



**2024-2025**

**DRAFT ANNUAL ACTION PLAN**

**Public Review and Comment Period**

**April 25, 2024 - May 28, 2024**



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## Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	4/25/24	Sent to HUD for Approval:	TBD
	Conducted Public Hearing:	5/28/24	Approved by HUD:	TBD
	Original 2024-2025 Annual Action Plan.			
2	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 1 (Substantial / Non-Substantial):			
3	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 2 (Substantial / Non-Substantial):			
4	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 3 (Substantial / Non-Substantial):			
5	Published Draft for Public Comment:		Sent to HUD for Approval:	
	Conducted Public Hearing:		Approved by HUD:	
	Amendment 4 (Substantial / Non-Substantial):			

# Executive Summary

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## 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 approximately \$972,424 of CDBG and \$481,259 of HOME funds from HUD. When combined with an estimated \$358,628 of HOME program income and \$2,139,759 of prior year unspent HOME resources, the 2024-2025 Action Plan allocates a total of approximately \$972,242 of CDBG funds and \$2,979,646 of HOME funds to the following program activities to be implemented from July 1, 2024 to June 30, 2025.

**2024-2025 CDBG PROGRAM**

CDBG Housing Rehabilitation Program	\$238,325
Los Angeles Centers for Alcohol and Drug Abuse	\$20,000
Veteran Employment Support Training (VEST) Program	\$25,000
10-20 Club	\$31,500
Section 108 Loan Repayment	\$463,115
Fair Housing Services	\$20,000
General Planning and Administration	<u>\$174,484</u>
<b>CDBG TOTAL:</b>	<b>\$972,424</b>

**2024-2025 HOME PROGRAM**

HOME Housing Rehabilitation Program	\$2,809,332
Affordable Housing Development	\$72,189
Homeless Rental Assistance Program	\$50,000
General Planning and Administration	<u>\$48,125</u>
<b>HOME TOTAL:</b>	<b>\$2,979,646</b>

**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.

## **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 \$972,424 in CDBG funds and \$2,979,646 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.

HUD has not yet released the 2024-2025 Annual Allocations. For this reason, HUD has advised the City to prepare this draft document utilizing the current year annual allocation and include language detailing the methodology by which the City will reallocate funds should the 2024-2025 annual allocation increase or decrease.

If the City's 2024-2025 annual allocation should change, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets would be adjusted. It is

recommended that the City Council adopt the following language for adjusting activity budgets for the CDBG and HOME programs should the City's 2024-2025 annual allocation change:

- 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.

## 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.	<b>Agency/Group/Organization</b>	<b>Los Angeles County Child Protective Services</b>
	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	<b>Agency/Group/Organization</b>	<b>Los Angeles County Health Department</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Fire Department</b>
	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.	<b>Agency/Group/Organization</b>	<b>LAHSA</b>
	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.	<b>Agency/Group/Organization</b>	<b>Project Sister</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Chamber of Commerce</b>
	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.	<b>Agency/Group/Organization</b>	<b>Kaiser Permanente</b>
	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.	<b>Agency/Group/Organization</b>	<b>City of Downey Public Works</b>
	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.	<b>Agency/Group/Organization</b>	<b>Los Angeles Community Development Authority</b>
	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.	<b>Agency/Group/Organization</b>	<b>Southern CA Council of Governments (SCAG)</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Unified School District</b>
	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.	<b>Agency/Group/Organization</b>	<b>Disabled American Veterans</b>
	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.	<b>Agency/Group/Organization</b>	<b>Catholic Charities</b>
	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.	<b>Agency/Group/Organization</b>	<b>Kids in Need of Defense</b>
	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.	<b>Agency/Group/Organization</b>	<b>California Senate</b>
	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.	<b>Agency/Group/Organization</b>	<b>California Assembly</b>
	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.	<b>Agency/Group/Organization</b>	<b>California Dept. of Housing and Comm. Dev.</b>
	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.	<b>Agency/Group/Organization</b>	<b>Partnership Housing Inc.</b>
	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.	<b>Agency/Group/Organization</b>	<b>Commission on HIV – County of Los Angeles</b>
	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.	<b>Agency/Group/Organization</b>	<b>Spectrum Link, Inc</b>
	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.	<b>Agency/Group/Organization</b>	<b>Los Angeles County Regional Broadband Consortium</b>
	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.	<b>Agency/Group/Organization</b>	<b>CA Emerging Technology Fund (CETF)</b>
	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.	<b>Agency/Group/Organization</b>	<b>FEMA</b>
	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.	<b>Agency/Group/Organization</b>	<b>10/20 Club</b>
	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.	<b>Agency/Group/Organization</b>	<b>Arc Mid-Cities</b>
	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.	<b>Agency/Group/Organization</b>	<b>The Arc of Los Angeles and Orange Counties</b>
	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.	<b>Agency/Group/Organization</b>	<b>Children's Dental Health Clinic</b>
	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.	<b>Agency/Group/Organization</b>	<b>Community Family Guidance Center</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Council PTA-Helps</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Family YMCA</b>
	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.	<b>Agency/Group/Organization</b>	<b>Downey Arts Coalition</b>
	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.	<b>Agency/Group/Organization</b>	<b>Fair Housing Foundation</b>
	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.	<b>Agency/Group/Organization</b>	<b>Gateway Cities Council of Government</b>
	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.	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	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.	<b>Agency/Group/Organization</b>	<b>Helpline Youth Counseling, Inc.</b>
	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.	<b>Agency/Group/Organization</b>	<b>Long Beach Small Business Development Center</b>
	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.	<b>Agency/Group/Organization</b>	<b>LA County Dept. of Public Health Childhood Lead &amp; Poisoning Prevention Program</b>
	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.	<b>Agency/Group/Organization</b>	<b>PATH</b>
	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.	<b>Agency/Group/Organization</b>	<b>Q-Up (Therapeutic Horseback Riding for Disabled Person)</b>
	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.	<b>Agency/Group/Organization</b>	<b>Saints of Value</b>
	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.	<b>Agency/Group/Organization</b>	<b>Save the Brave USA</b>
	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.	<b>Agency/Group/Organization</b>	<b>Southern California Rehab Service</b>
	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.	<b>Agency/Group/Organization</b>	<b>Southern California Resource Serv. For Independent Living</b>
	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.	<b>Agency/Group/Organization</b>	<b>St. Francis Medical Center Foundation</b>
	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.	<b>Agency/Group/Organization</b>	<b>Stay Gallery</b>
	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.	<b>Agency/Group/Organization</b>	<b>The Whole Child</b>
	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.	<b>Agency/Group/Organization</b>	<b>True Lasting Connections (TLC)</b>
	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.	<b>Agency/Group/Organization</b>	<b>Watch-it-Grow Urban</b>
	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	<b>Agency/Group/Organization</b>	<b>City of Downey – Senior Meals Program</b>
	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.	<b>Agency/Group/Organization</b>	<b>Aspire Program</b>
	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.	<b>Agency/Group/Organization</b>	<b>City of Downey – Adult Literacy Program</b>
	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.	<b>Agency/Group/Organization</b>	<b>Casa Youth Shelter</b>
	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,	<b>Agency/Group/Organization</b>	<b>Los Angeles County Dept. of Children and Fam. Serv.</b>
	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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.

Residents were invited to review the draft Action Plan 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 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.	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)
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.
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.

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)
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  Non-targeted / broad community  Residents of Public and Assisted Housing	Publicly-noticed Community Meeting in English and Spanish on February 22, 2020, at 10:00 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.
6	Public Meeting	Minorities  Persons with disabilities	Publicly-noticed Community Meeting in English and Spanish on February 27, 2020, at 6:00 p.m. at the Barbara	Residents in attendance received a presentation on the Consolidated 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)
		Non-targeted / broad community  Residents of Public and Assisted Housing	J. Riley Senior Center – 7810 Quill Drive	and discussed housing and community development needs with Housing Division staff.		
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 survey via email to stakeholders, posting on the City website, Facebook, Twitter, announcements at City Council meetings, and during the Community Meetings.	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 activities. In total, 72 residents and stakeholders completed the survey. A summary of all survey responses, please refer to Appendix B.	All survey responses were accepted.	Not applicable.
8	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 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.			
9	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on April 10, 2020 in the Downey Patriot announcing the public hearing before the Downey City Council on May 12, 2020.	No comments were received.	No comments were received.	Not applicable.
10	Public Hearing	Minorities Non-English Speaking - Specify other language: Any other language	Public hearing before the Downey City Council on May 12, 2020 to receive comments on the draft 2020-2024 Consolidated Plan,	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)
		Persons with Disabilities Nontargeted/broad Community Residents of Public and Assisted Housing	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.			
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 Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Virtual-Zoom Meeting in English and Spanish on March 11, 2021 at 11:00 am.	Attendees received a presentation on the 2021-2022 Action Plan.	All comments were accepted.	Not applicable.
13	Public Meeting	Minorities Persons with disabilities	Virtual-Zoom Meeting in English and Spanish on	Attendees received a presentation	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)
		Non-targeted / broad community  Residents of Public and Assisted Housing	March 24, 2021 at 6:00 pm.	on the 2021-2022 Action Plan.		
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.
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	Published Notice of the 30-day public review and comment period for the draft 2021-2022 Action	No comments were received.	No comments were received.	<a href="http://www.downeyca.org">www.downeyca.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Non-targeted / broad community  Residents of Public and Assisted Housing	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.			
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
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.	<a href="http://www.downeyca.org">www.downeyca.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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 and Assisted Housing	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.
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.

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)
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 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 June 13, 2022 in the Press Telegram announcing the public hearing before the Downey City Council on July 12, 2022 at 6:30 p.m.	No comments were received.	No comments were received.	<a href="http://www.downeyca.org">www.downeyca.org</a>
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

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)
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 Residents of Public and Assisted Housing	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.
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	No comments were received.	No comments were received.	<a href="http://www.downeyca.org">www.downeyca.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			City Council on May 9, 2024 at 6:30 p.m.			
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 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 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.	No comments were received.	No comments were received.	<a href="http://www.downeyca.org">www.downeyca.org</a>
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	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)
			on January 9, 2024 at 6:30 p.m.			
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 Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Community Meeting in English and Spanish on February 13, 2024 at 5:30 p.m.	Attendees received a presentation on the 2024-2025 Action Plan.	All comments were accepted.	Not applicable.
33	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community	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	TBD	TBD	<a href="http://www.downeyca.org">www.downeyca.org</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Residents of Public and Assisted Housing	the public hearing before the Downey City Council on May 28, 2024 at 6:30 p.m.			
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.	TBD	TBD	Not applicable

Table 4 – Citizen Participation Outreach



# Expected Resources

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## 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 approximately \$972,424 of CDBG funds and \$481,259 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.

If the City's 2024-2025 annual allocation should change, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets would be adjusted. It is recommended that the City Council adopt the following language for adjusting activity budgets for the CDBG and HOME programs should the City's 2024-2025 annual allocation change:

- 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.

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	972,424			972,424	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	481,259	358,628	2,139,759	2,979,646	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:\$72,189	1 household housing units
2	Affordable Housing Preservation	2024	2025	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG:\$ 238,325 HOME:\$2,809,332	50 household housing units
3	Equal Access to Housing Opportunities	2024	2025	Affordable Housing	Citywide	Equal Access to Housing Opportunities	CDBG: \$20,000	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: \$76,500	190 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: \$463,115	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	10 persons assisted
8	Program Planning and Administration	2024	2025	N/A	Citywide	N/A	CDBG:\$174,484 HOME: \$48,125	Other: 1

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing Development</b>
	<b>Goal Description</b>	Increase the supply of affordable housing for low- and moderate-income individuals, families, persons with special needs and person experiencing homelessness
2	<b>Goal Name</b>	<b>Affordable Housing Preservation</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Equal Access to Housing Opportunities</b>
	<b>Goal Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
4	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Public Facilities Improvements and Section 108 Debt Service</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Neighborhood Services</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Homeless Prevention</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Program Planning and Administration</b>
	<b>Goal Description</b>	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	<b>Project Name</b>	<b>Affordable Housing Development</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Increase the supply of affordable housing
	<b>Funding</b>	HOME: \$72,189
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Household/Housing Units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	New acquisition and development: homebuyer units constructed: 1 Household Housing Units
2	<b>Project Name</b>	<b>Affordable Housing Preservation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Preserve the supply of affordable housing
	<b>Funding</b>	CDBG: \$ 238,325 HOME: \$2,809,332
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Households/ Housing Units
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	CDBG Funded Housing Rehabilitation Grant Program: 5 units \$269,825 HOME Funded Housing Rehabilitation Grant Program: 45 units \$2,809,332	
3	<b>Project Name</b>	<b>Fair Housing Services</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Fair Housing Services
	<b>Needs Addressed</b>	Ensure equal access for housing opportunities
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, antidiscrimination and landlord-tenant mediation services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	240 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Foundation: 240 People \$20,000
4	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public services for low-income youth and families
	<b>Needs Addressed</b>	Provide public services to low- and moderate-income residents
	<b>Funding</b>	CDBG: \$76,500
	<b>Description</b>	Provide public services designed to provide youth and low-income families with services including but not limited to childcare and youth educational activities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	People:190
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	LA CADA: 100 People \$20,000 Veterans Employment Support Training: 50 People \$25,000 10-20 Club: 40 People \$31,500
5	<b>Project Name</b>	Public Facilities Improvements and Section 108 Debt Service
	<b>Target Area</b>	Low- and Moderate-Income Areas
	<b>Goals Supported</b>	Public Facilities Improvements and Section 108 Debt Service
	<b>Needs Addressed</b>	Improve public facilities and infrastructure
	<b>Funding</b>	CDBG: \$463,115
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Section 108 Loan Debt repayment
	<b>Location Description</b>	Low- and Moderate-Income Areas
	<b>Planned Activities</b>	Section 108 Loan Repayment: \$463,115
6	<b>Project Name</b>	<b>Homelessness Prevention Services</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Homelessness Prevention Services
	<b>Needs Addressed</b>	Prevent and eliminate homelessness
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The Whole Child: 10 People \$50,000
7	<b>Project Name</b>	<b>Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	All
	<b>Needs Addressed</b>	All
	<b>Funding</b>	CDBG: \$174,484 HOME: \$48,125
	<b>Description</b>	This project will provide for the administration of the CDBG and HOME programs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City of Downey: CDBG Program Administration \$174,484 City of Downey: HOME Program Administration \$48,125

## 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

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## 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

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## 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
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 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.



**City**of**Downey**

# APPENDIX A

Citizen Participation

# GOVERNMENT

APRIL 25, 2024 · JONATHAN FOX

CITY OF DOWNEY

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

FEDERAL CDBG AND HOME PROGRAMS

Notice is hereby given that a Public Hearing will be held before the Downey City Council, on May 28, 2024 at 6:30 p.m. in the Council Chambers of the Downey City Hall, 11111 Brookshire Avenue, Downey, California. At that time and place, consideration will be given to approving the Annual Action Plan for Program Year 2024 - 2025: The Action Plan is an implementation plan, required by the U.S. Department of Housing and Urban Development (HUD), which describes projects and activities the City of Downey will fund under the federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) programs. The proposed Action Plan includes a recommended distribution of the federal funds, the required application for the HUD grants, and a discussion of actions the City will undertake during the program year regarding homelessness and anti-poverty initiatives.

During the next program year, it is estimated the City of Downey will receive \$1,453,683 in new entitlement grants under the federal CDBG and HOME programs. In addition, the City expects to receive approximately \$33,600 in HOME program income and approximately \$2,139,759 in HOME funds transferring from the prior year. The draft 2024-2025 Annual Action Plan proposes to allocate approximately \$3,627,042 of CDBG and HOME funds to eligible projects and activities. HUD has not yet released the 2024-



annual allocation increase or decrease. The combined total of new federal Grants, estimated program income and the balance from prior year line of credit is:

At this time and place, all persons interested may be present to give testimony on the proposed Action Plan for program year 2024-25. A draft copy of the above referenced plan will be available for reviewing on Friday, April 26, 2024, through Tuesday, May 28, 2024, during normal business hours at the following location: the Office of the City Clerk, 11111 Brookshire Avenue, Downey, California; and at [www.downeyca.org](http://www.downeyca.org). Persons interested in obtaining a copy, requesting further information, or that would like to comment, please call Austin Ramirez, Director of Economic Development at (562) 904-7284. Written comments intended for the Downey City Council should be sent to the Downey City Clerk at 11111 Brookshire Ave., Downey, CA 90241, no later than 2:00 p.m. on May 28, 2024.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the City Clerk's Department at 562-904-7280 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility. The City of Downey does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Questions, concerns, complaints or requests for additional information regarding the Americans with Disabilities Act may be forwarded to the City's ADA/Section 504 Coordinator at 11111 Brookshire Avenue, Downey, CA 90241, [ADACoordinator@downeyca.org](mailto:ADACoordinator@downeyca.org), Phone: 562-299-6619, Fax: 562-923-6388, and California Relay 711. (28 CFR 35.102-35.104 ADA Title II)

require program documents pertinent to the use of federal funds to be translated into Spanish, the City will make reasonable efforts to accommodate your request.

ACCESO AL IDIOMA CONFORME A LA ORDEN EJECUTIVA  
13166

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con la Secretaría Municipal al 562-904-7280.

#### EQUAL OPPORTUNITY

The City does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Maria Alicia Duarte

Downey City Clerk

April 28, 2024

**The Downey Patriot**

4/25/24



**NEXT**

**GOVERNMENT**

**THE DOWNEY PATRIOT** 10927 Downey Avenue, Suite C, Downey CA (562) 904-3668

info@thedowneypatriot.com

Hours

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## GOVERNMENT

APRIL 25, 2024 · JONATHAN FOX

LA CIUDAD DE DOWNEY

AVISO DE AUDIENCIA PÚBLICA

Y PERIODO DE COMENTARIOS

PROGRAMAS FEDERALES DE CDBG Y HOME

Por la presente se notifica que se llevará a cabo una audiencia pública ante el Ayuntamiento de Downey, el 28 de Mayo de 2024 a las 6:30 p.m. en las Cámaras del Consejo del Ayuntamiento de Downey, 11111 Brookshire Avenue, Downey, California. En ese momento y lugar, se considerará la aprobación del Plan de Acción Anual para el año del programa 2024 - 2025: El Plan de acción es un plan de implementación, requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD) de EE. UU. (HUD), que describe proyectos y actividades que la Ciudad de Downey financiará bajo las subvenciones federales conocidas como bloque para el desarrollo comunitario (CDBG) y asociaciones de inversión local (HOME). El Plan de Acción propuesto incluye una distribución recomendada de los fondos federales, la solicitud requerida para las subvenciones de HUD y una discusión de las acciones que la Ciudad emprenderá durante el año del programa con respecto a las iniciativas para personas sin hogar y contra la pobreza.

Durante el siguiente año programático, se calcula que la ciudad de Downey recibirá \$1,453,683 de nuevas subvenciones en virtud de los programas federales de la Subvención Global para el Desarrollo



programa HOME y aproximadamente \$2,159,759 de fondos del programa HOME transferidos del año anterior. El borrador del Plan de acción anual 2024-2025 prevé la asignación de aproximadamente \$3,627,042 de fondos del programa CDBG y HOME para proyectos y actividades elegibles. El Departamento de vivienda y desarrollo urbano (Housing and Urban Development, HUD) aún no ha publicado las asignaciones anuales para 2024-2025. Es por esta razón que HUD recomendó a la Ciudad elaborar este borrador utilizando la asignación anual del año en curso, incluyendo información detallada sobre la metodología para la reasignación de fondos en caso de que la asignación de fondos anual para 2024-2025 aumente o disminuya. El total combinado de las nuevas subvenciones federales, ingresos estimados del programa y fondos disponibles del año anterior es:

En este momento y lugar, todas las personas interesadas pueden estar presentes para dar testimonio sobre el Plan de Acción propuesto para el año del programa 2024-25. Una copia preliminar del plan mencionado anteriormente estará disponible para su revisión desde el viernes, 26 de Abril de 2024, hasta el martes, 28 de Mayo de 2024 durante el horario laboral normal en la siguiente ubicación: la Oficina del Secretario de la Ciudad, 1111 Brookshire Avenue; y en [www.downeyca.org](http://www.downeyca.org). Las personas interesadas en obtener una copia, más información, o que deseen comentar, por favor llamar a Jessica Flores, Gerente de Desarrollo Económico y Vivienda, al (562) 904-7152. Los comentarios escritos destinados al Concejo Municipal de Downey deben enviarse al Secretario de la Ciudad de Downey en 1111 Brookshire Ave., Downey, CA 90241, a más tardar el 28 de Mayo del 2024 a las 2:00 p.m.

Según lo dispuesto en la Ley de Estadounidenses con Discapacidades, si usted precisa asistencia especial para participar en esta audiencia, comuníquese con la Secretaría Municipal al 562-904-7280 o con el Servicio de retransmisión de California marcando 711. Los pedidos deben realizarse al menos 48 horas



administración de sus programas, servicios o actividades. Las preguntas, inquietudes o quejas y los pedidos de más información en cuanto a la Ley de Estadounidenses con Discapacidades deben dirigirse al Coordinador de servicios especiales de la Municipalidad (ADA/Section 504 Coordinator), 1111 Brookshire Avenue, Downey, CA 90241, ADACoordinator@downeyca.org, teléfono: (562) 299-6619, fax: (562) 923-6388, y al Servicios de retransmisión de California 711. (28 CFR 35. 102-35. 104 ADA Título II)

### DOMINIO LIMITADO DEL INGLÉS (LEP)

En las audiencias públicas se ofrecen servicios de interpretación para personas con dominio limitado del inglés (LEP, por sus siglas en inglés). Si usted requiere que los documentos del programa relacionados con el uso de fondos federales se traduzcan al español, la Ciudad realizará los esfuerzos razonables para dar respuesta a su solicitud.

### ACCESO AL IDIOMA CONFORME A LA ORDEN EJECUTIVA 13166

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con la Secretaría Municipal al 562-904-7280.

### IGUALDAD DE OPORTUNIDADES

La Ciudad no discrimina ni discriminará en ninguna de sus actividades u operaciones por motivos de raza, color, religión (credo), género, expresión de género, edad, origen nacional (ascendencia), discapacidad, estado civil, orientación sexual o situación militar.

Maria Alicia Duarte, CMC

4/25/24



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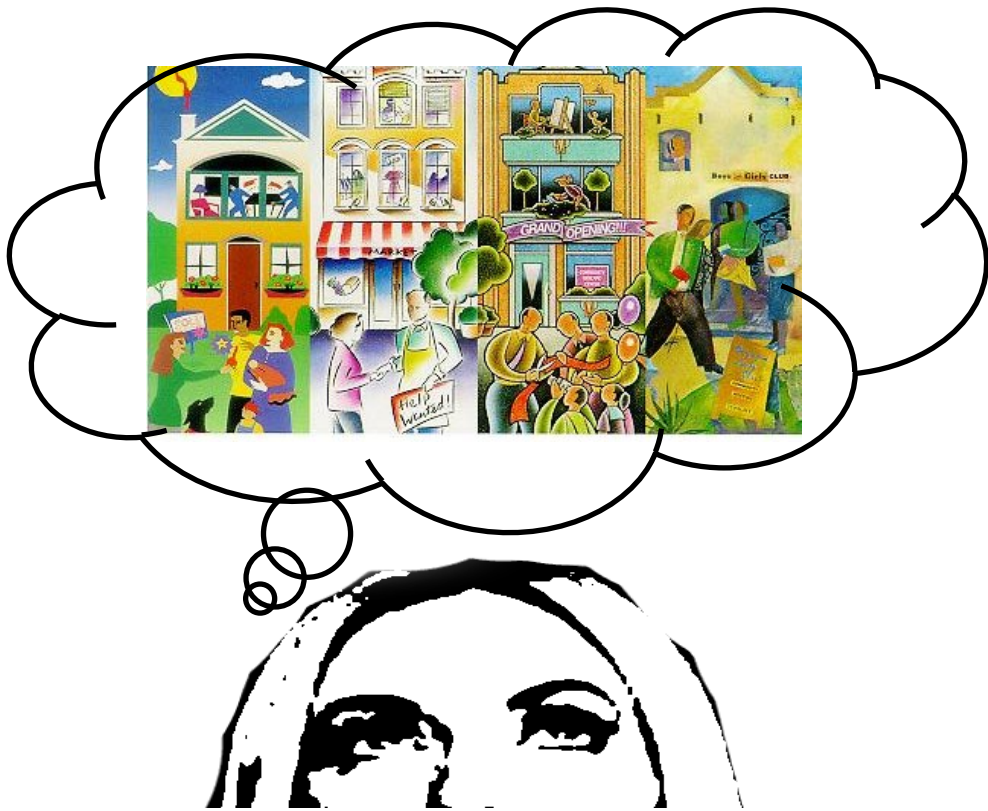
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# CDBG & HOME Community Meetings

The City of Downey has scheduled two (2) community meetings for review of the City's Fiscal Year 2024-25 federal CDBG and HOME Programs. These meetings provide information on both the CDBG & HOME programs and discuss the community's needs. The meetings also allow an opportunity for community members and service providers to offer input regarding the annual development process of the Action Plan, by commenting on the City's housing and non-housing needs, program priorities, and proposed uses for both funding sources. In Fiscal Year 2024-25 the City anticipates receiving \$972,424 in CDBG and \$481,259 in HOME funds. You are invited to join staff at any of the scheduled community meetings below:

**Thursday, February 8<sup>th</sup> at 10 am (In-Person)**

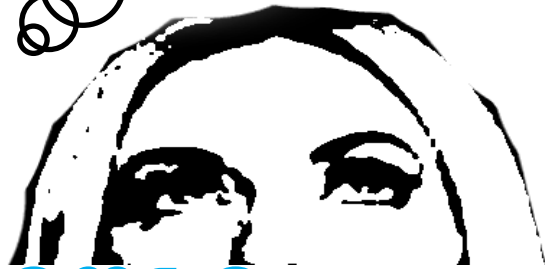
**Columbia Memorial Space Center, Theatre Room  
12400 Columbia Way, Downey, CA 90242**

**Tuesday, February 13<sup>th</sup> at 5:30 pm (Virtual)**

**Microsoft Teams Meeting ID: 237 968 266 397 Passcode: JeotPj**

**Call-in Number for Virtual Meeting (Audio Only): 1 707-583-9889, 49319700#**

For additional information, or to arrange special accommodations for this meeting, please contact Jessica Flores at (562) 904-7152 or via e-mail at [jflores@downeyca.org](mailto:jflores@downeyca.org)



# CDBG & HOME Community Meeting

La Ciudad De Downey a programado dos (2) juntas comunitarias acerca de los programas creados con recursos federales llamados CDBG y HOME para el proximo año fiscal 2024-25. Estas juntas proporcionan informacion acerca de CDBG y HOME, y se dialoga sobre las necesidades en la comunidad relevante a estos programas. Durante la junta se dara una oportunidad para que miembros de la comunidad y los proveedores de servicios, den su punto de vista sobre el proceso anual del Plan de Accion asociado con estos dos programas, y sobre las necesidades comunitarias en temas de: vivienda, desarrollo de las prioridades de los programas y el uso propuesto para utilizar los fondos de estos programas. La Ciudad anticipa recibir \$972,424 en recursos CDBG y \$481,259 en recursos de HOME el año fiscal 2024-25. Está invitado a unirse al personal de la ciudad, en cualquiera de las reuniones programadas a continuación:

**Jueves, Febrero 8 a las 10 am (En Persona)**

**Columbia Memorial Space Center, Theatre Room  
12400 Columbia Way, Downey, CA 90242**

**Martes, Febrero 13 a las 5:30 pm (Virtual)**

**Numero de ID de Reunion Microsoft Teams: 237 968 266 397 Contraseña: JeotPj**

**Número de Llamada para la Reunione (Solo Audio): 1 707-583-9889 ,49319700#**

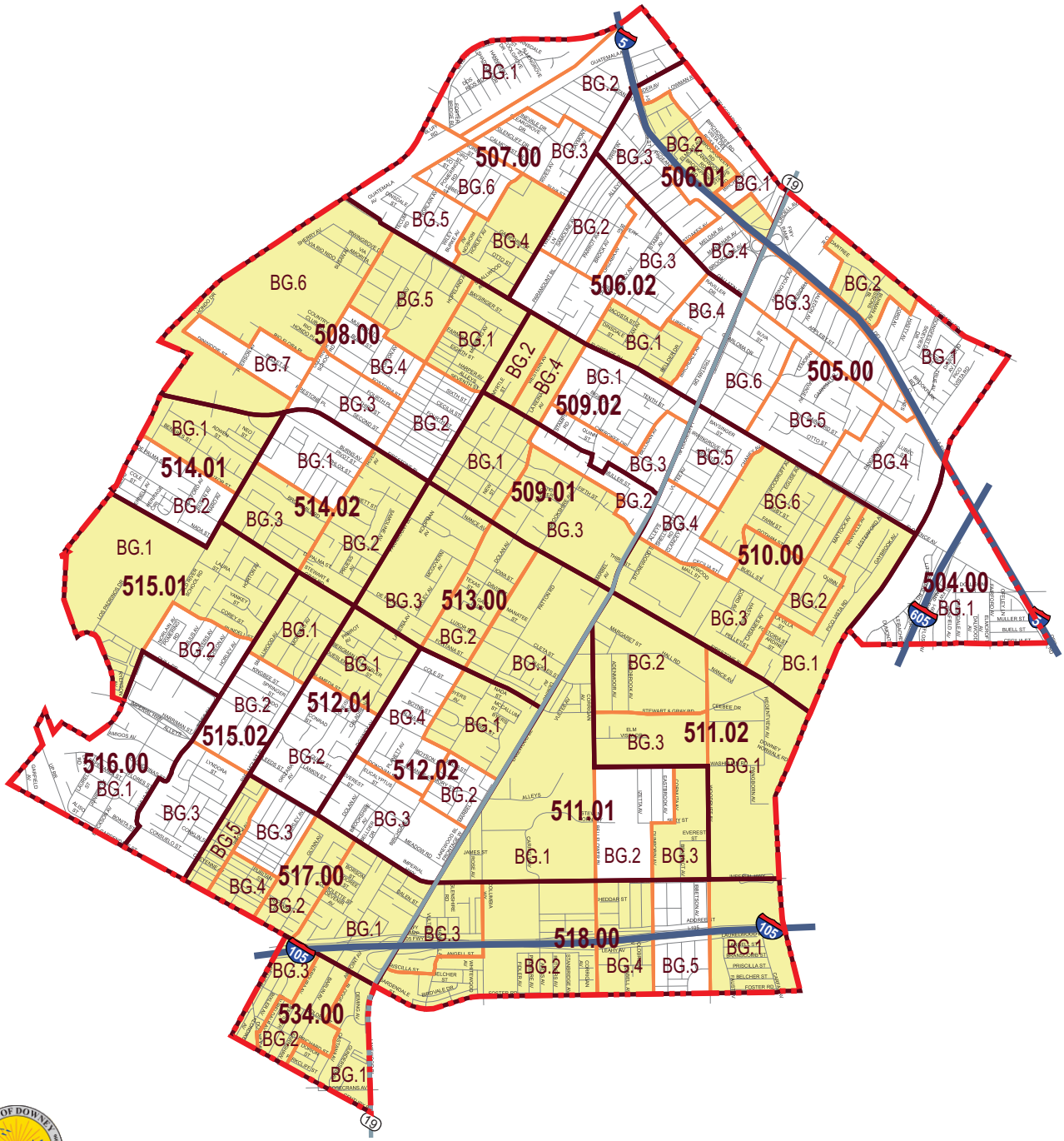
Para informacion adicional, o para hacer arreglos especiales para esta reunión, por favor contacte a Jessica Flores al (562) 904-7152 o por e-mail a [jflores@downeyca.org](mailto:jflores@downeyca.org)



**City**of**Downey**

# APPENDIX B

Grantee Unique Appendices



# City of Downey

**CDBG - LOW AND MODERATE INCOME AREA MAP  
2010 CENSUS AREAS**

- LEGEND:**
- CITY BOUNDARY
  - LOW AND MODERATE INCOME BLOCK GROUPS
  - CENSUS TRACT
  - BLOCK GROUP



# HOME Program 95 Percent Homeownership Value Limit Analysis per 24 CFR 92.254

*Prepared October 31, 2023*

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).

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 City of Downey and serves as a potential barrier to program participation.

In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis was performed to establish a local 95 percent of the median area purchase price limit for existing single-family residences and existing condominiums.

Based on data derived from the ParcelQuest Appraise covering a 6-month period between April 30, 2023, and October 31, 2023, the following 95 percent of median purchase price limits were determined:

<b>Housing Type</b>	<b>Number of Sales</b>	<b>Median Price</b>	<b>95% of Median Price</b>
Detached Single Family	82	\$880,000	<b>\$836,000</b>
Condominium	18	\$525,000	<b>\$498,750</b>

The 95% of Median Price values shown in the table above will allow the City to 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 2023-2024 Annual Action Plan in accord with 24 CFR 92.254(a)(2)(iii).

**Attached:**     Single Family Sales Data  
                  Condominium Sales Data

**CITY OF DOWNEY - EXISTING DETACHED SINGLE FAMILY SALES**

<b>#</b>	<b>APN Number</b>	<b>Address</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Bed/Bath</b>	<b>SQ. Ft</b>	<b>Lot Size: sqft / acre</b>	<b>Year Built</b>
1	6281-001-034	13112 IBBETSON AVE , 90242, CA	\$650,000.00	7/20/2023	3 / 1.00	1,042	6,295 / 0.14	1948
2	6249-008-012	10308 POMERING RD , 90241, CA	\$696,000.00	8/29/2023	3 / 2.00	1,313	7,661 / 0.18	1953
3	6253-004-018	10736 LA REINA AVE , 90241, CA	\$700,000.00	9/19/2023	3 / 1.00	1,424	7,244 / 0.17	1923
4	6286-023-004	10915 CORD AVE , 90241, CA	\$700,000.00	9/22/2023	2 / 2.00	1,334	6,450 / 0.15	1954
5	6360-009-017	9715 PARAMOUNT BLVD , 90240, CA	\$710,000.00	7/26/2023	3 / 1.00	1,068	6,067 / 0.14	1948
6	6258-012-032	12002 PATTON RD , 90242, CA	\$715,000.00	9/26/2023	2 / 2.00	1,218	5,097 / 0.12	1978
7	8019-031-024	11243 MULLER ST , 90241, CA	\$735,000.00	9/7/2023	3 / 1.00	1,073	5,043 / 0.12	1952
8	6367-013-002	8043 BROOKPARK RD , 90240, CA	\$745,000.00	10/20/2023	3 / 2.00	1,450	7,216 / 0.17	1951
9	6247-003-020	11439 PRUESS AVE , 90241, CA	\$749,000.00	8/25/2023	4 / 2.00	1,628	6,770 / 0.16	1952
10	6231-009-061	11821 MITLA AVE , 90241, CA	\$750,000.00	8/30/2023	3 / 2.00	1,230	5,306 / 0.12	1971
11	6284-012-008	9131 HALL RD , 90241, CA	\$750,000.00	9/19/2023	2 / 1.00	1,002	5,770 / 0.13	1910
12	6248-011-019	11523 RICHEON AVE , 90241, CA	\$755,000.00	9/8/2023	3 / 3.00	1,316	5,755 / 0.13	1950
13	8019-031-019	11217 MULLER ST , 90241, CA	\$755,000.00	9/21/2023	3 / 1.00	1,051	5,107 / 0.12	1952
14	6255-018-054	8202 DE PALMA ST , 90241, CA	\$760,000.00	8/21/2023	4 / 2.00	1,700	6,601 / 0.15	1950
15	6280-010-041	10228 LAURELWOOD LN , 90242, CA	\$765,000.00	8/2/2023	3 / 3.00	2,156	3,774 / 0.09	1990
16	6389-002-010	9132 ARRINGTON AVE , 90240, CA	\$768,000.00	10/2/2023	3 / 1.00	1,505	7,658 / 0.18	1951
17	6367-026-017	8812 STAMPS RD , 90240, CA	\$769,000.00	8/28/2023	2 / 2.00	1,424	5,227 / 0.12	1949
18	6261-010-027	12220 DOLAN AVE , 90242, CA	\$775,000.00	9/6/2023	4 / 2.00	1,602	6,606 / 0.15	1955
19	6286-022-019	10829 CORD AVE , 90241, CA	\$780,000.00	9/20/2023	3 / 2.00	1,264	6,199 / 0.14	1951
20	6263-035-006	8326 DEVENIR AVE , 90242, CA	\$795,000.00	9/22/2023	4 / 1.00	1,443	5,020 / 0.12	1950
21	6364-019-015	9150 MEL DAR AVE , 90240, CA	\$795,000.00	9/7/2023	3 / 1.00	994	7,667 / 0.18	1950
22	6259-012-026	12102 GURLEY AVE , 90242, CA	\$800,000.00	7/21/2023	3 / 2.00	1,554	6,878 / 0.16	1950
23	6245-002-027	7839 KINGBEE ST , 90242, CA	\$810,000.00	10/4/2023	3 / 2.00	1,391	7,254 / 0.17	1941
24	6251-023-001	7917 5TH ST , 90241, CA	\$810,000.00	10/17/2023	4 / 2.00	2,234	7,603 / 0.17	1941
25	6251-022-010	7953 4TH ST , 90241, CA	\$819,000.00	10/3/2023	3 / 2.00	1,475	6,782 / 0.16	1959
26	6287-004-006	10430 NEWVILLE AVE , 90241, CA	\$820,000.00	8/14/2023	2 / 2.00	1,450	8,299 / 0.19	1953
27	6282-004-037	13233 RUTGERS AVE , 90242, CA	\$825,000.00	8/22/2023	4 / 4.00	2,558	9,780 / 0.22	1965
28	6359-010-006	7630 SUVA ST , 90240, CA	\$825,000.00	9/28/2023	3 / 2.00	1,438	5,831 / 0.13	1951
29	6366-009-020	7331 GLENCLIFF DR , 90240, CA	\$830,000.00	8/2/2023	3 / 2.00	1,287	6,258 / 0.14	1952
30	6359-012-006	9730 JULIUS AVE , 90240, CA	\$835,000.00	8/31/2023	3 / 2.00	1,772	6,057 / 0.14	1952
31	6367-010-022	8733 SAMOLINE AVE , 90240, CA	\$835,000.00	8/10/2023	3 / 2.00	1,554	5,283 / 0.12	1951
32	6259-003-019	8030 COLE ST , 90242, CA	\$850,000.00	8/10/2023	3 / 2.00	1,689	5,992 / 0.14	1962
33	6246-008-013	12060 SAMOLINE AVE , 90242, CA	\$855,000.00	10/4/2023	3 / 2.00	1,354	8,062 / 0.19	1950
34	6258-001-029	8515 BYERS ST , 90242, CA	\$855,000.00	9/1/2023	3 / 2.00	1,509	6,172 / 0.14	1959
35	6260-008-039	8149 ADOREE ST , 90242, CA	\$865,000.00	10/13/2023	4 / 2.00	1,687	6,242 / 0.14	1947
36	6259-013-047	8141 CONRAD ST , 90242, CA	\$870,000.00	9/8/2023	3 / 2.00	2,279	7,418 / 0.17	1965
37	6361-002-004	9357 PARROT AVE , 90240, CA	\$870,000.00	9/22/2023	3 / 2.00	1,501	6,807 / 0.16	1949
38	6249-011-036	7425 QUINN ST , 90241, CA	\$875,000.00	8/25/2023	3 / 2.00	1,317	8,239 / 0.19	1953
39	6259-003-023	12012 PARROT AVE , 90242, CA	\$875,000.00	8/31/2023	3 / 2.00	1,628	6,241 / 0.14	1957
40	6246-005-009	12203 MORNING AVE , 90242, CA	\$880,000.00	10/11/2023	2 / 2.00	1,953	10,466 / 0.24	1949
<b>41</b>	<b>6281-003-004</b>	<b>13106 EASTBROOK AVE , 90242, CA</b>	<b>\$880,000.00</b>	<b>7/26/2023</b>	<b>4 / 2.00</b>	<b>1,509</b>	<b>7,280 / 0.17</b>	<b>1951</b>



#	APN Number	Address	Sale Price	Sale Date	Bed/Bath	SQ. Ft	Lot Size: sqft / acre	Year Built
42	6263-042-018	8316 IMPERIAL HWY , 90242, CA	\$885,000.00	9/25/2023	2 / 1.00	1,614	14,120 / 0.32	1917
43	6389-012-007	9132 BUHMAN AVE , 90240, CA	\$905,000.00	8/1/2023	4 / 2.00	1,612	7,794 / 0.18	1951
44	6263-030-015	8411 COMOLETTE ST , 90242, CA	\$910,000.00	10/6/2023	3 / 2.00	1,446	5,215 / 0.12	1950
45	6390-024-009	9229 LUBEC ST , 90240, CA	\$910,000.00	9/29/2023	3 / 2.00	1,743	10,298 / 0.24	1953
46	6366-001-001	7200 COOLGROVE DR , 90240, CA	\$912,500.00	7/25/2023	3 / 3.00	2,063	7,984 / 0.18	1953
47	6251-009-005	7817 7TH ST , 90241, CA	\$915,000.00	10/4/2023	3 / 2.00	1,612	6,272 / 0.14	1941
48	6252-005-031	8534 FARM ST , 90241, CA	\$915,000.00	10/20/2023	3 / 2.00	1,343	6,071 / 0.14	1949
49	6389-016-006	9509 CASANES AVE , 90240, CA	\$925,000.00	8/11/2023	3 / 2.00	1,850	7,654 / 0.18	1973
50	6366-004-009	7246 SHADY OAK DR , 90240, CA	\$930,000.00	9/7/2023	3 / 2.00	1,849	6,153 / 0.14	1953
51	6286-010-030	9388 FARM ST , 90241, CA	\$940,000.00	7/20/2023	2 / 2.00	1,577	7,636 / 0.18	1953
52	6252-016-031	10449 BROOKSHIRE AVE , 90241, CA	\$950,000.00	8/21/2023	3 / 2.00	1,374	10,101 / 0.23	1936
53	6263-030-023	8425 DEVENIR AVE , 90242, CA	\$950,000.00	10/13/2023	4 / 3.00	1,395	6,476 / 0.15	1950
54	6287-005-009	10260 NEWVILLE AVE , 90241, CA	\$950,000.00	8/1/2023	2 / 2.00	1,651	7,715 / 0.18	1953
55	6361-019-018	9709 PARROT AVE , 90240, CA	\$950,000.00	9/27/2023	3 / 3.00	2,267	7,582 / 0.17	1949
56	6390-001-008	9555 ARRINGTON AVE , 90240, CA	\$965,000.00	8/23/2023	3 / 2.00	1,766	11,357 / 0.26	1953
57	6249-023-005	7429 3RD ST , 90241, CA	\$970,000.00	8/23/2023	2 / 2.00	1,944	7,502 / 0.17	1941
58	6390-017-009	9350 GAINFORD ST , 90240, CA	\$970,000.00	10/13/2023	3 / 2.00	1,977	10,059 / 0.23	1952
59	6287-019-025	9541 BUELL ST , 90241, CA	\$975,000.00	9/1/2023	3 / 2.00	1,685	5,815 / 0.13	1950
60	6245-002-031	7863 KINGBEE ST , 90242, CA	\$980,000.00	8/31/2023	3 / 2.00	2,348	7,272 / 0.17	1949
61	6361-028-024	8070 DINSDALE ST , 90240, CA	\$1,010,000.00	9/27/2023	3 / 2.00	1,667	7,636 / 0.18	1950
62	6251-014-002	7833 3RD ST , 90241, CA	\$1,020,000.00	8/17/2023	3 / 2.00	1,605	5,173 / 0.12	1950
63	6286-002-012	10203 CORD AVE , 90241, CA	\$1,025,000.00	7/26/2023	3 / 3.00	1,716	8,438 / 0.19	1955
64	6286-009-012	9321 FARM ST , 90241, CA	\$1,027,500.00	8/9/2023	3 / 2.00	1,560	7,596 / 0.17	1953
65	6362-002-002	8463 SUVA ST , 90240, CA	\$1,030,000.00	8/31/2023	5 / 3.00	2,424	7,470 / 0.17	1955
66	6390-010-006	9915 ARRINGTON AVE , 90240, CA	\$1,090,000.00	10/12/2023	3 / 3.00	2,375	11,520 / 0.26	1955
67	6364-021-003	9121 BROOKSHIRE AVE , 90240, CA	\$1,100,000.00	8/9/2023	3 / 3.00	2,120	11,127 / 0.26	1942
68	6365-022-006	9215 SAMOLINE AVE , 90240, CA	\$1,105,000.00	9/8/2023	3 / 2.00	1,922	12,591 / 0.29	1950
69	6359-023-007	7415 DINSDALE ST , 90240, CA	\$1,150,000.00	8/28/2023	4 / 3.00	2,323	8,412 / 0.19	1953
70	6362-008-035	9808 DOWNEY AVE , 90240, CA	\$1,150,000.00	9/14/2023	3 / 2.00	2,050	15,134 / 0.35	1948
71	6259-011-037	12319 BROCK AVE , 90242, CA	\$1,160,000.00	8/10/2023	5 / 4.00	3,312	7,863 / 0.18	1960
72	6391-011-005	9425 DACOSTA ST , 90240, CA	\$1,190,000.00	9/7/2023	4 / 4.00	2,783	10,876 / 0.25	1954
73	6365-027-011	7824 RAVILLER DR , 90240, CA	\$1,235,000.00	8/30/2023	3 / 3.00	2,359	12,845 / 0.29	1955
74	6251-023-039	7940 6TH ST , 90241, CA	\$1,255,000.00	10/13/2023	5 / 4.00	3,509	8,513 / 0.2	1993
75	6252-009-022	10320 BIRCHDALE AVE , 90241, CA	\$1,300,000.00	9/1/2023	4 / 2.00	2,160	7,783 / 0.18	1963
76	6390-019-009	10025 CHANEY AVE , 90240, CA	\$1,370,000.00	8/10/2023	3 / 3.00	2,465	11,564 / 0.27	1956
77	6391-010-007	9920 CASANES AVE , 90240, CA	\$1,400,000.00	7/28/2023	6 / 4.00	3,171	10,753 / 0.25	1955
78	6390-002-022	9145 RAVILLER DR , 90240, CA	\$1,700,000.00	7/26/2023	4 / 2.00	2,311	10,441 / 0.24	1952
79	6390-022-023	9332 LUBEC ST , 90240, CA	\$1,900,000.00	9/12/2023	3 / 4.00	4,097	10,865 / 0.25	2002
80	6391-008-020	9524 LUBEC ST , 90240, CA	\$1,900,000.00	8/25/2023	4 / 4.00	3,282	16,214 / 0.37	1938
81	6390-027-013	9530 LEMORAN AVE , 90240, CA	\$2,250,000.00	10/10/2023	3 / 3.00	2,983	14,432 / 0.33	2019
82	6363-005-038	9804 BROOKSHIRE AVE , 90240, CA	\$2,725,000.00	9/28/2023	5 / 5.00	6,712	13,805 / 0.32	2008

**CITY OF DOWNEY - EXISTING CONDOMINIUM SALES**

<b>#</b>	<b>APN Number</b>	<b>Address</b>	<b>Sale Price</b>	<b>Sale Date</b>	<b>Bed/Bath</b>	<b>SQ. Ft</b>	<b>Lot Size: sqft / acre</b>	<b>Year Built</b>
1	6233-034-099	7334 QUILL DR APT 96, 90242, CA	\$455,000.00	8/2/2023	1 / 1.00	736	433,101 / 9.94	1984
2	6233-034-017	7312 QUILL DR APT 14, 90242, CA	\$465,000.00	9/21/2023	2 / 1.00	809	433,101 / 9.94	1984
3	6233-034-067	7336 QUILL DR APT 64, 90242, CA	\$475,000.00	7/28/2023	1 / 1.00	736	433,101 / 9.94	1984
4	6233-034-182	7304 QUILL DR APT 179, 90242, CA	\$480,000.00	8/17/2023	1 / 1.00	955	433,101 / 9.94	1984
5	6233-034-191	7304 QUILL DR APT 188, 90242, CA	\$500,000.00	5/19/2023	2 / 2.00	979	433,101 / 9.94	1984
6	6233-034-037	7320 QUILL DR APT 34, 90242, CA	\$510,000.00	6/6/2023	2 / 1.00	809	433,101 / 9.94	1984
7	6233-034-029	7318 QUILL DR APT 26, 90242, CA	\$525,000.00	7/25/2023	2 / 2.00	979	433,101 / 9.94	1984
8	6252-019-024	10400 DOWNEY AVE APT 107, 90241, CA	\$525,000.00	6/13/2023	2 / 1.00	1,157	20,008 / 0.46	1965
<b>9</b>	<b>6359-016-056</b>	<b>7641 FLORENCE AVE # 201, 90240, CA</b>	<b>\$525,000.00</b>	<b>5/23/2023</b>	<b>2 / 2.00</b>	<b>1,161</b>	<b>15,700 / 0.36</b>	<b>1973</b>
10	6252-019-047	10400 DOWNEY AVE APT 201, 90241, CA	\$530,000.00	7/28/2023	2 / 2.00	1,614	20,008 / 0.46	1965
11	6390-014-070	9227 FLORENCE AVE UNIT 27, 90240, CA	\$560,000.00	8/4/2023	2 / 3.00	1,406	72,503 / 1.66	1979
12	6390-014-026	9191 FLORENCE AVE UNIT 11, 90240, CA	\$575,000.00	8/22/2023	2 / 3.00	1,749	65,512 / 1.5	1973
13	6246-002-032	7864 STEWART AND GRAY RD , 90241, CA	\$650,000.00	8/11/2023	3 / 3.00	1,384	22,994 / 0.53	2000
14	6367-008-037	8018 TELEGRAPH RD , 90240, CA	\$650,000.00	7/14/2023	3 / 2.00	1,388	41,237 / 0.95	2005
15	6388-014-023	9340 TELEGRAPH RD , 90240, CA	\$650,000.00	8/8/2023	3 / 3.00	1,663	16,388 / 0.38	1993
16	6259-014-048	8240 ALAMEDA ST # 9, 90242, CA	\$665,000.00	7/25/2023	3 / 3.00	1,660	42,955 / 0.99	1980
17	6285-003-033	9120 FLORENCE AVE , 90240, CA	\$665,000.00	6/29/2023	3 / 3.00	1,490	40,533 / 0.93	2015
18	6247-019-030	7947 STEWART AND GRAY RD , 90241, CA	\$675,000.00	6/30/2023	3 / 3.00	1,214	41,690 / 0.96	2002



**City of Downey**

# APPENDIX C

SF-424, SF-424D, & Certifications

To be inserted following Public Hearing Meeting on May 28, 2024