its fair housing efforts. Out of the people assisted, 100% were considered low- and moderate-income persons.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available in the 2024-2025 Action Plan	Amount Expended During Program Year
CDBG	\$1,017,976.00	\$718,403.37*
HOME	\$2,915.725.47	\$492,298.76*

*Final expenditures may vary upon final close out of activities..

Narrative

Based on the resources made available to the City of Downey during FY 2024-2025, the City expended funds on the following programs based on the Priority Goals identified in the ConPlan:

CDBG Activity/Amount	
Housing Rehabilitation Program	\$115,573.00
Fair Housing Services	\$13,964.56
Los Angeles Center for Alcohol and Drug Abuse	\$0.00
Veteran Emplotment Support Training (VEST)	\$0.00
Section 108 Loan Repayment	\$438,539.00
CDBG Program Administration	\$150,326.81
Total CDBG Expended	\$718,403.37
HOME Activity/Amount	
Affordable Housing Partnership (15% CHDO set-aside)	\$0.00
Housing Rehabilitation Program	\$476,601.00
Homeless Rental Assistance Program - The Whole Child	\$0.00
HOME Program Administration	\$15,697.76
Total HOME Expended	\$492,298.76

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	
Low- and Moderate-Income Areas	100%	100%	

Narrative

The geographic distribution of funding is based on the nature of the activity to be funded and occurred as follows:

- The Homeowner Rehabilitation Assistance Program was designed to target low- and moderate-income eligible households but will be funded as a citywide activity. The City completed a total of 13 housing rehabilitation projects, of which 1 was funded with CDBG funds, 6 were funded with HOME funds, and 6 were funded with both CDBG and HOME funds. When reporting the total number of projects separately between CDBG and HOME, the total is 13 (7 CDBG and 6 HOME);

During the reporting period, the City spent \$438,539.00 toward the repayment of Section 108 Loan obligations. The City currently has three (3) Section 108 Loans; the Champion Fiat loan in the amount of \$810,000, the Downey Nissan loan in the amount of \$1,026,000, and the Rancho Los Amigos South Campus Sport Fields project in the amount of \$3,000,000.

Leveraging

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

To address housing and community development needs in Downey, CDBG and HOME entitlement grants are used to leverage a variety of funding resources to maximize the effectiveness of available funds. The CDBG public service activities leveraged private, state, and other federal funds to deliver services for low- and moderate-income people.

During the program year, the City did not identify and did not use any publicly owned land or property located within the jurisdiction to address the needs identified in the Consolidated Plan. The City does not currently own land or property that is suitable for use in addressing the needs identified in the Consolidated Plan.

HUD requires HOME Participating Jurisdictions (PJ's) to match 25 percent of their HOME annual allocation on a Federal Fiscal Year (FFY) basis. The City will continue to carry forward a balance of \$5,312,940 for the subsequent program year.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal Fiscal Year	\$5,312,940
2. Match contributed during current Federal Fiscal Year	\$0.00
3. Total match available for current Federal Fiscal Year (Line 1 plus Line 2)	\$5,312,940
4. Match liability for current Federal Fiscal Year	\$0.00
5. Excess match carried over to next Federal Fiscal Year (Line 3 minus Line 4)	\$5,312,940

Table 6 – Match Contribution for the Federal Fiscal Year

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

Table 7 – HOME Program Income

HOME Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$357,117.64	\$0.00	\$357,117.64	\$0.00	\$0.00

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HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Table 8 – Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	13	0	0	0	6	7
Dollar Amount	\$661,165	\$0	\$0	\$0	\$304,085	\$357,080
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	13	6		7		
Dollar Amount	\$618,165	\$304,085		\$357,080		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Table 9 – Minority Owners of Rental Property

	Total	Minority Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired and the cost of acquisition

Table 10 – Relocation and Real Property Acquisition

Parcels Acquired		0	\$0
Businesses Displaced		0	\$0
Nonprofit Organizations Displaced		0	\$0
Households Temporarily Relocated, not Displaced		0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

CR-20 - Affordable Housing 91.520(b)

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	10	0
Number of non-homeless households to be provided affordable housing units	45	13
Number of special-needs households to be provided affordable housing units	0	0
Total	55	13

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	10	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	45	13
Number of households supported through the acquisition of existing units	0	0
Total	55	13

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

During the reporting period, the City did not assist homeless families to obtain affordable housing using HOME funds but did use PLHA funds for this purpose. The City will continue to extend The Whole Child's contract to provide rental assistance to homeless individuals and families.

The City completed a total of 13 housing rehabilitation projects, of which 1 was funded with CDBG funds, 6 were funded with HOME funds, and 6 were funded with both CDBG and HOME funds. When reporting the total number of projects separately between CDBG and HOME, the total is 13 (7 CDBG and 6 HOME).

The City also ensures owner-occupied households assisted meet the Section 215 definition of affordable housing. The City continues to implement the new program guidelines for the Homeowner Rehabilitation Program.

Affordable housing renovations are typically multi-year projects and are subject to the ability to secure funding from various sources. Often, the ability to meet the anticipated goals is dictated by various factors that can create disparities between goals and actual outcomes such as: funding availability, costs of raw materials, timing, and project schedules. Unexpected challenges are commonly encountered during the repair phase of the project which causes delays that impact project delivery.

Discuss how these outcomes will impact future annual action plans.

The 2020-2024 Consolidated Plan - Strategic Plan identified a high priority need to preserve the supply of affordable housing. The City completed a total of 13 housing rehabilitation projects, of which 1 was funded with CDBG funds, 6 were funded with HOME funds, and 6 were funded with both CDBG and HOME funds. When reporting the total number of projects separately between CDBG and HOME, the total is 13 (7 CDBG and 6 HOME). The City also ensures owner-occupied households assisted meet the Section 215 definition of affordable housing and anticipates continuing to invest in affordable housing preservation in addition to investing in projects that will create new affordable housing opportunities for low-income residents.

Additionally, since the need for all types of housing services and direct focus on maintaining a suitable living environment continues, the City developed a Rental Assistance Program to assist families and individuals who are on the verge of experiencing or are currently experiencing homelessness. The City will also continue to invest in this program that funds homelessness activities in the City for years to come.

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

Table 13 – Number of Families or Households Served

Number Served	CDBG Actual	HOME Actual
Extremely Low-Income	1	2
Low-Income	3	3
Moderate-Income	3	1
Total	7	6

Narrative Information

The 2020-2024 Consolidated Plan identified high priority affordable housing needs including developing new affordable housing units and preserving the supply of affordable owner-occupied housing. To preserve housing that is already affordable to low- and moderate-income homeowners, the City completed a total of 13 housing rehabilitation projects, of which 1 was funded with CDBG funds, 6 were funded with HOME funds, and 6 were funded with both CDBG and HOME funds. When reporting the total number of projects separately between CDBG and HOME, the total is 13 (7 CDBG and 6 HOME). Of these, 1 CDBG funded household was an extremely-low income household, 3 CDBG funded households were low-income households and 3 CDBG funded households were moderate-income households, while 2 HOME funded households were extremely-low income households, 3 HOME funded households were low-income households and 1 HOME funded household was a moderate-income household.

To address what HUD defines as “worst case housing need” the City provided funds in the 2024-2025 Action Plan for the preservation of the physical and functional integrity of existing housing units occupied by low- and extremely low-income residents who would otherwise continue to live in substandard housing because they were not in the financial position to properly maintain their home. This includes attempts to meet the needs of persons with disabilities by making necessary improvements which aid the mobility of the elderly and physically disabled such as shower units with seats, handrails, ramping and reconstructing doorways.

Addressing substandard housing conditions through housing preservation activities is a cost-effective way to invest limited resources to retain housing units that are already affordable to low- and moderate-income residents and ensure all economic segments of the community have the opportunity to live in decent housing.

During the reporting period, the City assisted 4 homeless families to obtain affordable housing with the assistance of The Whole Child.

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

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

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

The City of Downey is located within the SPA 7 planning area as identified by the Los Angeles Homeless Service Authority (LAHSA). The City continued to monitor the number of homeless and the special needs population in the City, and responded to information requests from LAHSA. LAHSA provided city staff with a forum for networking on regional homeless issues that may impact the city and, should the need arise, redirect resources. During the reporting period, city staff consulted with LAHSA staff and reviewed meeting agendas. In addition, the City participates in LAHSA's homeless count every year to identify and keep track of the amount of homeless individuals in the community.

During LAHSA's most recent homeless count in 2025, the City of Downey had a total of 134 homeless persons counted. Of the 134 homeless persons counted, 5 were in cars, 4 had makeshift shelters, 10 were in RV's/campers, 3 were in vans, 0 were in tents, and 32 were not in a dwelling. In addition, the City of Downey is a member of the Committee on Homelessness provided by the Gateway Cities Council of Governments (GCCOG). The City works diligently with the GCCOG in fulfilling the committee's mission to find solutions to end homelessness in the Gateway Cities region.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, LAHSA and its member organizations that address homelessness continue to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

To further its commitment to assisting the homeless population, the City of Downey City Council adopted a resolution authorizing the submittal of a grant application to the State of California Department of Housing and Community Development (HCD) for the Permanent Local Housing Allocation (PLHA) program. Downey's five (5) year estimated PLHA allocation is approximately \$3.1M. The City plans to appropriate \$1M towards the following homeless services: rapid rehousing, rental assistance and supportive case management services, and street outreach. The City also plans to appropriate \$2.1M in funding towards predevelopment costs in partnership with Los Angeles County Supervisor Hahn's efforts to enhance transitional housing at the Rancho Los Amigos campus.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. An increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County.

In addition, the City of Downey is a member of the Committee on Homelessness provided by the Gateway Cities Council of Governments (GCCOG). The City works diligently with the GCCOG in fulfilling the committee's mission to find solutions to end homelessness in the Gateway Cities region.

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

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

Although HUD has invested significant amounts of monetary resources in Continuum of Care / homeless programs over the last decade, the lack of affordable housing continues to be the primary factor of homelessness within the County and has led to high rent burdens, overcrowding, and substandard housing, which has not only forced many people to become homeless but has also put a growing number of people at risk of becoming homeless.

Homelessness Prevention

To help low-income families at risk of homelessness or avoid becoming homeless, the City provided HOME funds for homelessness prevention activities through a contract with The Whole Child.

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

The Strategic Plan provided for the use of HOME funds to support activities implemented by a local nonprofit organization that provided services to help prevent and eliminate homelessness, including families at risk of homelessness.

For the next five years, the County's strategy includes the following strategies to reduce homelessness throughout the County:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;
- Create the housing and the services to help people thrive - Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involved and get other involved – Encourage others (individual of agency) to commit to partnering with other leaders to end chronic and veteran homelessness and volunteer at local organizations.

During FY 2024-2025, the City allocated \$50,000 from federal HOME funding towards the Rental Assistance Program to The Whole Child. The City will extend The Whole Child's contract through FY 2025-2026.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

During the reporting period, no action was taken because there are no public housing projects in the City. However, the City is within the service area of the Los Angeles Community Development Agency (LACDA), formerly known as the Housing Authority of the County of Los Angeles (HACoLA), for the purposes of Section 8 and Public Housing.

Both the City's Housing Division and LACDA are each responsible for on-site inspections of rental units each has produced. Due to several key staff turnover, the City was unable to conduct an inspection of its rental units during FY2024-2025. However, as of July 2025, the City hired a new Homelessness Solutions and Housing Manager which will assist with scheduling a review of the 31-unit senior project located at 8133 Third Street, the 50-unit family project located at 8314 Second Street, and the 41-unit family project located at 13032 Columbia Way. The reviews are anticipated to be completed during the 2025-2026 Program Year to ensure compliance. The County is required to provide annual re-certifications of its Section 8 Program recipients.

Actions taken 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. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

LACDA encourages residents to explore homeownership opportunities. LACDA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, LACDA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

During the reporting period, the Neighborhood Housing Services of Los Angeles County (NHS) provided financial education and counseling to low- to moderate income (LMI) families which gives families the knowledge and guidance to make healthy financial decisions. As LMI members continue to have to spend a greater percentage of their income on living expenses,

the program focuses on the building of financial capability, gaining knowledge of financial services and products, credit management, budget and credit counseling, financial literacy training, avoiding predatory lending practices, accessing homebuyer and homeowner education. NHS Financial Education and Counseling provides information on the entire process of homeownership including; Assessing Readiness to Buy; Managing Money, Understanding Credit; Obtaining a Mortgage Loan: Shopping for A Home; and Protecting Investment.

Actions taken to provide assistance to troubled PHAs

N/A, LACDA is designated as a High Performing Public Housing Agency.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact low- and moderate-income households due to their limited resources for absorbing the costs. The City of Downey works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, and offers a streamlined permitting process to facilitate efficient entitlement and building permit processing.

Downey's Housing Element was last updated in 2021 for the years 2021 through 2029, as a part of the new update cycle for jurisdictions within the Southern California Association of Governments (SCAG) region. This allowed synchronization with the 2012-2035 Draft Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

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

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.

The actions to address obstacles to meeting the underserved needs include the City's effort in identifying obstacles by establishing and maintaining relationships with government and non-

profit service providers. The City maintained networking channels in the following ways: 1) by monitoring the meeting Agendas of the LA Homeless Service Authority (LAHSA), and 2) by providing input to LAHSA for the ongoing development of a regional plan by this Agency. The City responded to one (1) survey and provided input as requested by LAHSA. The City's input assisted in formulating plans for the needs of at-risk populations.

During FY 2024-2025, the City allocated \$50,000 from HOME funding towards the Rental Assistance Program to The Whole Child. During the reporting period, 0 families were placed in permanent housing but The Whole Child's agreement has been extended through the next funding cycle. Accomplishments will be reported in FY2025-2026.

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. During the reporting year, the City's Economic Development and Housing Division provided Lead Base Paint hazard guidelines and handouts to each applicant of the City's Homeowner Rehabilitation Program. Improvements to mitigate hazards are required under the City's rehabilitation programs. Contractors participating in the Rehabilitation Assistance Program are encouraged to attend safe work practice workshops.

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

During the Program Year, the City supported the following strategies and actions to reduce the number of poverty-level families:

- Supported activities that preserve the supply of housing that is affordable to low- and moderate-income residents;
- Supported activities that ensure equal access to housing opportunities;
- Supported activities that provide services to low-income residents, those with special needs and the homeless.
- Supported activities that improve facilities & infrastructure;
- Supported activities that provide neighborhoods; and
- Supported activities that prevent and eliminate homelessness

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

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.

In order to support and enhance this existing institutional structure, the City of Downey collaborated with nonprofit agencies to ensure that the needs of low- and moderate-income residents were met as envisioned within the 2020-2024 Consolidated Plan - Strategic Plan.

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

The City continued to explore the development and rehabilitation of affordable housing opportunities with its local partners as well as outside developers. In order to expand affordable housing opportunities for special needs populations, the City promoted construction of affordable for sale and/or rental housing units with three or more-bedroom units made available to low- and moderate-income families. The City publicized financial and regulatory incentive opportunities (e.g. expediting permit processing, deferred fees, density bonuses, or use of set-aside funds) to developers for these unit types. The City also continues to work with the County of Los Angeles in the development of a transitional housing project for veterans that will also provide counseling and job placement services on-site.

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

The City continued its participation in the Mortgage Credit Certificate (MCC) program. This program provides financing incentives for first-time homebuyers.

Funding for rental assistance programs was directly allocated through the Los Angeles County Housing Authority via the Section 8 Program. This program provides rent subsidies for very low-income elderly and non-elderly renter households.

The City continued to explore the development and rehabilitation of affordable housing opportunities with its local partners as well as outside developers. As such, the City is working in conjunction with Los Angeles County to develop a county owned site for homeless Veterans and a transitional housing development on the Rancho Los Amigos property.

During FY 2024-2025, the City allocated \$50,000 from federal HOME funding towards the Rental Assistance Program to The Whole Child.

In addition, the City provided fair housing services to reasonably accommodate the disabled by directing the Fair Housing Foundation (FHF) to provide information on reasonable accommodation to City residents. Information was available at City Hall and appropriate Community Centers in English and Spanish. In addition, the City continued to work with the FHF to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.

CR-40 - Monitoring 91.220 and 91.230

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

The City of Downey has a performance measurement system in place, which tracks the production of each Program and compares the numerical outputs against the stated goals and objectives. This system keeps track of the quantity and pace of each activity that was identified as a proposed annual goal and Consolidated Plan objective. All performance output data is typically reported in table and narrative form.

To ensure long-term compliance, the City requires that each activity it provides Grant funds to, have realistic and quantitative goals. The City's Economic Development and Housing Division compares each activity goal for consistency with the 5-Year Consolidated Plan. Only activities consistent with the priorities of the Consolidated Plan receive funding. To ensure Program compliance, the City's Economic Development and Housing Division monitors programs and activities. This is accomplished by providing monitoring checks, which are performed both mid-year and at the end of the program year. The City employs two (2) types of review methods: a paper review from reports submitted to the City and virtual or on-site reviews.

For projects and activities administered directly by the City, the City attempts to bolster minority business participation. The primary method is to provide notices to such businesses of capital project opportunities via direct mailing, public notice in local newspaper or relevant specialized trade publications. Those Programs administered by the City's non-profit partners are required to provide contracting opportunities, when available, to minority businesses. This condition is specified in all Agreements between the City and its Grant Subrecipient. The City's Economic Development and Housing Division monitors in order to validate compliance with these provisions.

For CDBG capital projects, monitoring will also include compliance with regulatory agreement requirements. For HOME funded activities, the City will be scheduling the annual monitoring during FY 2025-2026 on renter occupied units to ensure that household income, rents, and utility allowances were in compliance with applicable limits pursuant to the affordability covenant.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Upon the completion of the CAPER, the City provided a 15-day review and comment period. The comment period began on Monday, September 8, 2025 and ended, September 23, 2025. On September 4, 2025, a legal notice was placed in The Downey Patriot announcing the availability of the draft CAPER report and specified that the document would be made available at the City of Downey's City Manager's Office located at 11111 Brookshire Avenue, Downey Public Library located at 11211 Brookshire Avenue, CA 9024, Barbara J. Riley Community Center located at 7810 Quill Dr., Downey, CA 90242. In addition, the draft report was available on the City's website at <https://www.downeyca.org/ourcity/departments/community-development/economic-development>.

A summary of any written or oral comments received during the public hearing is included in Appendix B.

CR-45 - CDBG 91.520(c)

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

In review of the progress made toward accomplishing the goals established in the 2020-2024 Consolidated Plan – Strategic Plan during the Program Year, there is no need to change the program objectives or the projects and activities using CDBG funds.

CDBG funded activities are contributing significantly to the City's progress toward meeting the high priority needs identified in the Consolidated Plan. As shown in Table 1 on page 2 of this document, CDBG funds are contributing to the Strategic Plan goals including Equal Access to Housing Opportunities, Public Services, Public Facilities Improvements and Section 108 Debt Service, and Homelessness Prevention.

The City also has the following three (3) existing Section 108 loans:

1. Note #: B-12-MC-06-0516, known as the Rancho South Campus Sports Complex Project, has a current unpaid principal balance of \$ 2,526,000.00. \$2,500,000 of the original \$ 3,000,000 loan has been expended, and the Sports Complex project has been completed. A grand opening was held in the Fall of 2022.
2. Note#: B-16-MC-06-0516, known as the Nissan Project, has a current unpaid principal balance of \$456,000.00. This project assisted in retaining a car dealership in the community, while also creating new full-time/full-time equivalent jobs.

3. Note B-10-MC-06-0516, known as the Fiat Project, has a current unpaid balance of \$243,000.00. This project assisted in bringing in a new car dealership to the community, thereby creating new full-time/full-time equivalent jobs.

CR-50 - HOME 91.520(d)

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

During FY 2024-2025, the City continued working with Los Angeles County in the development of a transitional housing project for veterans that will also provide counseling and job placement services on-site. Furthermore, maintaining HOME-assisted affordable housing is a high priority. During the Program Year, the City did not conduct physical inspections of any HOME-assisted properties currently in their affordability period as required to determine compliance with the housing codes and other applicable regulations.; however inspections are anticipated to resume during the 2025-2026 Program Year.

The following HOME-assisted projects are subject to on-site inspection:

- 13032 Columbia Way – 11 HOME funded rental units
- 11528 Adco Avenue – 8 HOME funded rental units
- 8301 2nd Street – 3 HOME funded rental units

When any deficiencies exist, the property owner and property management will be notified to make repairs and Housing Division staff will follow up to ensure completion of the required repairs.

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

Although the City of Downey does not own any public housing, a marketing plan states that affordable housing apartments assisted by the City “will not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.”

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

The City did not receive HOME program income during the Program Year.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

The City of Downey’s current residential development standards, both on and off-site, are typical for those cities immediately surrounding Downey. The Downey Municipal Zoning Code limits all single-family residential building heights to between 26 and 30 feet in two stories. Multi-family building heights are limited to 35 feet or 3 stories, whichever is less. In order to foster and maintain affordable housing in Downey, the City currently offers a height and/or density bonus for affordable units. In addition, the City continues to search to develop new partnerships with non-profit agencies and develop affordable housing in the community. One past example is the partnership with Habitat for Humanity’s affiliate Partnership Housing, Inc. to develop six (6) affordable housing units that were transfer/sold to low- and moderate-income homebuyers.

Due to the increase in homeless families and individuals in the City, a Rental Assistance Program was created.. During FY 2025-2026, the City allocated \$50,000 from HOME funding towards the Rental Assistance Program to The Whole Child.

CR-58 – SECTION 3

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

Table 14 – Total Labor Hours

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities					
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					
Qualitative Efforts - Number of Activities by Program					
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					

Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not have any activities that required Section 3 reporting requirements.



APPENDIX A

Public Notice

2024-2025
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2024 THROUGH JUNE 30, 2025

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication



STATE OF CALIFORNIA)
County of Los Angeles)

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of THE DOWNEY PATRIOT, a newspaper of general circulation, published weekly in the City of Downey, County of Los Angeles and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of 3/11/10. Case Number BS124251; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

9/4/25

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

See Page 2

Dated at Downey, California
this **4th** day of **September, 2025**.



Signature

PUBLICATION PROCESSED BY:
THE DOWNEY PATRIOT
10927 DOWNEY AVE., SUITE C
DOWNEY, CA 90241
(562) 904-3668

PUBLIC NOTICE
CITY OF DOWNEY
Consolidated Annual Performance and Evaluation Report
(CAPER)
Program Year 2024-2025

PROGRAM DESCRIPTION: The Consolidated Annual Performance and Evaluation Report (CAPER) is an assessment of the City's performance in relation to meeting the priorities and goals proposed in the City's 2020-2024 Consolidated Plan. The CAPER report provides a financial summary of the program year with specific project information. The Report is specific to the federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds received by the City. This report covers the period from July 1, 2024 through June 30, 2025. The CAPER will be submitted to the U.S. Department of Housing and Urban Development (HUD) on Friday, September 26, 2025.

PUBLIC REVIEW & COMMENT PERIOD: A draft copy of the CAPER will be available for reviewing on Monday, September 8, 2025, through Tuesday, September 23, 2025, during normal business hours at the following location:

- **City Manager's Office**
1111 Brookshire Avenue, Downey, CA 90241
- **Downey Public Library**
11211 Brookshire Avenue, Downey, CA 90241
- **Barbara J. Riley Community Center**
7810 Quill Dr., Downey, CA 90242
- **Online:**
<https://www.downeyca.org/ourcity/departments/community-development/economic-development>

Residents may submit written comments and questions through the following methods:

- **Email:** scoreas@downeyca.org
Mail: City Manager's Office – Housing Division
Attn: Sergio Coreas
11111 Brookshire Avenue, Downey, CA 90241
- **In-Person:** During business hours at City Hall

LANGUAGE ACCESS PLAN (LAP) COMPLIANCE: **Spanish:**
Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Sergio Coreas al (562) 299-6771.

Korean:
한국어 문서 안내 및 번역에 대한 자세한 내용은 Sergio Coreas에게 (562) 299-3771로 문의하십시오.

CITY CLERK: Maria Alicia Duarte

PUBLISHED: September 4, 2025

The Downey Patriot
9/4/25

PUBLIC NOTICE

CITY OF DOWNEY

Consolidated Annual Performance and Evaluation Report (CAPER) Program Year 2024-2025

**Program
Description:**

The Consolidated Annual Performance and Evaluation Report (CAPER) is an assessment of the City's performance in relation to meeting the priorities and goals proposed in the City's 2020-2024 Consolidated Plan. The CAPER report provides a financial summary of the program year with specific project information. The Report is specific to the federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds received by the City. This report covers the period from July 1, 2024 through June 30, 2025. The CAPER will be submitted to the U.S. Department of Housing and Urban Development (HUD) on Friday, September 26, 2025.

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City Clerk:

Maria Alicia Duarte

Published:

September 4, 2025



City of Downey

APPENDIX B
Summary of Citizen Participation Comments

2024-2025
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2024 THROUGH JUNE 30, 2025

Summary of Citizen Participation Comments

In compliance with the City's approved Citizen Participation Plan and implementing regulation 24CFR 91.105, a public notice was published (see attached proof of publication) to solicit public comments from interested citizens regarding the draft 2024-2025 CAPER. The draft CAPER was made available to the general public for a period of 15 days in order to provide an opportunity for the public to review the document.

The following is a summary of Citizen Participation comments:

- TBD



City of Downey

**APPENDIX C
IDIS PR26 FINANCIAL REPORTS**

2024-2025
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2024 THROUGH JUNE 30, 2025

TO BE INSERTED FOLLOWING THE PUBLIC REVIEW & COMMENT PERIOD