

Housing and Urban Development



**2024-2025
ANNUAL ACTION PLAN**

FINAL

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

1. Introduction

The Federal Housing and Community Act of 1974, as amended, created the CDBG and HOME programs to return federal funds to local communities for the purpose of developing viable urban communities by providing adequate housing and a suitable living environment and by expanding economic opportunities, specifically for low- and moderate-income persons. Grants are awarded to communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services.

For participation in the CDBG and HOME program, the federal government requires local jurisdictions to prepare a 5-year Consolidated Plan document and state within its plan the jurisdiction's goals and priorities. The City's current Consolidated Plan covers Program Years 2020-2024. The City is also required to submit an Annual Action Plan for each of the five years covered in the Consolidated Plan.

The Consolidated Plan serves the following functions:

1. A planning document for the City of Rosemead;
2. An application for federal funds under HUD's formula grant programs;
3. An action plan that provides a strategy for carrying out goals and priorities (also serves as the City's annual application); and,
4. A basis for assessing performance.

A section of the Consolidated Plan, called the one-year Action Plan, serves as the City's application to HUD for CDBG and HOME program funding. The City must submit an Action Plan annually to receive the entitlement money. The purpose of the Action Plan is to detail how the City will spend its annual allocation of funds to meet community needs identified in the Consolidated Plan.

This report utilizes HUD's current standard template for producing the 2024–2025 Annual Action Plan directly within HUD's Integrated Disbursement and Information System (IDIS).

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

The strategies and projects outlined in the 2024-2025 Annual Action Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives to meet the objectives

outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2020-2024 Consolidated Plan-Strategic Plan.

During the development of the Consolidated Plan, the City solicited input from residents to identify and prioritize the various community needs. Furthermore, the City consulted with local public and private service providers to assess the housing and community development needs of low- to moderate-income households and special needs households. The City consulted with the Los Angeles County Development Authority (LACDA) and nonprofit organizations to determine funding needs for housing and services for homeless persons, low- to moderate-income persons, and low-income neighborhoods.

Priority areas of need as determined from public participation and research for the Consolidated Plan include:

1. Preserve the City's existing affordable housing stock for low- and moderate-income households (LMI) in the 0 to 80 percent of Area Median Income (AMI) category;
2. Promote, increase, maintain homeownership for LMI households;
3. Provide safe, affordable, decent housing for LMI renters;
4. Assist with energy efficient improvements;
5. Provide supportive services for non-homeless persons with special needs; and
6. Promote fair housing among all income categories.

This Action Plan, which has been prepared for the 2024-25 Program Year, outlines proposed allocations for CDBG and HOME funding, and one-year goals which are intended to be met. The proposed funding allocations are provided in this report, and a detailed chart of all outcomes can be seen in the Annual Goals and Objectives section of this report (AP-20 and AP-38).

3. Evaluation of past performance

The City of Rosemead continually strives to improve the performance of its operations. The City prepares the Consolidated Annual Performance Evaluation and Report (CAPER) annually, which documents progress toward meeting needs and achieving strategies established in the Consolidated Plan and the Annual Action Plan. Through the monitoring of performance measures and sub-recipients, the Housing Division is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year. Overall, the City of Rosemead and its partners have been successful in implementing its fair housing programs and housing projects established in the previous Annual Action Plan, and the City foresees continued progress through the new Action Plan. For a more detailed summary of the City's evaluation of past performance, previous Consolidated Annual Performance and Evaluation Reports (CAPER's) can be requested through the Community Development Department.

4. Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Five-Year Consolidated Plan. The City informed the public that it was in the process of

creating the 2020-2024 Consolidated Plan and encouraged public participation by hosting public meetings. The City has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG and HOME programs.

Qualitative feedback collected through a community survey, and public hearings provided insight into priority needs in the community. Top needs identified via the survey are:

- Affordable rental housing, energy-efficient home improvements, senior housing, housing for disabled, and homeownership down payment assistance ranked as extremely important;
- Youth centers and parks and recreation ranked as extremely important for most needed community facilities, followed by a neighborhood community center, senior centers, and having ADA accessibility to facilities;
- The prevention of homelessness ranked as extremely important;
- Community improvements including street and sidewalk improvements, street lighting, safe routes to school, and graffiti removal ranked as very important; and
- After-school care, addressing neighborhood crime and at-risk youth, as well as, park and recreation needs ranked as extremely important.

Based on survey responses received, housing discrimination had not been experienced by respondents, but some believe that it may exist in their neighborhood for people of a different race, ethnicity, or disability.

Respondents identified the cost of home maintenance and the lack of larger housing units as challenges, and felt that single-family homes are most needed in the City, followed by senior housing, and multi-family apartments. Lastly, the high cost of housing and rising land prices viewed most commonly as impediments.

In the development of the 2024-2025 Action Plan, the City solicited applications from eligible subrecipients including non-profit organizations and public agencies for fair housing services and a variety of public service activities.

The Annual Action Plan was made available for public review from March 21, 2024, through April 23, 2024. The City prepared a public notice announcing the draft Action Plan was available for review on the City's website (www.cityofrosemead.org), and at six other public locations, including Rosemead City Hall. The notice was also published in the local newspaper. The notice indicated the date, time, and location of the City Council public hearing for the adoption of the Annual Action Plan and included:

- The amount of CDBG/HOME assistance expected to be received during the plan duration;
- The range of activities that are proposed under the Action Plan using CDBG and HOME funds.

A public hearing to receive comments on the draft 2024-2025 Annual Action Plan was held before the Rosemead City Council on April 23, 2024.

5. Summary of public comments

The City received no verbal or written comments during the review period and did not receive any public comment(s) during the public hearing at the City Council Meeting on April 23, 2024.

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

If any comments and views were received by the City in the development and approval of Action Plan they would have been accepted and taken into consideration.

7. Summary

The City of Rosemead’s 2024-2025 Annual Action Plan reflects a unified vision to meet the identified needs of the community and provide benefits to low- and moderate-income individuals and families over the next five years. Financial assistance and the support of the community will be directed toward the following areas:

- Expand fair housing choice and access;
- Expand affordable housing opportunities;
- Maintain viable and efficient energy efficient housing and commercial areas;
- Maintain safe and green neighborhoods; and
- Provide vital public services.

The above goals support the preservation of existing housing stock, creation of more affordable rental units, homelessness prevention activities, community facilities, safe and walkable streets, and enhance recreation opportunities—all the community needs resulting from the Consolidated Plan survey. The City of Rosemead will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in this 2020-2024 Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG and HOME Administrator	City of Rosemead	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Rosemead is the “Lead Agency” or entity responsible for overseeing the development of the Plan. The Community Development Department is responsible for the day-to-day administration of programs developed to meet the City’s goals.

Consolidated Plan Public Contact Information

To comment on Rosemead’s Consolidated Plan or Action Plan, please contact:

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

1. Introduction

HUD requires that each jurisdiction encourage its citizens to participate in the development of the Consolidated Plan and subsequent Action Plan. To ensure the opportunity is provided, the City of Rosemead maintains a Citizen Participation Plan.

The Citizen Participation Plan set forth policies and procedures for citizen interaction in planning, implementation, and assessment of the City of Rosemead Consolidated Plan/Action Plan. The objectives of the Citizen Participation Plan are:

- To encourage citizens, particularly residents of low- and moderate-income living in areas eligible for the use of program funds, including minorities, non-English speaking persons, and persons with mobility, visual, or hearing impairments, to participate in the development of the Consolidated Plan/Action Plan.
- To assure that citizens are furnished with appropriate information about the Consolidated Plan and its various component programs.

To develop the City's 2024-25 Action Plan, a public hearing was conducted. The purpose of the public hearing was to inform interested citizens about the CDBG and HOME programs; receive public input on activities and funding for Program Year 2024-25. The hearing also provided the City Council an opportunity to review the draft Action Plan, including public service and nonpublic service activities, and to approve a funding allocation for submission to HUD.

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))

There are no public-owned housing projects located in the City. LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon the date of preliminary application and Voucher availability.

It remains important that the City further support its social services that provide transitional and permanent housing, emergency shelters, and supportive services.

As prescribed by the regulations, the City consulted with a wide range of public and private entities that provide housing, health services, and social services for low- and moderate-income residents. Organizations receiving direct CDBG funding have been in regular contact with City staff. Other

organizations are consulted through the planning process and will be invited to comment on the draft Con Plan and attend various public hearings to be held by the City.

The following agencies/entities were consulted:

- Boys & Girls Club of West San Gabriel Valley
- City of Rosemead, Garvey Community Center
- County of Los Angeles, Department of Health Services
- Family Counseling Services of West San Gabriel Valley
- Family Promise
- Fair Housing Rights Center
- Garvey School District
- Los Angeles County Development Authority
- Los Angeles Center for Alcohol & Drug Abuse
- Los Angeles County Public Health Department
- Los Angeles Homeless Services Authority
- Rosemead School District
- Salvation Army

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City consulted with the Los Angeles County Development Authority and nonprofit organizations i.e., Los Angeles Homeless Services Authority, Family Promise, etc. to determine funding needs for housing and services for homeless persons, low- and moderate-income persons, and low-income neighborhoods.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

As seen above, the City of Rosemead participates in the County of Los Angeles' Continuum of Care Program; however, does not receive ESG funds.

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

Please see Table 2 below.

Table 2 – Agencies, groups, organizations who participated.

1	Agency/Group/Organization	LOS ANGELES CENTERS FOR ALCOHOL & DRUG ABUSE (LA CADA)
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Homeless Services - Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically Homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	L.A. CADA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plans needs assessment findings and strategic planning goals.
2	Agency/Group/Organization	County Public Health Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Health was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plans needs assessment findings and strategic planning goals.
3	Agency/Group/Organization	LOS ANGELES COUNTY COMMUNITY DEVELOPMENT COMMISSION
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LACDA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the Con Plans needs assessment findings and strategic planning goals.
4	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LAHSA was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the ConPlans needs assessment findings and strategic planning goals.
5	Agency/Group/Organization	City of Rosemead
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Shelter Policies

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In order to obtain a comprehensive assessment of the needs and priorities within the community, the Con Plan process included consultation with Rosemead citizens, service providers, Council and City staff. Focus group meetings were conducted with stakeholders. A Public Survey was conducted on the City's website.
6	Agency/Group/Organization	Family Promise of San Gabriel Valley
	Agency/Group/Organization Type	Services - Children Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Family Promise of San Gabriel Valley was interviewed as part of the network of providers of services for homeless residents. It provides homeless families in the region with shelter and food, while helping them find work, housing, and regain and sustain their independence.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City's Strategic Plan in the Con Plan will provide support to nonprofits that meet the social services needs of LMI residents with a direct emphasis on assisting the homeless.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

None.

AP-12 Participation - 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City published a Notice of Funding Availability (NOFA) in the newspaper and City's website, to announce the availability of CDBG funds and solicit proposals from tax-exempt, nonprofit organizations that provide eligible CDBG services or projects that benefit Rosemead residents.

In response to the NOFA, nonprofit organizations submitted applications for CDBG grants. In consideration of the funding available, the amount of funding requested, past performance, anticipated benefit to Rosemead residents, and City priorities, staff recommends program/project funding levels in the Action Plan.

The Annual Action Plan was made available for public review from March 21, 2024 through April 23, 2024. The City prepared a public notice announcing the draft Action Plan was available for review on the City's website (www.cityofrosemead.org), and at six other public locations, including Rosemead City Hall. The notice was also published in the local newspaper. The notice also indicated the date, time, and location of the City Council public hearing for adoption of the Annual Action Plan and included:

- The amount of CDBG/HOME assistance expected to be received during the plan duration;
- The range of activities that are proposed under the Action Plan using CDBG and HOME funds.

The City received no verbal or written comments during the review period and did not receive any public comment(s) during the public hearing at the City Council Meeting on April 23, 2024.

The public hearing notice was published in the Rosemead Reader and website on March 21, 2024. The public hearing for the preparation of the City's Action Plan was held on April 23, 2024, at 7:00 p.m. in the City of Rosemead Council Chamber. Members of the public attended this hearing in an in-person and in a virtual setting. There were no comments received during the public hearing.

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	All Rosemead Residents	No responses received during the newspaper ad period.	No comments received during the newspaper ad period.	N/A	
2	Internet Outreach	All Rosemead Residents	No responses received during the internet outreach period.	No comments received during the internet outreach period.	N/A	
3	Public Hearing	All Rosemead Residents	The public hearing which included the adoption of the 2024-25 Action Plan was held on April 23, 2024, at 7:00p.m. in the City of Rosemead Council Chamber. Members of the public attended this hearing in an in-person and in a virtual setting.	No comments received during the public hearing period.	N/A	

Table 4 – Citizen Participation Outreach

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

Introduction

The Action Plan focuses on activities to be funded with the two federal entitlement grants—CDBG and HOME—administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

CDBG Program

CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

- Benefiting low–and moderate–income persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet an urgent need that the grantee is unable to finance on its own.

The City is receiving approximately \$584,216 in Program Year (PY) 2024-2025 CDBG funds.

HOME Program

HOME funds are awarded annually as formula grants to participating jurisdictions (PJ's). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance, or security deposits.

HOME is designed to create affordable housing for low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$228,278 in PY 2024-2025 HOME funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Admin and Planning	\$584,216	\$0	\$0	\$584,216	\$0	In Year 5, the City expects to receive \$584,216 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible CDBG programs/projects.
		Economic Development						
		Housing Rehab						
		Homeownership						
		Public Improvements						
		Public Services						
Acquisition								
HOME	Public-federal	Admin and Planning	\$228,278	\$0	\$0	\$228,278	\$0	In Year 5, the City expects to receive \$228,278 in HOME entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible HOME programs/projects.
		Homeowner Rehab						
		Homeownership						
		Multifamily Rental New and Rehab						
		TBRA						
Acquisition								

Table 60 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Senior Nutrition Services and Affordable Housing Projects)
- In-kind donations
- Preserve the City’s existing affordable housing stock for low- to moderate-income households (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program (OOR)— Emergency Grant, Grant & Rebate)

Also, the following service providers budgeted additional federal and non-federal funds to their activities through funding from other cities, in-kind donations, United Way and other charitable organizations, and the Federal and State governments:

- Summer Youth Employment Program (SYEP);
- Senior Nutrition;
- Family Promises of San Gabriel Valley;
- Fair Housing Services;
- Wealth by Health;
- Asian Youth Center; and
- Heart of Compassion

The City of Rosemead anticipates assisting nine (9) low- to moderate-income homeowners through the Residential Rehabilitation Programs. Low- to moderate-income is defined as individuals or families whose household income is between 0 to 80 percent of the Median Family Income (MFI) for Los Angeles County.

In addition to HOME providing affordable housing, the City implements the goals, objectives, and policies of the City's Housing Element by creating the incentive of density bonuses to developers that provide housing units affordable to low- to moderate-income households. A density bonus is allowed in development with five or more units, excluding density bonus units.

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

The City has two apartment complexes that are currently rented exclusively by low-income seniors (Angelus and Garvey Senior Apartments). The Angelus Senior Housing Project was constructed in 1995, and the Garvey Senior Housing Project was constructed in 2002. Both projects were constructed with assistance from the Community Redevelopment Agency, which no longer exists. However, these units are owned and operated by the Rosemead Housing Development Corporation, which is a nonprofit corporation established by the City to create affordable housing and will be preserved in perpetuity as affordable housing.

There is a single waiting list for both senior apartment complexes. Angelus Senior Apartments is made up of 50 one-bedroom units and 1 two-bedroom unit, while Garvey Senior Apartments contains 64 one-

bedroom and 8 two-bedroom units. In addition, the California Mission Inn is a privately owned assisted living facility located in the City and provides for seniors and disabled individuals.

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	Expand Fair Housing choice and access	2024	2025	Fair Housing	Community Wide	Fair Housing	CDBG: \$13,000	110 People
2	Expand Affordable Housing Opportunities	2024	2025	Affordable Housing Public Housing Non-Homeless Special Needs	Community Wide	Housing Grants/Match/Loans CHDO	CDBG: \$160,000 HOME: \$171,209 HOME: \$34,242	7 Households 2 Households 1 Other
3	Provide Economic Development Activities	2024	2025	Non-Housing Community Development	Community Wide Low/Mod Census Tracts Target Areas	Commercial Façade Improvement	CDBG: \$189,741	9 Businesses
4	Maintain Safe and Green Neighborhoods	2024	2025	Public facilities including recreation and infrastructure	Low/Mod Census Tracts	Street Improvements	CDBG: \$0	0 Project
5	Provide Vital Public Services	2024	2025	Non-Homeless Special Needs Non-Housing Community Development	Community Wide	Youth Services Senior Services Homeless Needs Supportive Services	CDBG: \$74,632 CDBG-CV: \$95,000	430 People 480 People
6	Planning and Administration-	2024	2025	Efficient and effective administration of planning and execution of CDBG, HOME, and CDBG-CV Programs	Community Wide	All	CDBG: \$116,843 HOME: \$22,827	1 Other 1 Other

Table 61 – Annual Goals

Goal Descriptions

1	Goal Name	Expand Fair Housing Choice and Access
	Goal Description	The City will continue to collaborate with entities to assist families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems.
2	Goal Name	Expand Affordable Housing Opportunities
	Goal Description	Provide funding for new housing development and or programs that assist low- and moderate-income families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's Analysis of Impediments to Fair Housing Choice.
3	Goal Name	Provide Economic Development Activities
	Goal Description	Provide programs and funding for commercial façade improvements to assist businesses.
4	Goal Name	Maintain Safe and Green Neighborhoods
	Goal Description	Activities that improve the quality of life for residents include proactive code enforcement, improving parks, creating green streets, improving accessibility, and safe routes to school.
5	Goal Name	Provide Vital Public Services
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling, and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services.
6	Goal Name	Planning and Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

Table 62 – Goal Descriptions

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Rosemead will invest CDBG funds in projects that develop and provide fair housing services, provide services to low- and moderate-income residents, prevent homelessness and strengthen economic opportunities. Together, these projects will address the needs of low- and moderate-income Rosemead residents. The City is receiving \$584,216 in PY 2024-2025 CDBG funds. The City is receiving \$228,278 in PY 2024-2025 HOME funds. HOME is designed to create affordable housing for low-income households. In addition, the City will allocate \$95,000 in CDBG-CV funds for public service activities.

Projects

#	Project Name	2024-2025 Allocation
CDBG		
1	Planning and Administration	\$116,843
2	Residential Rehabilitation Grant Program	\$160,000
3	Residential Rehabilitation Administration	\$30,000
4	Commercial Façade Improvement Program	\$189,741
5	Heart of Compassion	\$18,000
6	Summer Youth Employment	\$11,632
7	Senior Nutrition Program	\$25,000
8	Family Promise	\$20,000
9	Fair Housing Services	\$13,000
	TOTAL	\$584,216
HOME		
10	Planning and Administration	\$22,827
11	CHDO Assistance	\$34,242
12	Residential Rehabilitation Loan Program	\$171,209
	TOTAL	\$228,278
CDBG-CV		
13	Wealth by Health	\$45,000
14	Asian Youth Center	\$50,000
	TOTAL	\$95,000

Table 63 – Project Summary

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

Based on the Strategic Plan of the Consolidated Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2024-2025 to projects and activities that benefit low- and moderate-income people throughout the City.

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 residents. The projects selected for funding represent programs designed to meet needs identified as high within the Consolidated Plan. Funding is limited, so not all projects requesting funding were able to be funded. The City strives to have a broad spectrum of programs to meet the needs of as many populations throughout Rosemead as possible.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$116,843
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG Program Administration is located at City Hall
	Planned Activities	Program administrative costs for CDBG operations.
2	Project Name	Residential Rehabilitation Grant Program
	Target Area	Citywide
	Goals Supported	Maintain Decent and Energy Efficient Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$160,000
	Description	Grants are available to Households who own and occupy their home and are age and income qualified may be eligible. Through this program, homeowners can make certain rehabilitation improvements and upgrades to their single-family residence.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	7 Housing units
	Location Description	TBD
	Planned Activities	Undertake several housing rehabilitation projects.
3	Project Name	Residential Rehabilitation Administration
	Target Area	Citywide
	Goals Supported	Expand Affordable Housing Opportunities.
	Needs Addressed	Affordable Housing.
	Funding	CDBG: \$30,000

	Description	Funds will be used to pay administrative costs associated with the Residential Rehabilitation Programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for CDBG Residential Rehabilitation programs.
4	Project Name	Commercial Façade Improvement Program
	Target Area	Citywide
	Goals Supported	Provide Economic Development Activities.
	Needs Addressed	Provide programs and funding for commercial façade improvements to assist businesses.
	Funding	CDBG: \$189,741
	Description	Provide programs and funding for commercial façade improvements to assist businesses.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	9 businesses
	Location Description	Citywide
	Planned Activities	Provide programs and funding for commercial façade improvements to assist businesses.
5	Project Name	Heart of Compassion
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services.
	Funding	\$18,000
	Description	Provide Rosemead homeless and at-risk of becoming homeless with food twice a week.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	140 People
	Location Description	Rosemead CA 91770
	Planned Activities	Provide Rosemead homeless and at-risk of becoming homeless with food twice a week.
6	Project Name	Summer Youth Employment Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services.
	Funding	\$11,632
	Description	The Summer Youth Employment Program provides employment opportunities for high school aged youth.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5 Youth
	Location Description	Citywide
	Planned Activities	The program provides summer employment for high school aged youth.
7	Project Name	Senior Nutrition Program
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services.
	Funding	\$25,000
	Description	Provide seniors with nutritious meals.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	225 Seniors
	Location Description	Garvey Community Center, Rosemead
	Planned Activities	Provide Rosemead seniors with high quality, cost efficient and nutritious meals at the Garvey Community Center.
8	Project Name	Family Promise
	Target Area	Citywide
	Goals Supported	Provide vital public services.
	Needs Addressed	Homeless prevention and public services.
	Funding	\$20,000
	Description	Provide families with shelter and food while helping residents find work, housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	60 Families
	Location Description	1005 E. Las Tunas Blvd, San Gabriel, CA
	Planned Activities	Family Promise is a congregation network shelter program that addresses family homelessness. Families are sheltered at different locations week to week until they can find permanent housing. Daycare is also provided onsite.
9	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Expand Fair Housing Choice and Access
	Needs Addressed	Fair housing education
	Funding	CDBG: \$13,000
	Description	Provide funding to handle fair housing cases and education.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	110 Persons
	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
10	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$22,827
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development, and housing programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	HOME Program Administration is located at City Hall
	Planned Activities	Program administrative costs for HOME operations.
11	Project Name	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: \$34,242
	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	To be determined
	Planned Activities	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds to future years in order to add future HOME funds to complete a more substantial project.
12	Project Name	Residential Rehabilitation Loan Program
	Target Area	Citywide
	Goals Supported	Maintain Decent and Energy Efficient Housing and Commercial Areas
	Needs Addressed	Affordable Housing

	Funding	HOME: \$171,209
	Description	Homeowners who income qualify may receive a loan to make certain rehabilitation improvements and upgrades to their residence.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2 Housing units
	Location Description	TBD
	Planned Activities	Undertake several housing rehabilitation projects.
13	Project Name	Wealth by Health
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless prevention and public services
	Funding	CDBG-CV: \$50,000 carryover
	Description	Provide Rosemead residents who have been impacted by COVID-19 with quality healthcare assistance.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 People
	Location Description	3059 Del Mar Ave. Rosemead, CA 91770
	Planned Activities	Provide Rosemead residents who have been impacted by COVID-19 with quality healthcare assistance.
14	Project Name	Asian Youth Services
	Target Area	Citywide
	Goals Supported	Provide vital public services
	Needs Addressed	Homeless prevention and public services
	Funding	CDBG-CV: \$45,000
	Description	Provide Rosemead residents who have been financially impacted by COVID-19 with quality, cost efficient and nutritious food.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	180 People
	Location Description	100 Clary Ave. San Gabriel, CA 91776

Table 64 – Project Information

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.

To prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

There are exceptions to this policy for activities limited to low- and moderate-income block groups. Eligible activities in areas found to be low- and moderate-income block groups include street improvements, improvement to public facilities, and improvements to facilities for persons with special needs.

The low- and moderate-income (LMI) area benefit national objective applies if the activities benefit all persons in a residential area where at least 51 percent of persons will benefit from the activities. Housing conditions survey data report that many of these tracts (mostly multi-family residential) consist of a majority of structures and properties within the block require major repair of building systems. The LMI residential areas in the City cover the very most northern part and the Garvey district in the southern half of the City, below Highway 10. The Garvey district is comprised primarily of residential land uses. Neighborhoods west of Walnut Grove Avenue on Garvey consist mostly of medium density residential with three smaller zones of low density residential. All residential east of Walnut Grove Avenue is low density residential. The City is nearly completely built out and consists primarily of residential development. Most of the housing stock was built prior to 1989 and the rate of development of new units has tapered substantially.

A new map has been developed with Low- and Moderate-Income Summary Data (LMISD), resulting from the 2010 Census, became effective. The LMISD is the data that the City uses for the official determinations of activity compliance with the low- and moderate-income area benefit national objective, in accordance with the Housing and Community Development Act of 1974, as amended, and the CDBG regulations.

The City has traditionally used 80 percent or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum of 70 percent low/mod benefit level for CDBG activities). To continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these target areas, the City will continue to direct CDBG resources to these special geographic areas.

Geographic Distribution

Target Area	Percentage of Funds
Eligible Low- and Moderate-Income Block Groups	70
Community Wide	30

Table 65 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To accommodate future residential development, improvements are necessary in infrastructure and

public services related to man-made facilities such as sewer, water, and electrical services. Portions of the City are also constrained by various environmental hazards and resources that may affect the development of lower priced residential units. Although these constraints are primarily physical, and hazard related, they are also associated with the conservation of the City's natural resources.

Discussion

See above.

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 66 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

Table 67 - One Year Goals for Affordable Housing by Support Type

Discussion

The City uses CDBG and HOME funds for homebuyer assistance and rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95 percent of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95 percent of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

The City of Rosemead believes the 203(b) limits provided by HUD, for Los Angeles County, understate housing prices in Rosemead. Therefore, staff performed its own analysis to determine the 95 percent of median purchase price limits.

To conduct a local market survey, the City must collect and present sales data by type of housing (for example, one- to- four-unit, condos, townhomes, and manufactured housing) on all or nearly all of the one-family house sales in the entire City. The data must be presented in ascending order of sales price and include the address of the listed properties and their locations within the City.

The length of the reporting period varies with the volume of monthly home sales. If there are 500 or more housing sales per month within the within the City, a one-month reporting period must be used. If there are 250-499 sales per month, a two-month reporting must be used. If there are fewer than 250 sales per month, a three-month reporting period must be used. If the total number of sales reported is an odd

number, the median is established by the price of the middle sale. If the total number of sales is an even number, the higher of the two middle numbers is considered the median.

Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a four-month period using HDL data. This survey shows a median price for single family of \$950,000 in the City and a 95 percent median value price of \$902,500 for single family homes. The median condominium of \$633,000 and a 95 percent median value price of \$601,350 for condominium sales (see Home Sales data in Attachment A).

AP-60 Public Housing – 91.220(h)

Introduction

There are no public-owned housing projects located in the City. LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon the date of preliminary application and Voucher availability.

Although there are no public housing units, there are several affordable housing developments. The following four housing developments received mortgage assistance with the help of federal, state, or local funds.

Angelus Senior Apartments

The Angelus Senior Apartment was completed in 1995 and is owned by the Rosemead Housing Development Corporation. It consists of 50 one-bedroom units and 1 two-bedroom unit. The term of the lease is for 55 years from the effective date of the Development Agreement between the City of Rosemead and the Rosemead Housing Development Corporation or until February 7, 2050. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the Con Plan. As mentioned earlier, the earliest possible conversion date for the Angeles Senior Apartment is February 7, 2050.

Garvey Senior Apartments

The Garvey Senior Apartment was completed in 2002 and is owned by the Rosemead Housing Development Corporation. It consists of 64 one-bedroom and 8 two-bedroom units. The term of the lease is for 55 years from the effective date of the Development Agreement between the Rosemead Community Development Commission, the City of Rosemead, and the Rosemead Housing Development Corporation or until October 30, 2057. To qualify for this complex, a person must be 62 years of age or older and must income qualify. The maximum income is 40 percent of the area median income adjusted for household size. The income limits are reviewed every year and are subject to change without prior notice. The risk of conversion will not be an issue during the next five years of the Con Plan. As mentioned earlier, the earliest possible conversion date for the Garvey Senior Apartment is October 30, 2057.

Two (2) 3- Bedroom Single Family Homes

During the FY 2007–2008 and the FY 2010–2011, the City entered into agreements with RHDC for the production of affordable housing using the 15 percent CHDO set-aside funding as required under the HOME entitlement grant. As a result, the City approved two separate 0 percent deferred payment loans funded by the HOME CHDO Set-Aside Fund to the Rio Hondo Community Development Corporation for the purchase of two 3-bedroom rental properties in the City. Both properties are restricted as rental, property for low- to moderate-income households and are subject to a 55-year affordability covenant until May 2063 and March 2066, respectively.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The above dwelling units are privately owned; however, because they are subsidized, individual dwelling units must be held to HUD standards for public units and inspection processes. The City works with the LACDA who provides rental assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50 percent of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with the average wait from 7 to 10 years, if not longer. Each applicant is selected from the waiting list in sequence, based upon date of preliminary application and voucher availability.

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

There is no action needed by the City.

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

LACDA manages a resident engagement process with their public housing; however, there is no public housing in the City.

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

This is not applicable to the City.

Discussion

See above discussion.

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

Introduction

Given the limited resources and small amount of homeless in the City of Rosemead, homeless activities have been given a lower priority in the 2020–2024 Consolidated Plan and subsequent Annual Action Plans. The City is relying on coordinated efforts with the Los Angeles Homeless Services Authority (LAHSA) to provide shelter opportunities; the East San Gabriel Valley Coalition (ESGV) for the Homeless to provide information, counseling, and referral services to homeless persons that reside in the City, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

The City of Rosemead has been awarded \$1,222,084 of HOME-American Rescue Plan Act (HOME-ARP) funding by the US Department of Housing and Urban Development (HUD). These funds are to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. To respond to critical needs in Rosemead, the City prioritized HOME-ARP funds for homeless supportive services as defined as a qualifying population under the HOME-ARP regulations. The City has partnered with L.A. CADA, a qualified homeless provider specializing in substance abuse cases and other supportive services including outreach, sheltering, mental health, and case management.

Every year, LAHSA conducts a census of the homeless population through the Greater Los Angeles Homeless Count. In January 2023 the Los Angeles Continuum of Care Point-in-Time Count determined there were 98 people experiencing literal (unsheltered) homelessness within Rosemead. This reflects an increase from 2022.

Of the 98 people experiencing homelessness within Rosemead who were captured through the Point-in-Time Count enumeration process, 45 were unsheltered persons and 53 were persons in dwellings. No emergency shelters or transitional housing programs currently exist within the City’s jurisdiction. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing.

The information below shows the living situations of people experiencing homelessness within the City at the time of the 2023 Point-in-Time Count. As can be seen, most people who are experiencing homelessness within the City are staying outdoors on the streets, in tents, or in makeshift shelters.

- Persons on the Street: 45
- Persons in Cars: 13
- Persons in Vans: 6
- Persons in RVs/Campers: 1
- Persons in Makeshift Shelters: 7
- Persons in Tents: 8

Demographics or family status were not reported.

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 City will work with the above agencies to reach out to homeless persons and assess their individual

needs. As mentioned above, the City is in close coordination with the Los Angeles Homeless Services Authority (LAHSA) to facilitate regional coordination for homeless needs. Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County allows the Department of Public Health to target and track the needs of each area. The City of Rosemead is in SPA 3. Every year, the Los Angeles Continuum of Care coordinates a Shelter/Housing Inventory Count and a Point-in-Time inventory of service projects within the Los Angeles Continuum of Care. The Housing Inventory Count records how many beds and units are dedicated to serving the homeless, as well as a record of utilization of services on the night of the count. Family Promise is an emergency shelter for homeless families with children located in the City of Rosemead.

While it is difficult to pinpoint the exact number of homeless persons, results of the annual PIT survey conducted for 2023 were 98 homeless individuals. Within the City, indicators such as increasing housing costs, rising unemployment rates, and low wages coalesce to keep homelessness a problem in the San Gabriel Valley.

The City funds two public services organizations including a fair housing provider and Family Promise of San Gabriel Valley. The fair housing provider will continue to provide the City with fair housing services as well as handle future housing discrimination cases. Family Promise located on San Gabriel Boulevard, in Rosemead provides food, shelter, and support services for homeless families. Counseling and homeless prevention services are provided for at-risk families. In 2023-2024 Family Promise assisted an estimated 39 families with temporary housing and case management using CDBG funding. In 2024-2025 Family Promise anticipates CDBG funding will assist 60 families. Outside of CDBG funding, the City also relies on El Monte Access Center, located several miles outside of Rosemead to provide intake/assessment services, case management, and transportation assistance for homeless individuals.

The City allocated HOME-ARP funds to Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) to provide transitional and supportive housing for those in rehabilitation from substance abuse. The Rosemead's L.A. CADA team consists of two full-time homeless outreach navigators dedicated to the City of Rosemead. Services include emergency housing, transitional housing, and supportive services, including linkage to healthcare, permanent housing, and workforce development. L.A. CADA's resources include over 550 multidisciplinary behavioral healthcare workers, including additional specialists, physicians, psychiatrists, nurse practitioners, RNs, LVNs, state-licensed clinical therapists, registered SUD counselors, navigators, case managers, and dedicated peer mentors with lived recovery experience. These supportive services will further advance compassionately, respectfully and with perseverance a stronger, wider, and more effective approach to combatting homelessness in Rosemead.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) was consulted as part of the public outreach process. L.A. CADA provides transitional and supportive housing for those in rehabilitation from substance abuse. This organization continues to have a growing need to supply housing for its clients. They intend to continue to grow their capacity to serve families recovering from alcohol and drug abuse throughout Los Angeles County. The El Monte Access Center as noted above also provides employment assistance, information, and referrals for housing placement and rapid re-housing services. Full-time staff, dedicated to the City of Rosemead, are present Monday through Fridays, from 7:00 a.m. to 4:00 p.m. They are out in the field the majority of the day, but typically return to the Public Safety Center at 3:00 p.m. In addition, they may also transport homeless individuals to temporary housing facilities that are outside of the City. They typically have two full-time staff on duty, however, on Wednesdays, they may have up to

five.

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.

As stated above, the City is relying on coordinated efforts with LAHSA, ESGV, and Family Promise of San Gabriel Valley to 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.

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

In addition to the agencies above, the City will continue to seek and work with local non-profit agencies that provide emergency food, clothing, and referral services to low-income City residents; many of which are homeless or at-risk of homelessness.

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

During the next year, the City will continue to work cooperatively within existing legislatively mandated constraints and work to develop or encourage public policies that foster further affordable housing development and assistance. In order to promote integration and prevent low-income concentrations, the City designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

In February 2020, the City adopted the 2020 Analysis of Impediments (AI) to Fair Housing Choice. Through data analysis and community engagement activities the following barriers to fair housing were identified:

- Low number of affordable housing units.
- High housing land, construction, and labor costs.
- Lack of rent control/stabilization policies particularly for single-parent households, persons with disabilities and, seniors.
- Salaries are stagnant compared to the rising cost of housing.
- Lack of time or finances for increased education.
- Safe crosswalks and guards on routes to school.
- Access to the internet for school-age children.
- Limited amount of recreation and open play areas and public spaces.
- Lack of funding and knowledge about existing housing placement services, rental assistance, and rent deposit services/programs.
- Lack of individual and local resources to maintain housing stock.
- Lack of wrap-around services for families purchasing homes for the first time.
- Expand local housing agencies' capacity for family placement services and create more housing opportunities in the City.
- Lack of implementation of local housing policies for affordable housing development.

The final chapter of the AI discusses the ways and means the City can begin to remediate or reduce the barriers to affordable housing. The following goals were adopted:

Goal 1: Create housing solutions for members of protected classes.

Goal 2: Increase affordable housing opportunities.

Goal 3: Support housing development initiatives that foster a collaborative approach between public/private housing to maximize the leveraging of funds.

Goal 4: Increase homeownership.

Goal 5: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 6: Increase job training and employment opportunities.

Discussion:

See the above discussion.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The City plans to work with and partner with other agencies and development corporations to further the recommendations of the AI and affordable housing initiatives. The City strives to reduce homelessness, maintain existing housing stock, and stimulate economic growth by funding commercial façade rehabilitation programs.

Actions planned to foster and maintain affordable housing

The City will continue to look at non-traditional ways to increase affordable housing to meet the needs of the homeless, low- and moderate-income renters who want to purchase homes and develop new opportunities for residential development. The City will continue to combine funding sources and leverage private funds that can assist in the Con Plan's priority needs and goals.

Mission Villas is an approved residential planned development project consisting of 37 residential units, located at 8601 Mission Drive. The development will incorporate four low-income units.

Actions planned to reduce lead-based paint hazards

The City continues to evaluate every housing rehabilitation project to assess lead-based paint hazards ultimately reducing risk each year. The City procures the service of a State Certified Lead Consultant to provide the following:

- Lead-based paint and soil inspection;
- Lead-based paint risk assessment;
- Lead-based paint hazard reduction monitoring; and
- Post-hazard reduction clearance test.

Under the Rehabilitation Programs, the City will continue to provide each owner who participates with both oral and written information regarding the dangers of lead-based paint and what to do about it. Owners of properties constructed before 1978 will be required to meet certain lead-based paint requirements prior to being assisted. These requirements include the following:

- Distribution of lead-based paint notification pamphlets to all households occupying assisted units.
- Inspection of all properties for defective paint surfaces.
- Abatement of all defective paint surfaces identified at the time of the inspection.

Through the Rehabilitation Programs, financial assistance will be provided to eradicate the problem. Full abatement will be undertaken in all rehabilitation projects over \$25,000. It is the responsibility of the City's Housing Division to ensure that properties constructed prior to 1978 meet the lead-based paint requirements and any abatement of defective paint surfaces are completed by contractors certified by the State of California Department of Health Services. A copy of the contractor's certification is kept on file.

In addition, the City requires clearance for all properties that fail an HQS inspection due to chipping, peeling, and cracking surfaces greater than two sq. ft. on the interior and 20 sq. ft. on the exterior of the unit or in common areas. A risk assessment will be required to be completed by a certified risk assessor whenever the City is notified that a child with an environmental intervention blood lead level (EIB) plans to live in a unit receiving CDBG and/or HOME assistance.

Actions planned to reduce the number of poverty-level families

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The strategy is outlined in the following sections.

Housing and Community Development

The following programs and services are either funded in part by the City or exist within the City providing for the daily needs of residents.

- **Angelus/Garvey Senior Housing**—rental assistance for seniors
- **Dial-A-Ride**—transportation service for seniors and disabled
- **Rosemead Explorer** – offers affordable transportation throughout the City for the convenience of residents of all ages
- **Fair Housing Services**—landlord/tenant information and assistance
- **Family Promise**—homeless services for families
- **Garvey Community Center/Rosemead Community Recreation Center**—variety of services including counseling services, social service programs, recreational programs, and information and referral services
- **Senior Nutrition Program**—nutritious meals for seniors
- **LACDA**—rental assistance
- **Residential Rehabilitation Programs**—rehabilitation of a home
- **Vintage California Mission Inn**—assisted living facility for seniors and disabled
- **YMCA of West San Gabriel Valley**—variety of services including childcare, after-school enrichment, youth leadership and development, mentoring and tutoring, youth and adult sports, fitness, camping, and family support activities
- **YWCA-Wings**—emergency shelter for women and children
- **Wealth by Health**—health and wellbeing of underserved populations
- **Asian Youth Center**—provides emergency food assistance
- **L.A. CADA**—provides transitional and supportive housing for those in rehabilitation from substance abuse.

Economic Development

The City provides supported activities that promote economic development including the Business Attraction/Retention Program. Through this program, the City attracts new businesses as well as retaining the current businesses within the City. The City has also modified the Commercial Improvement Program to better assist the Rosemead Business Community. The demand for the program has increased tremendously. Creating attractive and energy-efficient storefronts is a priority need in the City. In

addition, the City is also assisting businesses that have been impacted by the COVID-19 pandemic.

Low Income Housing Tax Credit Coordination (LIHTC)

Currently, the City uses CDBG funds and HOME funds for affordable housing development through housing rehabilitation programming. The City has participated in one tax credit development project. The City has a HOME-funded development fund. As part of that, there may be additional opportunities to use the Low-income Housing Tax Credit funds. In order to coordinate and assess the need for tax credits for the development of a housing project, the Housing Division staff will work with developers and non-profit agencies pro forma, serve as part of the team developing tax credit financing and will calculate the financing gap, along with the maximum and minimum subsidies. This will ensure that the City's HOME coordination will meet HOME requirements for the LIHTC program.

Actions planned to develop institutional structure

The City's Community Development Department retains the responsibility of managing CDBG and HOME administration, project determinations, project funding and drawdowns, community and public services, staffing, and HUD monitoring. This role also requires continued coordination with the Continuum of Care (CoC) in the region. One of the largest challenges the City faces is the lack of funding to maintain community facilities and services currently offered. Management of the network of agencies, programs, and assistance available to residents is an ongoing and time-consuming task that requires a large number of City staff. Creating an institutional structure that can develop and share data on the progress and status of beneficiaries through the development of integrated information systems such as the Coordinated Entry System and CoC. These outside institutions play a major role in the delivery of community development programs.

It remains important that the City further support its social services that provide transitional and permanent housing, emergency shelters, and supportive services.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will carry out the 2024–2025 Action Plan through its various organizations including Family Promise, Senior Nutrition Provider, and the fair housing provider. In addition, City departments must work together to achieve the goals set in the Action Plan.

The City works with the County and State governments and private industry construction contractors, non-profit organizations, and social service providers to implement the projects within the Action Plan. The City is committed to extending and strengthening partnerships among all levels of government, nonprofits, and private sector.

Discussion:

See the above discussion.

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income.	100%

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.

**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:

Other forms of investment are local and federal funds.

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:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual (Appendix C).

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:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual (Appendix C).

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 has no plans to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.



2024-2025 ANNUAL ACTION PLAN

JULY 1, 2024 THROUGH JUNE 30, 2025

APPENDIX A

Home Sales Data

City of Rosemead
 Single Family Sales - Maximum HOME Value Limit Calculation
 (February 13, 2024 through May 13, 2024)

	Property Address	City	State	ZIP Code	Sale Recording		Detailed Property Type
					Sale Price	Date	
1	8722 Guess St	Rosemead	CA	91770	\$ 625,000	3/18/2024	Single Family Residential
2	7941 Lake Knoll Dr	Rosemead	CA	91770	\$ 650,000	2/16/2024	Single Family Residential
3	4318 Rio Hondo Ave	Rosemead	CA	91770	\$ 655,000	2/29/2024	Single Family Residential
4	7826 La Merced Rd	Rosemead	CA	91770	\$ 670,000	4/2/2024	Single Family Residential
5	7421 Mooney Dr	Rosemead	CA	91770	\$ 678,000	4/26/2024	Single Family Residential
6	3150 Burton Ave	Rosemead	CA	91770	\$ 748,000	4/5/2024	Single Family Residential
7	3227 Rosemead Pl	Rosemead	CA	91770	\$ 753,000	2/27/2024	Single Family Residential
8	3415 Jackson Ave	Rosemead	CA	91770	\$ 799,000	4/25/2024	Single Family Residential
9	2639 Strathmore Ave	Rosemead	CA	91770	\$ 800,000	4/26/2024	Single Family Residential
10	8012 La Merced Rd	Rosemead	CA	91770	\$ 880,000	3/15/2024	Single Family Residential
11	3511 Rio Hondo Ave	Rosemead	CA	91770	\$ 900,000	3/13/2024	Single Family Residential
12	3619 Rio Hondo Ave	Rosemead	CA	91770	\$ 950,000	4/18/2024	Single Family Residential
13	4501 Halkett Ave	Rosemead	CA	91770	\$ 970,000	2/14/2024	Single Family Residential
14	3352 Muscatel Ave	Rosemead	CA	91770	\$ 1,000,000	3/21/2024	Single Family Residential
15	3624 Rio Hondo Ave	Rosemead	CA	91770	\$ 1,050,000	4/12/2024	Single Family Residential
16	7732 Vandorf St	Rosemead	CA	91770	\$ 1,100,000	4/25/2024	Single Family Residential
17	7722 Highcliff St	Rosemead	CA	91770	\$ 1,130,000	3/19/2024	Single Family Residential
18	3830 Rosemead Blvd	Rosemead	CA	91770	\$ 1,150,000	2/21/2024	Single Family Residential
19	3911 Ivar Ave	Rosemead	CA	91770	\$ 1,248,000	4/2/2024	Single Family Residential
20	3648 Earle Ave	Rosemead	CA	91770	\$ 1,300,000	3/15/2024	Single Family Residential
21	4525 Dubonnet Ave	Rosemead	CA	91770	\$ 1,445,000	2/27/2024	Single Family Residential
22	3358 Angelus Ave	Rosemead	CA	91770	\$ 1,950,000	4/10/2024	Single Family Residential

Median Value \$950,000.00

95% of Median V: \$902,500.00

City of Rosemead
Condominium Sales - Maximum HOME Value Limit Calculation
(February 13, 2024 through May 13, 2024)

	Property Address	City	State	ZIP Code	Sale Recording		Detailed Property Type
					Sale Price	Date	
1	8347 Amber Rose Ln	Rosemead	CA	91770	\$565,000.00	3/29/2024	Condominium Unit (Residential)
	4281 Walnut Grove Ave	Rosemead	CA	91770	\$633,000.00	4/30/2024	Condominium Unit (Residential)
Median Value		\$633,000.00		95% of Median Value		\$601,350.00	



2024-2025 ANNUAL ACTION PLAN

JULY 1, 2024 THROUGH JUNE 30, 2025

APPENDIX B

Citizen Participation

MAYOR:
STEVEN LY

MAYOR PRO TEM:
MARGARET CLARK

COUNCIL MEMBERS:
SANDRA ARMENTA
SEAN DANG
POLLY LOW



City of Rosemead

8838 E. VALLEY BOULEVARD
ROSEMEAD, CALIFORNIA 91770
TELEPHONE (626) 569-2100
FAX (626) 569-2303

City of Rosemead Notice of Funding Availability (NOFA) Inviting Applications for the Community Development Block Grant (CDBG) Program for Fiscal Year 2024-2025

APPLICATIONS DUE FEBRUARY 20, 2024

The Federal Housing and Community Development Act of 1974, as amended, provides Community Development Block Grant (CDBG) funds to the City of Rosemead for projects that promote the development of viable urban communities by providing decent housing, suitable living environments, and expanded economic opportunities, particularly for low- and moderate-income persons. The City anticipates receiving an allocation of approximately \$668,000 and may use up to 15% (\$100,200) of the allocation to provide public services.

NOTICE IS HEREBY GIVEN that the City of Rosemead is currently accepting applications from non-profit organizations requesting funds to provide public services to low- and moderate-income residents. Prioritization will be given to organizations that demonstrate the capacity to implement the program in accordance with the requirements established by the United States Department of Housing and Urban Development (HUD), and whose services will help revitalize neighborhoods, promote economic development, and improve community facilities and services in Rosemead.

ELIGIBLE APPLICATIONS: Applications must demonstrate that the service to be provided will principally benefit persons of low- and moderate-income (households earning less than 80% of Los Angeles median income). Examples of eligible services include housing and/or support programs for victims of domestic violence, abused children/youth, the disabled, seniors, or the homeless. Additionally, services addressing unemployment, inadequate healthcare, crime prevention, or substance abuse rehabilitation are eligible. Again, all programs must benefit persons of low and moderate incomes. Applications will also be accepted from organizations seeking to provide fair housing and landlord-tenant services in accordance with HUD requirements.

DEADLINE: All interested applicants must complete and submit an application, available at www.cityofrosemead.org. Applications will be accepted until **2:00 p.m. on Monday, February 20, 2024**, at the City of Rosemead, City Manager's Office, located at 8838 East Valley Boulevard, Rosemead, CA 91770.

Questions regarding this NOFA should be directed to Destiny Garcia, Management Analyst, at (626) 569-2153 or at degarcia@cityofrosemead.org.

**City of Rosemead Notice of Funding Availability
(NOFA)
Inviting Applications for the Community
Development
Block Grant (CDBG) Program for Fiscal Year
2024-2025**

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Notice and Publication Date: January 18, 2024

ROSEMEAD READER

Total Cost

1x run \$384.00

Total \$384.00

lines 128

Rosemead Reader

820 S. Myrtle Avenue
Monrovia, CA 91016
(626) 301-1010

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Rosemead Reader**, a newspaper published in the English language for the city of ROSEMEAD, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of June 22, 2012, Case Number GC048894; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

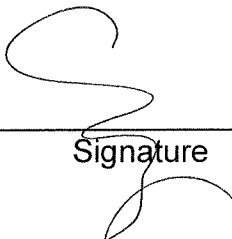
January 18, 2024

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

Dated at Monrovia, California,

This 18th Day January, 2024

X


Signature

(This space is for the County Clerk's Filing Stamp only)

Proof of Publication of

**City of Rosemead Notice of Funding Availability (NOFA)
Inviting Applications for the Community Development
Block Grant (CDBG) Program for Fiscal Year
2024-2025**

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Questions regarding this NOFA should be directed to Destiny Garcia, Management Analyst, at (626) 569-2153 or at degarcia@cityofrosemead.org.

Notice and Publication Date: January 18, 2024

ROSEMEAD READER

MAYOR:
STEVEN LY

MAYOR PRO TEM:
MARGARET CLARK

COUNCIL MEMBERS:
SANDRA ARMENTA
SEAN DANG
POLLY LOW



City of Rosemead

8838 E. VALLEY BOULEVARD
ROSEMEAD, CALIFORNIA 91770
TELEPHONE (626) 569-2100
FAX (626) 569-2303

CITY OF ROSEMEAD COMBINED NOTICE OF PUBLIC HEARING AND 30-DAY COMMENT PERIOD FOR THE DRAFT 2024-2025 ANNUAL ACTION PLAN

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Rosemead City Council will conduct a public hearing on **Tuesday, April 23, 2024, at 7:00 PM**, at Rosemead City Hall, located at 8838 East Valley Boulevard, Rosemead, California 91770. At that time, citizens and other interested parties will be invited to provide comments on the draft 2024-2025 Annual Action Plan. The City of Rosemead has prepared a draft of the 2024-2025 Annual Action Plan for the upcoming fiscal year beginning July 1, 2024, and ending June 30, 2025. The Action Plan is a grant application to the U.S. Department of Housing and Urban Development (HUD) for the last year covered by the City's current 2020-2024 Consolidated Plan. The Action Plan will appropriate approximately \$668,149 of Community Development Block Grant (CDBG) and \$300,862 in HOME Investment Partnership funds, to specific activities for the 2024-2025 fiscal year to address Strategic Plan goals included in the Five-Year Consolidated Plan.

Pursuant to Government Code section 65009, if you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

REVIEW AND COMMENT PERIOD

NOTICE IS HEREBY FURTHER GIVEN that the publication of this notice commences a minimum 30-day public review period as required under Federal Regulation 24 CFR 91.105(b)(2) and the City's Citizen Participation Plan. This public review and comment begin **March 21, 2024**, and will run through **April 23, 2024**. Copies of the draft 2024-25 Annual Action Plan will be available at Rosemead City Hall and on the City's website: https://www.cityofrosemead.org/government/city_departments/community_development/housing.

The public is invited to submit written comments on the draft document to the Housing Division at 8838 East Valley Boulevard, Rosemead, CA 91770 or by email to degarcia@cityofrosemead.org.

FOR FURTHER DETAILS: Please contact Destiny Garcia, Management Analyst, at (626) 569-2153 or degarcia@cityofrosemead.org. In addition, the City Council Agenda and Staff Report will be available on the City's website under "City Calendar" (www.cityofrosemead.org) at least 72 hours in advance of the public hearing. Any person interested in the above proceedings may provide comments in support of, or in opposition to, the item(s) indicated in this notice by providing a public comment orally at the public hearing, submitting in writing through email at publiccomment@cityofrosemead.org, or by calling (626) 569-2100.

In compliance with the Americans with Disabilities Act, if you have a request for an accommodation, please contact Ericka Hernandez, City Clerk, at (626) 569-2100. Notification at least 72 hours prior to the scheduled hearing will enable the City to make reasonable arrangements to facilitate participation.

**CITY OF ROSEMEAD
COMBINED NOTICE OF PUBLIC HEARING AND
30-DAY COMMENT PERIOD
FOR THE DRAFT 2024-2025 ANNUAL ACTION
PLAN**

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Notice and Publication Date: March 21, 2024

ROSEMEAD READER

lines 134.88

1x run \$404.64

Total \$404.64

Rosemead Reader

820 S. Myrtle Ave
Monrovia, CA 91016
(626) 301-1010

(This space is for the County Clerk's Filing Stamp only)

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Rosemead Reader**, a newspaper published in the English language for the city of ROSEMEAD, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of June 22, 2012, Case Number GC048894; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 21, 2024

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

Dated at Monrovia, California,

This 21st day of March 2024

Proof of Publication of

**CITY OF ROSEMEAD
COMBINED NOTICE OF PUBLIC HEARING AND
30-DAY COMMENT PERIOD
FOR THE DRAFT 2024-2025 ANNUAL ACTION
PLAN**

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X



Signature

The public is invited to submit written comments on the draft document to the Housing Division at 8838 East Valley Boulevard, Rosemead, CA 91770 or by email to degarcia@cityofrosemead.org.

FOR FURTHER DETAILS: Please contact Destiny Garcia, Management Analyst, at (626) 569-2153 or degarcia@cityofrosemead.org. In addition, the City Council Agenda and Staff Report will be available on the City's website under "City Calendar" (www.cityofrosemead.org) at least 72 hours in advance of the public hearing. Any person interested in the above proceedings may provide comments in support of, or in opposition to, the item(s) indicated in this notice by providing a public comment orally at the public hearing, submitting in writing through email at publiccomment@cityofrosemead.org, or by calling (626) 569-2100.

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Notice and Publication Date: March 21, 2024

ROSEMEAD READER



2024-2025 ANNUAL ACTION PLAN

JULY 1, 2024 THROUGH JUNE 30, 2025

APPENDIX C

Resale/Recapture Provision

RECAPTURED AND RESALE FUNDS

As discussed in the City's Annual Action Plan, the following requirements relate to *CHDOs only*. *This requiring is not required for rental or homebuyer programs.*

1. RECAPTURED FUNDS (24 CFR 92.254(a)(5)(ii)(A)(4))

Recapture is defined as the recovery of HOME funds upon the sale or transfer, rental or lease, refinancing, or the Borrower(s) no longer being a physical occupant of the property.

GENERAL PROVISIONS

- a. Any amount repaid as a result of a homebuyer property being sold within the affordability period.
- b. The recaptured provisions must be stated in written agreements between Recipients and the income of any eligible homebuyers.
- c. Recaptured funds are a return of the original HOME investment and are technically not program income.
- d. Therefore, unlike program income, 10 percent of recaptured funds **cannot** be used for planning and administrative costs and must be returned to the City.

PROCEDURE

- a. The City of Rosemead will impose HOME recapture provisions on any property sold by a Community Housing Development Organization (CHDO) to a homebuyer when the City provides a direct subsidy for down payment and or closing costs to the homebuyer.
- b. The balance of the loan shall be due and payable upon sale or transfer, rental or lease, refinancing, or the Borrower(s) no longer being a physical occupant of the property.

- c. This recapture provision shall remain in force from the date the legal documents are executed at loan closing until the expiration of the affordability period.
- d. Net Proceeds from Sale for the purpose of Recapture are defined as follows:
 - i. Sales Price
 - ii. Less Seller's Closing Costs
 - iii. Less First Mortgage Balance
 - iv. Less documented Capital Improvements in excess of \$500
 - v. Less Down payment and closing costs paid from the Homebuyer's cash at purchase
 - vi. Equals Net Proceeds from Sale
- e. The City shall recapture from the net proceeds from sale, the remaining Development, and/or Homebuyer direct subsidy and return the recaptured funds to the HOME Investment Trust.
- f. Funds remaining after Recapture shall accrue to the Homebuyer.
- g. If there are no Net Proceeds from Sale, then the City shall forgive the remaining balance of the loan.

RESALE PROVISIONS [24 CFR 92.254(a)(5)(ii)(5)]

Resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability that the housing is made available for subsequent purchase only to a buyer whose family qualifies as a low- income family. The price at resale must also provide the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to low- income homebuyers.

PROCEDURE

- a. The City of Rosemead will impose HOME resale provisions on any property sold by a Community Housing Development Organization (CHDO) or any other entity receiving a HOME development subsidy from the City, to a homebuyer when the City does not provide a direct subsidy for down payment and or closing costs to the homebuyer.

- b. Resale is defined as the recovery of HOME funds upon the sale or transfer, rental or lease, refinancing, or the homebuyer(s) no longer being a physical occupant(s) of the property:
 - i) In instances where the home has been rented or leased, refinanced, or the Borrower(s) are no longer are physical occupant(s) of the property the total outstanding balance of the HOME loan shall be immediately due and payable to the City.
 - ii) In instances where the Homebuyer's home is sold to a qualified low-income buyer at an affordable price, the HOME loan balance shall be transferred to the subsequent qualified buyer and the affordability period shall remain in force.
- c. The resale provision shall remain in force from the date the legal documents are executed at loan closing until the expiration of the affordability period defined in the Written Agreement between the City and the homebuyer(s).
- d. Resale requires the homeowner to sell the home to a low-income family and at an affordable price as defined below:
 - i) A low-income family is defined as a family whose income at the time of purchase from the homebuyer is no greater than 80% of the area median income as defined by HUD under the Part V income definition.
- e. The contract for sale of the home must include a provision requiring the family acquiring the home to be qualified by the City prior to acquiring the property.
 - i) The affordable sale price of the HOME assisted property shall be determined as follows:

(1) The City shall determine 80% of area median income (AMI) for:

- (a) A family of two (2) if the unit is a one (1) bedroom unit
 - (b) A family of three (3) if the unit is a two (2) bedroom unit
 - (c) A family of four (4) if the unit is a three (3) bedroom unit
 - (d) A family of six (6) if the unit is a four (4) bedroom unit
- (2) The applicable AMI shall be multiplied by twenty-five percent (25%) to determine the annual housing expense (“HE”) and divided by twelve (12) to determine the monthly HE.
 - (3) The mortgage interest rate shall be the average fixed rate, thirty (30) year mortgage interest rate as published by the Federal Housing Administration (FHA) at the time of determination.
 - (4) The term shall be thirty (30) years.
 - (5) The present value of an affordable mortgage shall be calculated utilizing the monthly HE, the determined interest rate, and the term.
 - (6) The present value shall be divided by 95 and multiplied by 100. The result shall be the affordable sales price.
- f. The homeowner must list the property at or below the City determined affordable price.

1. Fair Return and Appreciated Value [24 CFR 92.254(a)(5)(i)]

- a) Determination of Fair Return
 - i) Fair Return shall be the sum of:
 - (1) Down payment and closing costs paid from the buyer’s cash at purchase.
 - (2) Seller’s (homeowner’s) closing costs at sale.
 - (3) Principal payments only made by the buyer in excess of the amount required by the loan.
 - (4) Documented capital improvements in excess of \$500.
 - b) Fair Return is paid to the buyer at sale once first mortgage debt is paid and all other conditions of this agreement are met.

- i) In the event there are no funds for fair return, then fair return does not exist.
 - ii) In the event there are partial funds for fair return, then fair return shall remain in force.
- c) Appreciated value is:
- i) The Affordable Sales Price
 - ii) Less first mortgage debt
 - iii) Less Fair Return
 - iv) Equals appreciated value.
- (1) If appreciated value is zero, or less than zero, then no appreciated value exists.
- d) Appreciated Value is shared with the homebuyer based on the City's initial investment of HOME funds as follows:
- i) The homeowner's initial investment of down payment and closing costs divided by the City of HOME investment equals the percentage of appreciated value that shall be paid to the homeowner.
 - ii) The balance of appreciated value shall be paid to the City.

2. CHDO Determination Worksheet

The CHDO Determination Worksheet is designed to assist the City in processing your CHDO application in the minimum time necessary. Each section is a table which can be filled out and will adjust to the length of the CHDOS response. Please remember to save this document as (Acronym of the CHDO) CHDO Application.

Questions regarding the CHDO Determination Worksheet should be directed to the Assistant City Manager at: (626) 569-2100.

EXHIBIT 3 CHDO DETERMINATION WORKSHEET APPLICANT INFORMATION	
Applicant Name	
Applicant Address	



2024-2025 ANNUAL ACTION PLAN

JULY 1, 2024 THROUGH JUNE 30, 2025

APPENDIX D

SF-424 Forms and Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text" value="95-2079994"/>	5b. Federal Award Identifier: <input type="text" value="B-24-06-0580"/>
---	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-20779994"/>	* c. UEI: <input type="text" value="M8YBKMSFK8J7"/>
---	--

d. Address:

* Street1:
Street2:
* City:
County/Parish:
* State:
Province:
* Country:
* Zip / Postal Code:

e. Organizational Unit:

Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

Title:

Organizational Affiliation:

* Telephone Number: Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant (CDBG) Entitlement Grants

*** 12. Funding Opportunity Number:**

14.218 Entitlement Grant

* Title:

Community Development Block Grant (CDBG) Entitlement Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Application for 2024-25 CDBG funds: Administration and funding of eligible programs/activities under 24 CFR Part 570.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="584,216.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="584,216.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

Ben Kim
Ben Kim (May 15, 2024 18:25 PDT)

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  Ben Kim (May 15, 2024 18:25 PDT)	TITLE City Manager
APPLICANT ORGANIZATION City of Rosemead	DATE SUBMITTED 05/15/2024

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

95-2079994

5b. Federal Award Identifier:

M-24-06-0553

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Rosemead

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-20779994

* c. UEI:

M8YBKMSFK8J7

d. Address:

* Street1:

8838 E. Valley Blvd.

Street2:

* City:

Rosemead

County/Parish:

Los Angeles

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

91770-1714

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Destiny

Middle Name:

* Last Name:

Garcia

Suffix:

Title:

Management Analyst

Organizational Affiliation:

* Telephone Number:

626-569-2153

Fax Number:

* Email:

degarcia@cityofrosemead.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-329

CFDA Title:

HOME Investment Partnerships (HOME)

*** 12. Funding Opportunity Number:**

14.329 Entitlement Grant

* Title:

HOME Investment Partnerships (HOME)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Application for 2024-25 HOME funds: Administration and funding of eligible programs/activities under 24 CFR part 92.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="228,277.96"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="228,277.96"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

Ben Kim
Ben Kim (May 15, 2024 18:25 PDT)

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  <small>Ben Kim (May 15, 2024 18:25 PDT)</small>	TITLE City Manager
APPLICANT ORGANIZATION City of Rosemead	DATE SUBMITTED 05/15/2024

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Ben Kim
Ben Kim (May 15, 2024 18:25 PDT)

Signature of Authorized Official

5/15/2024

Date

City Manager

Title

SPECIFIC COMMUNITY DEVELOPMENT BLOCK GRANT CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024-2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Ben Kim

[Ben Kim \(May 15, 2024 18:25 PDT\)](#)

Signature of Authorized Official

05/15/2024

Date

City Manager

Title

OPTIONAL COMMUNITY DEVELOPMENT BLOCK GRANT CERTIFICATION

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Ben Kim

Ben Kim (May 15, 2024 18:25 PDT)

Signature of Authorized Official

05/15/2024

Date

City Manager

Title

SPECIFIC HOME CERTIFICATION

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Ben Kim

[Ben Kim \(May 15, 2024 18:25 PDT\)](#)

Signature of Authorized Official

05/15/2024

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.