

Community Development Block Grant FY 2026-2027 Annual Action Plan

(July 1, 2026 through June 30, 2027)

City of Glendora

May 2026

City of Glendora
Community Development
116 E. Foothill Boulevard
Glendora, CA 91741

Executive Summary

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

Introduction

The City of Glendora (City) is an entitlement jurisdiction for Community Development Block Grant (CDBG) funds allocated by the US Department of Housing and Urban Development (HUD). These funds are used to provide a variety of different projects and programs based on the HUD primary objectives of providing a suitable living environment, providing decent housing, and increasing economic opportunities. The Annual Action Plan (Action Plan) is for the fourth year of the 2023-2027 Consolidated Plan (Con Plan).

The City was awarded \$290,650.00 in CDBG Entitlement funds for FY 2026-2027. In addition, the City has \$80,512.85 in prior year unallocated funds, bringing the total available for projects in FY 2026-2027 to \$371,162.85.

The City received a total of \$446,187.00 in CDBG funds through the CARES Act (CDBG-CV). Those funds are part of the FY 2020-2021 Annual Action Plan (AAP). All CDBG-CV funds are allocated, and all activities have been completed. Progress made on CDBG Entitlement and CDBG-CV activities is reported below.

Summarize the objectives and outcomes identified in the Plan.

The 2023-2027 Con Plan established the priority needs for the City's CDBG program. The Con Plan includes a Needs Assessment, Strategic Plan, Housing Assessment, and the first year Annual Action Plan. These established priority needs are a result of various community outreach efforts and consultation meetings held as part of the citizen participation process.

The 2023-2027 Consolidated Plan established the following priorities:

- **Infrastructure and Public Facilities:** Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents.
- **Economic and Human Development:** Provide for the economic development needs of low- and moderate-income persons.
- **Public Services:** Provide supportive services for the City's low- and moderate-income residents and persons with special needs.
- **Fair Housing:** Promote fair and equal housing choice for all persons.
- **Administration and Planning:** Provide for administration and planning activities

to carry out actions that address identified needs in the Consolidated Plan.

In FY 2026-2027, the City of Glendora will continue to address the Con Plan Priorities to the greatest extent possible with the limited resources available. In FY 2026-2027 the City will use its CDBG funds to address three of the five Con Plan Priorities. \$313,032.85 of the funds available in FY 2026-2027 will be used to continue critical infrastructure improvements which remove architectural barriers, benefitting senior residents and residents with disabilities. As allowed by regulations, \$58,130.00 (20 percent of the entitlement allocation) will be used for administration. Of that amount, \$20,000.00 will be used to fund a grant to the Housing Rights Center to fund the fair housing services needed for the residents of Glendora.

Given the limited CDBG resources available, the City relies on a well-developed network of non-profit agencies to assist in addressing public services and economic and human development.

Evaluation of past performance

CDBG Entitlement Accomplishments

FY 2025-2026 was the third year of implementing the 2023-2027 Consolidated Plan. During the first two quarters of FY 2025-2026, the City was able to accomplish the following:

Public Facilities and Infrastructure Improvements: The 2024 Street Improvement project was completed in December 2025. This project provided improvements to the street and sidewalk in census tract 4039.02, block group 1, benefiting 2,955 low- and moderate-income households.

In the first two quarters of FY 2025-2026, the City refined the scope of the 2025 Street Improvement/Accessibility project, which went out to bid in February 2026. The City expects to execute a contract in Spring 2026. This project's goal is to remove architectural barriers for senior residents and residents with disabilities and is expected to benefit 14,373 residents of the City (8,662 residents over 65 and 5,711 disabled residents).

Fair Housing: During the first two quarters of FY 2025-2026, 21 individuals were provided fair housing services through a CDBG-funded contract with The Housing Rights Center. In addition, based on the latest data from Los Angeles County Development Authority (LACDA), 62 Housing Choice Vouchers are currently being used in the City of Glendora.

Administration and Planning: In the first two quarters of FY 2025-2026, the City continued to effectively manage the CDBG program.

CDBG-CV Accomplishments

The City used its CDBG-CV funds to prevent, prepare for, and respond to the coronavirus. Both of the CDBG-CV-funded projects below have been completed.

Economic and Human Development: The City recognized the limited interest in the Small Business Assistance Loan program due to the small amount of funds available. Therefore, in FY 2020-2021, the City rolled over unspent program funds from previous years to allow for larger size loans. In FY 2021-2022, one new applicant was provided with a loan of \$14,862 to assist in paying her business location rent, which was in arrears.

Emergency Rental Assistance: In FY 2019-2020, the City used CDBG-CV funds to create the COVID Emergency Rental Assistance Program. From inception through the second quarter of FY 2021-2022, 47 low- and moderate- income residents who were impacted by the pandemic were assisted with rental assistance.

Summary of Citizen Participation Process and Consultation Process

The citizen participation process utilized for the FY 2026-2027 Annual Action Plan included:

- Publishing a notice of available funding (NOFA) and request for applications on December 18 and 25, 2025.
- Publishing a notice on March 12 and 19, 2026 regarding:
 - Availability of the Action Plan; and
 - The 30-day public comment period; and
 - A Public Hearing before the City Council on May 12, 2026.

Public notices were published in the San Gabriel Valley Examiner, posted at City Hall, and posted on the City's website. Proof of publication for all public hearings and meetings can be found in Appendix A.

A 30-day public review of the draft Action Plan was held from April 9 to May 12, 2026. Copies of the draft Action Plan were available for the public to read on the City website and at City Hall (Planning Department and Office of the City Clerk). Translation services were available upon request for non-English speaking residents. Hard copies were also available for review by requesting in person, by telephone, by fax, or by e-mail.

Additionally, the City ensured reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG. The final Consolidated Plan, Annual Action Plans, amendments to the Plans, and annual performance reports will be available for five years at City Hall.

Summary of public comments

No public comments were received.

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

No public comments were not accepted.

Summary

See discussion above.

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

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

Agency Role	Name	Department/Agency
Lead Agency	Glendora City	
CDBG Administration	Glendora City	Community Development Department

Table 1 – Responsible Agencies

The City of Glendora, through its Economic Development and Housing Division, serves as the lead agency in coordinating the consolidated planning and submission process. The Community Development Department oversees and is responsible for administering the Community Development Block Grant (CDBG) program, which includes preparation of the Five-Year Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance Evaluation and Review (CAPER).

Consolidated Plan Public Contact Information

Tiffany Chew, Economic Development and Housing Manager
City of Glendora Economic Development and Housing Division
116 E. Foothill Boulevard, Glendora, CA 91741
(626) 852-4822

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

Introduction

The City of Glendora consulted with a wide variety of outside agencies and organizations in the development of the 2023-2027 Consolidated Plan. Internal City departments and divisions were consulted, including the Community Development Department, Transportation Division, City Manager's Office, Recreation and Human Services Division, and Public Works

The outside public and quasi-public agencies, non-profits, and public service organizations consulted are shown in Table 2 below. These agencies represented a wide range of constituencies, including children and youth, persons with HIV/AIDS, persons experiencing homelessness, persons with disabilities and/or special needs, elderly persons, and persons with alcohol/substance abuse problems.

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

The City continues to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies by working closely with the agencies below:

- University of Southern California Street Medical Team
- Los Angeles County Department of Mental Health
- The Glendora Police Department
- Shepard's Pantry
- Los Angeles County Food Bank
- YWCA San Gabriel Valley
- Glendora Ministerial Association
- Los Angeles County Homeless Initiative
- San Gabriel Valley Council of Governments (SGVCOG)
- San Gabriel Valley Homeless Consortium
- Los Angeles Homeless Services Authority (LAHSA)
- City of Glendora Homeless Taskforce

Throughout the year City staff attend local and regional coordination meetings with these and related agencies.

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 Los Angeles Homeless Services Authority (LASHA) is the Continuum of Care (CoC) agency for all Grantees in the County of Los Angeles. In order to coordinate with the CoC the City reached out to their local member organizations and homeless service providers and requested data on needs and information on services provided. These efforts ensure the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness are addressed in the most effective way possible.

Those organizations included Elwood Family Apartments, Glendora Public Library, East San Gabriel Valley Coalition for the Homeless, San Gabriel Valley Habitat for Humanity, La Fetra Senior Center, The Housing Rights Center, Shepherd's Pantry, YWCA San Gabriel Valley (Wings Domestic Violence Program and Meals on Wheels), and the Glendora Welfare Association. The City also reviewed data provided by the Los Angeles Homeless Services Authority (LAHSA).

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.

The City does not receive ESG funds. However, the City works with the Los Angeles County Homeless Initiative to assist in the development of funding policies related to Measure H funding, and coordinates with LAHSA and East San Gabriel Valley Coalition for the Homeless that serve Glendora.

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.

Sort	Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1	Housing Rights Center	Housing Service-Fair Housing	Housing Need Assessment Fair Housing Needs	Provided a review of Landlord/Tenant issues, top discrimination biases reported from the City and projected needs during the next five years.
2	Housing Authority of the County of Los Angeles	Housing PHA Other government - County	Housing Need Assessment Public Housing Needs	Provided data pertaining to the Housing Choice Voucher Program and statistics of Glendora residents utilizing the program.
3	Elwood Family Apartments	Housing	Housing Need Assessment Fair Housing Needs	Provided comments on affordable housing and need for fair housing education, services for low-income households, persons with disabilities, and victims of domestic violence.
4	La Fetra Senior Center and Interval Senior Services	Services-Elderly Persons Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs	La Fetra Senior Center staff were contacted for data pertaining to senior needs.

5	YWCA of San Gabriel Valley	Services-Elderly Persons Services-Victims of Domestic Violence Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs	YWCA of San Gabriel Valley was contacted for data pertaining to senior needs and the needs of domestic violence victims.
6	Glendora Public Library	Services-Education Services-Employment Other government - Local	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy	Glendora Public Library was contacted for data pertaining to special needs groups.
7	East San Gabriel Coalition for the Homeless	Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	East San Gabriel Coalition for the Homeless was contacted for data pertaining to homeless needs.
8	San Gabriel Valley Habitat for Humanity	Housing Services – Housing	Housing Need Assessment	San Gabriel Valley Habitat for Humanity was contacted for input pertaining to housing needs.

9	Glendora Welfare Association	Housing Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Glendora Welfare Association was contacted for data pertaining to homeless needs and those at risk of homelessness.
10	Shepherd's Pantry	Housing Services-homeless Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Shepherd's Pantry was contacted for data pertaining to homeless needs and those at risk of homelessness.

11	City of Glendora	Housing Services-Education Other government - Local	Housing Need Assessment Lead-based Paint Strategy Economic Development Anti-poverty Strategy Community Development Needs	The City of Glendora Departments of Economic Development, Planning, Public Works, and Building and Safety were contacted for data pertaining to economic development, housing, lead-based paint and community development needs.
12	Los Angeles County Department of Public Health	Housing Services-Persons with HIV/AIDS Health Agency Other government - County	Housing Need Assessment Lead-based Paint Strategy Non-Homeless Special Needs	The City of Glendora consulted with the Los Angeles County Department of Public Health, Childhood Lead Poisoning Prevention Program (CLPPP) to obtain statistics on the number of children testing positive for elevated blood levels signaling lead poisoning as related to the Lead-based Paint Strategy. The City also consulted with the Los Angeles County Department of Public Health HIV/AIDS Epidemiology Department to obtain data on the number of people living with HIV/AIDS and their housing needs.

13	Los Angeles Homeless Services Authority (Continuum of Care Agency)	Services - Housing Regional Organization Other Government - County	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy	The City of Glendora consulted with LAHSA regarding the needs of the homeless and strategies to address those needs. The LAHSA website was consulted for data regarding the nature of the homelessness crisis.
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Table 2 – Agencies, groups, organizations who participated

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

All appropriate public entities were consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Glendora has a very small homeless population and recognizes that many agencies in the County provide direct services to homeless persons in the San Gabriel Valley. The City's Strategic Plan does not have a specific goal related to homelessness, however, many of the Con Plan goals do have important impact on the success of those direct homeless services, including economic development, public services, and fair housing.
Housing Element of the General Plan	City of Glendora	The Housing Element addresses the housing needs of City residents and outlines ways in which housing can become more affordable for low- and moderate-income residents, supporting those that CDBG funds are designed to serve.

Table 3 – Other local / regional / federal planning efforts

Narrative

Homelessness is a regional issue. Collaboration with other agencies is the most effective way to ensure services are readily available, while allowing Glendora to spend its limited CDBG resources in other areas. The City coordinates with adjacent units of local government in the provision of shelter for the homeless.

The City also coordinates with State and adjacent governments in other areas such as transportation, economic development, housing, public works projects, and environmental issues. City staff attend various meetings and workshops with other agencies throughout the fiscal year. Cooperation and coordination with other public entities included phone consultation and data review of the adjacent units of general local government as part of the implementation of the Consolidated Plan.

City of Glendora FY 2026-2027 Annual Action Plan

AP-12 Participation – 91.105, 91.200(c)

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

The City made significant efforts to broaden citizen participation. The Notice of Funding Availability (NOFA) for the FY 2026-2027 year was published on December 18 and 25, 2025. A notice regarding the availability of the Action Plan, the 30-day public comment period, and a Public Hearing before the City Council on May 12, 2026, was published on March 12 and 18, 2026. Translation services were available upon request for non-English speaking residents. Public notices were published in the San Gabriel Valley Examiner, posted at City Hall, and posted on the City's website. Proof of publication for all public hearings and meetings can be found in Appendix A.

The 30-day public review of the draft Action Plan was held from April 9 to May 12, 2026. Copies of the draft Action Plan were available for the public on the City's website and at City Hall (Community Development Department and Office of the City Clerk). Hard copies were also available for review by requesting in person, by telephone, by fax, or by e-mail.

Additionally, the City ensured reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG. The final Consolidated Plan, Annual Action Plans, amendments to the Plans, and annual performance reports will be available for five years at City Hall.

Summarize citizen participation process and how it impacted goal setting.

The City ensured reasonable access to information and public hearings related to the development of the Action Plan and the expenditure of resources for programs funded by CDBG. Comments received from the public and the City's elected officials were consistent with the current Con Plan Priorities, Goals, and activities proposed for FY 2026-2027. The final Consolidated Plan, Annual Action Plans, Substantial Amendments to the Plans, and Consolidated Annual Performance and Evaluation Report (CAPER) will be available at City Hall and on the City's website for five years.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Notice of the availability of the funding	Non-targeted/ broad community	The ad was published in the San Gabriel Valley Examiner on December 18 and 25, 2025.	No comments were received	There were no comments that were not accepted.	
Public Notice for the availability of the Action Plan, the 30-day public comment period, and the Public Hearing	Non-targeted/ broad community	The notice was published in the San Gabriel Valley Examiner on March 12 and 19, 2026.	No comments were received	No comments were not accepted	
Public Hearing	Non-targeted/ broad community	A Public Hearing was held in the City Council Chambers of City Hall, 116 E. Foothill Boulevard, Glendora, California, on May 12, 2026, at 7:00 p.m. to receive and consider public input on the Action Plan.	No comments were received	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

City of Glendora FY 2026-2027 Annual Action Plan

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

Introduction

The City was awarded \$290,650.00 in CDBG Entitlement funds for FY 2026-2027. In addition, the City has \$80,512.85 in prior year unallocated funds, bringing the total available for projects in FY 2026-2027 to \$371,162.85. To implement the actual allocation of 2026-2027 CDBG funds, the City will follow the process outlined in the Contingency Plan (Appendix C).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources :	Total:		
CDBG	Public/ Federal	Admin and Planning Public Improvements Public Services	\$290,650.00	\$0.00	\$80,512.85	\$371,162.85	\$290,650.00	This is the fourth year Action Plan for the City of Glendora.

Table 5 – Expected Resources – Priority Table

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

In addition to Community Development Block Grant (CDBG) funding, the City leverages other funding sources to support housing and community development activities. These include Permanent Local Housing Allocation (PLHA) funds administered through the California Department of Housing and Community Development (HCD). The City received PLHA funding to support the development of affordable housing, including predevelopment and development activities associated with the City-owned property located at 1762 Dale Road. The PLHA funding helps leverage federal resources and supports the City's broader efforts to expand affordable housing opportunities for low- and moderate-income households.

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 does not currently own any land which will be used to address the needs identified in this Annual Action Plan.

Discussion

See discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure and Public Facilities	2023	2027	Non-Housing Community Development	City-wide	Infrastructure and Public Facilities	CDBG: \$313,032.85	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12,375 persons assisted
2	Fair Housing	2023	2027	Fair Housing	City-wide	Fair Housing	CDBG: \$20,000	Public Service Activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted
3	Administration and Planning	2023	2027		City-wide	Administration and Planning	CDBG: \$38,130.00	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure and Public Facilities
	Goal Description	Improve and expand infrastructure and public facilities that benefit low- and moderate-income neighborhoods and residents. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1) with a goal of assisting 5 public facilities/infrastructure projects (1 annually). A total of 9,275 disabled residents will benefit from ADA accessibility improvements.
2	Goal Name	Economic and Human Development
	Goal Description	Provide for the economic development needs of low- and moderate-income persons. The Objective/Outcome categories will be Economic Opportunity/Availability/Accessibility (EO-1), with a goal of assisting 1 business over five years.
3	Goal Name	Public Services
	Goal Description	Provide supportive services for the City's low- and moderate-income residents and persons with special needs, with the goal of assisting 50 persons over five years.
4	Goal Name	Fair Housing
	Goal Description	Promote fair and equal housing choice for all persons, promote housing that is accessible to and usable by persons with disabilities, and comply with the non-discrimination requirements of the various Fair Housing laws. The Objective/Outcome categories will be Decent Housing/Availability/Accessibility (DH-1), with a goal of assisting 175 low/mod people (35 annually).
5	Goal Name	Administration and Planning

	Goal Description Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan. The Objective/Outcome categories will be A Suitable Living Environment/Availability/Accessibility (SL-1), with a goal of successfully administering the CDBG program per HUD regulations.
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The City of Glendora is not undertaking affordable housing activities using CDBG funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City was awarded \$290,650.00 in CDBG Entitlement funds for FY 2026-2027. In addition, the City has \$80,512.85 in prior year unallocated funds, bringing the total available for projects in FY 2026-2027 to \$371,162.85. Based on the limited amount of resources available to the City, statutory restrictions, and the Priority needs established in the Consolidated Plan, staff recommendations for the FY 2026-2027 Annual Action Plan are shown in the table below.

Projects

#	Project Name
1	2026 Street Improvement / Accessibility Project
2	Fair Housing
3	General CDBG Administration

Table 6- Project Information

The total amount of funding recommendations benefiting low- and moderate-income persons equals 100 percent for funds subject to the low/mod benefit calculations.

AP-38 Project Summary

Project Summary Information

1	Project Name	2026 Street Improvement / Accessibility Project
	Target Area	This project is not in a specific target area.
	Goals Supported	Infrastructure and Public Facilities
	Needs Addressed	Infrastructure and Public Facilities
	Funding	CDBG: \$313,032.85
	Description	Removal of architectural barriers to benefit seniors and the disabled.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	A total of 12,375 residents will benefit from this project (3,758 residents with disabilities, and 8,617 residents over 65 years of age).
	Location Description	This project will take place along Ghent Street, Gaillard Street, Reynold Way, Westridge Avenue, and Shadyglen Drive.
2	Planned Activities	The project will remove architectural barriers by rehabilitating deteriorated pavement and replacing damaged curb, gutter, sidewalk, and curb ramps.
	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$20,000.00
	Description	The City will contract with the Housing Rights Center to provide fair housing services including complaint intake, enforcement, and education and outreach activities. This will foster fair and equal housing choice for all persons.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 persons will benefit.
	Location Description	The project is available on a citywide basis. The program is administered at 520 S Virgil Ave, Ste 400, Los Angeles, CA 90020 by the Housing Rights Center. Services will be available to all residents city-wide.
	Planned Activities	The Housing Rights Center will assist the City with fair housing complaint intake, enforcement, and education and outreach activities. This will foster fair and equal housing choice for all persons.
3	Project Name	General CDBG Administration
	Target Area	N/A
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$38,130.00
	Description	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Project is available on a citywide basis. The program is administered at 116 E. Foothill Blvd. Glendora, CA 91741 by the City's Community Development Department.

	Planned Activities	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
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Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's 2023-2027 Con Plan identifies the elderly, homeless, at risk of homelessness, and disabled as the underserved populations in Glendora. In addition to programs provided by the City using CDBG funds, these groups are served through an extensive network of providers funded by non-CDBG sources. See AP-65 section of this Action Plan for more information on those services.

The elderly, those at risk of homelessness, and the disabled are at greater risk of experiencing fair housing issues. In order to address those needs, in FY 2026-2027 the City will fund a contract with The Housing Rights Center to provide residents fair housing services. The City's fair housing effort through The Housing Rights Center are not limited to any particular group but given the high risk of fair housing issues that the elderly, those at risk of homelessness, and the disabled experience, the City feels it is a valuable way in which to serve these underserved groups.

In FY 2026-2027, the City will also fund the Street Improvement/ Accessibility Project, see Appendix B – Project Map, which will benefit the disabled and the elderly significantly since it includes curb ramps in addition to the street paving.

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

Due to the limited amount of CDBG funds received, the City plans to focus on a few key activities in FY 2026-2027. Services are not targeted to any specific area. Fair housing services will be available citywide to all residents.

Target Area	Percentage of Funds
N/A	0

Table 7- Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City believes that the most impactful strategy is to provide fair housing services City-wide, and to provide CDBG-funded street improvements which remove architectural barriers for seniors and the disabled.

Discussion

See discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The development of affordable housing was not identified as a priority in the 2023-2027 Con Plan. Nevertheless, the City does understand the need for affordable housing and invests other resources and funding in the development of new affordable units when available.

In FY 2023-2024, the City used \$450,000 from the Affordable Housing Fund to acquire 1762 Dale Road for an affordable housing project. In 2024, City Council discussed the property and requested development proposals. City Council selected Mercy Housing as the developer and entered into an Exclusive Right to Negotiate and Reimbursement Agreement (ENA) on July 8, 2025. The City completed Phase 1 of the ENA in March 2026, which included developing a concept site plan and elevation, a community engagement plan, and possible funding sources. Phase 2 will involve the entitlement process and the purchase and sale of the property.

In 2025, the City negotiated and completed the sale of City-owned surplus land with the Olson Company at the southern terminus of San Jose Drive and Woodland Lane. Under the Surplus Land Act, sale of this property to the developer would come with a requirement to set aside at least 15 percent of the units developed as affordable housing. Affordable housing agreements for the units within the development project were completed and agreed upon by the City and developer.

Fair housing issues are affordable housing issues since low- and moderate-income residents are disproportionately impacted by violations of fair housing law. The City will provide \$20,000 in FY 2026-2027 CDBG funds for the Fair Housing Program through a contract with The Housing Rights Center (HRC). Services will include landlord/tenant information to residents and housing providers who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination.

The City will continue to participate in the Los Angeles County Development Authority's Section 8 Housing Choice Voucher Program. Based on the most recent data, 62 low-income renter-households are using Vouchers in Glendora, comprised of 49 with female heads-of-household, 22 households with disabilities, and 22 elderly households.

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

Table 8 - One Year Goals for Affordable Housing by Support Requirement

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

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

No public housing is located in the City of Glendora.

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

Not Applicable. No public housing is located in the City of Glendora.

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

Not Applicable. No public housing is located in the City of Glendora.

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

The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Glendora. LACDA is identified as a High Performing Housing Authority and is not designated as troubled under 24 CFR part 902.

Discussion

See discussion above.

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

Introduction

In the FY 2023-2027 Consolidated Plan, homeless activities were not established as a high priority for the use of CDBG funds. However, the City has been in the forefront of helping the homeless through the services of dedicated City staff and effective coordination with a number of other agencies. The City will continue to make an impact on homelessness in FY 2026-2027 through the services of dedicated City staff, the use of other, non-CDBG funding and coordination with the following agencies regarding the needs of those experiencing homelessness.

- Los Angeles Centers for Alcohol and Drug Abuse (LA CADA) contract with the city for full-time street outreach services. A clinician with the Los Angeles County Department of Mental Health partners with the Glendora Police Department Mental Evaluation Team (MET) once a week to provide crisis assessment for mental health services and to facilitate any mental health referrals for outreach staff.
- The Glendora Police Department for outreach and coordination of services
- Shepard's Pantry for food services and clothing
- Los Angeles County Food Bank for food services
- YWCA San Gabriel Valley for daily nutrition program, social services
- Glendora Ministerial Association works with the homeless division on coordination of services.
- Glenkirk Church for weekly shower and hygiene services
- East Valley Community Health Center for mobile medical services. Their street medicine team outreaches with the LA CADA outreach staff each month.
- Los Angeles County Homeless Initiative work with staff on homeless priorities.
- SGVCOG, which awarded the City \$180,536 in a Measure A grant to provide homeless services, including
 - Interim Housing/Motel Vouchers
 - Move-in Assistance
 - Landlord Incentives
 - Flexible Rent Subsidies
 - Problem Solving and Case Management

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- San Gabriel Valley Homeless Consortium works with staff for SPA 3 coordination of services.
- Los Angeles Homeless Services Authority (LAHSA) works with staff for shelter housing.
- City of Glendora Homeless Taskforce is comprised of Glendora Human Services staff and Glendora PD, LA CADA outreach staff, and a DMH Clinician. They meet monthly to discuss how to respond to homeless needs in the community.
- City of Glendora Human Services staff provide homeless prevention services for households at risk of homelessness.

Describe the jurisdiction's 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 of Glendora is a voting member of the Homelessness Committee of the San Gabriel Valley Council of Governments (SGVCOG) to study homeless issues and programs. The City will continue to work with the SGVCOG, and the other agencies listed in the Introduction to this section to reach out to homeless persons and assess their individual needs.

The City had previously received \$1,000,000 in American Rescue Plan Act (ARPA) funds, and used these funds, in part, on a contract with the Los Angeles Centers for Drug and Alcohol Abuse, and coordination with a number of other agencies. In this program, a clinician with the Los Angeles County Department of Mental Health partners with the Glendora Police Department Mental Evaluation Team (MET) once a week to provide crisis assessment for mental health services and to connect homeless individuals with services based on their individual needs. This program will continue to be available in FY 2026-2027.

In FY 2025-2026 the City received \$180,536 in Measure A funds and assesses the individual needs of homeless residents, including those who are unsheltered, to determine what services meet their needs. Those services include but are not limited to interim housing/hotel vouchers and move in assistance, flexible rental subsidies, problem solving, and case management. These funds will be available to continue to provide services in FY 2026-2027.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to work with the agencies listed above, and the non-profit community, to address the emergency and transitional housing needs of those

experiencing homelessness. There are no emergency shelters in the City, but through connections with those agencies, homeless individuals are referred to emergency shelter options in the surrounding area.

In FY 2025-2026, the City used Measure A funds to provide seven individuals with interim/transitional housing and connect two individuals with permanent housing. Measure A funds will continue to be used in FY 2026-2027. In addition, the Homeless Service Center, located in the Senior Center, will continue to work with the homeless to address emergency and transitional housing needs in FY 2026-2027.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to coordinate with the agencies listed earlier in this section. Services provided by those agencies assist low-income individuals and families with the transition to permanent housing and independent living, including shortening the period that individuals and families experience homelessness. They also facilitate access for homeless individuals and families to affordable housing units, which can prevent individuals and families who were recently homeless from becoming homeless again.

In addition to activities undertaken by the agencies listed above, the City will use Measure A funds to directly provide interim/transitional shelter and help transition residents into permanent housing so that they did not become homeless. In addition to the outcomes noted in the section above, in 2025-2026 one individual was provided with a security deposit on a more affordable rental unit, preventing them from becoming homeless.

The Homeless Service Center located at the Senior Center provides services and referrals to homeless individuals and families which help them with moving toward stable permanent housing and prevent them from becoming homeless again. These services will continue to be available in FY 2026-2027. In recent years, the City used a \$150,000 grant from the United Way to make significant physical improvements at the Homeless Service Center allowing them to better serve the homeless.

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

Agencies such as healthcare facilities, mental health facilities, foster care and other youth facilities, and correctional facilities all have discharge plans which connect to agencies in the community to help those being discharged from becoming homeless. The Homeless Service Center located at the Senior Center will continue to provide services and referrals to individuals and families which help them with housing and other social services, with the goal of avoiding homelessness.

As previously mentioned, in FY 2025-2026 the City received \$180,536.00 in Measure A funds to provide services which help individuals avoid homelessness. Services include move-in assistance, landlord incentives, flexible rental subsidies, and case management. In 2026-2027, these services will continue to work together to provide a safety net to those at-risk of homelessness due to discharge from public- funded institutions and systems of care.

The comprehensive services provided by the agencies discussed above target those who are most at-risk, including extremely low-income individuals and families, those who are being discharged from publicly funded institutions and systems of care, and those who are receiving assistance from public or private agencies.

Fair housing issues disproportionately impact low- and moderate-income residents. Addressing fair housing issues in a timely and effective manner can prevent low- and moderate-income residents from becoming homeless. The City will provide \$20,000 in FY 2026-2027 CDBG funds for a Fair Housing Program through a contract with Housing Rights Center (HRC). Services will include landlord/tenant information to residents and housing providers who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination. Approximately 35 low-income households will be assisted, including elderly, single-parent, and disabled special needs households.

Discussion

See above.

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

Introduction

Local, State, and federal laws and policies designed to protect residents, and the environment can often function as constraints to any housing development. Infrastructure requirements, wage act compliance, environmental compliance, development limits based on the availability of water are put in place to ensure the community can support new housing in a safe and beneficial manner. This can function as a constraint on all housing, but much more so on the development of affordable housing as it adds significantly to cost, which is the most critical barrier to affordable housing as noted below.

Even when resources are available, they are often not sufficient to underwrite enough of the costs to produce housing affordable housing. Despite these challenges, the City is committed to removing governmental constraints that hinder the production of housing.

Actions 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.

The increasing costs of producing all housing, including affordable housing, and the lack of governmental resources to underwrite the costs make producing affordable housing very difficult. These factors tend to disproportionately impact lower- and moderate-income households due to their more limited capacity to absorb rising market costs. However, the City takes actions to streamline processes, reduce costs, and provide off-setting incentives to assist in the production of safe, high-quality, affordable housing. However,

The City has implemented a streamlined permit process through the Tyler Technologies permitting system and adopted Objective Design Standards. The City also offers incentives to foster affordable housing development through State density bonus law and local incentives.

The City of Glendora works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law. The City's updated Housing Element for 2021-2029 was adopted by the City Council on December 13, 2022. Programs included in the 2021-2029 Housing Element which directly address the issue of government constraints which include:

- Adopting the changes to the State Accessory Dwelling Unit (ADU) laws and developing additional incentives and actions to encourage ADU production.
- Changing the Zoning Code to allow for the easier development of various homeless and at-risk-of-homelessness service centers.

- Adopting the changes to the State Density Bonus law, including:
 - AB1763 – Density Bonus for 100 Percent Affordable Housing
 - SB1227 – Density Bonus for Student Housing
 - AB2345 – Increase Maximum Allowable Density
- Implementing several revisions to the development code which facilitate the development of housing for residents in all income categories.

Fair housing issues are also affordable housing issues since they disproportionately impact low- and moderate-income residents. The City identified barriers to fair housing as part of the development of the Analysis of Impediments to Fair Housing Choice (AI). The AI did not identify any Glendora land use policies or zoning which would present an impediment to fair housing choice.

Discussion

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Glendora will address the issues below through partnerships with other agencies serving City residents as discussed below.

Actions planned to address obstacles to meeting underserved needs.

The City's FY 2023-2027 Con Plan identifies residents who are elderly, homeless, at risk of homelessness, and disabled as underserved. The City prioritizes funding activities which will benefit those underserved groups, including the 2026 Street Improvement / Accessibility Project (benefitting elderly and the disabled), which will rehabilitate deteriorated pavement and replace damaged curb, gutter, sidewalk, and curb ramps along Ghent Street, Gaillard Street, Reynold Way, Westridge Avenue, and Shadyglen Drive. The project is expected to benefit 12,375 residents (3,758 residents with disabilities and 8,617 residents over 65 years of age.)

The Homeless Service Center is located inside the Senior Center, making it easier for seniors who are homeless or at-risk of homelessness to obtain services and referrals which will help prevent them from becoming homeless and stabilize their existing house situations. In recent years, the City used a \$150,000 grant from the United Way to make significant physical improvements at the Homeless Service Center, allowing them to better serve the homeless and that benefit will extend into FY 2026-2027 and beyond.

The City will also fund the Fair Housing Project. This project will benefit all residents, but will provide critical assistance to the elderly, at risk of homelessness, and the disabled because those groups are especially vulnerable to housing discrimination.

The main obstacle to meeting underserved needs is lack of funding and the City makes its best efforts using the limited CDBG funding. In addition to the CDBG-funded projects above, the City will continue to rely on its existing network of public and nonprofit service agencies, along with the City's Recreation and Humans Services Department, to provide an array of supportive services for the City's underserved groups.

Actions planned to foster and maintain affordable housing.

The City will continue to foster affordable housing development in the community through incentives such as density bonuses.

Fair housing is an affordable housing issue since fair housing issues disproportionately impact low- and moderate-income residents. Fostering fair housing as a homeless prevention strategy can assist those facing unfair evictions and foreclosure frauds, often those most in need of affordable housing, and therefore be able to remain in their homes. In FY 2026-2027 the City will continue to fund a Fair Housing Program through a contract with Housing Rights Center (HRC). Services will include landlord/tenant information to

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residents and housing providers who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination.

As noted earlier, the City acquired a 2.17-acre property located at 1762 Dale Road in July 2023 for the purpose of supporting the development of affordable housing. The City has entered into an Exclusive Negotiating Agreement (ENA) with Mercy Housing California, a nonprofit affordable housing developer, to explore the development of the site. The proposed project includes a mix of affordable housing and permanent supportive housing units. The project is currently in the entitlement process as the City and developer continue to finalize the site plan and financing strategies.

The City will also continue to participate in the Los Angeles County Development Authority's Section 8 Housing Choice Voucher Program. Currently, 62 low-income renter-households are using Vouchers in Glendora, comprised of 62 with female heads-of-household, 22 households with disabilities, and 22 elderly households.

Actions planned to reduce lead-based paint hazards.

In FY 2026-2027, information about lead-based paint hazards will be available at the City's public counters. The City's Code Enforcement Division continues to provide information about lead-based paint hazards and resources for abatement to residents.

Actions planned to reduce the number of poverty-level families.

The City will continue to expand economic opportunities for lower income persons in FY 2026-2027 by supporting a strong business community, which in turn creates a thriving local economy, and grows local jobs. The City maintains a reputation as one of the most business-friendly communities, attracting jobs for residents. The City maintains a dedicated section on its website to function as a centralized location for information and resources for existing and prospective businesses.

The City's 2024-2025 Economic Action Plan outlines various actions to attract and retain businesses and employment in the City. These actions create and maintain job opportunities accessible to City residents. Actions include providing educational workshops and informational materials, assisting in business licensing and land use/zoning issues, the promotion of a shop local campaign, and attracting filming in Glendora that would provide employment and vendor opportunities for residents and businesses. Additional economic development initiatives include streamlining the permit process through an on-line system so that businesses have more opportunities to grow and create jobs. The City maintains a reputation as one of the most business-friendly communities.

Actions planned to develop institutional structure.

City staff have maintained close contact with HUD staff by consulting with them on CDBG issues and have attended HUD trainings to better craft a CDBG program that can be

delivered in a cost-effective manner. City staff will continue to communicate and work with HUD staff to implement the CDBG program and develop institutional structure.

The City's Housing Authority took over the management of the former Redevelopment Agency's housing obligations when it became the Housing Successor. Also, in response to the dissolution of Redevelopment, the City eliminated the Housing Division and consolidated the administration of CDBG program under the City's Community Development Department. This change created a more effective and efficient system in which to manage CDBG programs.

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

The City will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the community. Various agencies will continue to be invited to attend public meetings related to the CDBG program.

Discussion

See discussion above.

Program Specific Requirements

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

Introduction

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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
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Discussion

See discussion above.

APPENDIX A – OUTREACH

Outreach Materials

- Notice of Funding Availability Outreach

Proofs of Publication

- Notice of Funding Availability
- Notice of 30-Day Public Comment Period and Public Hearing

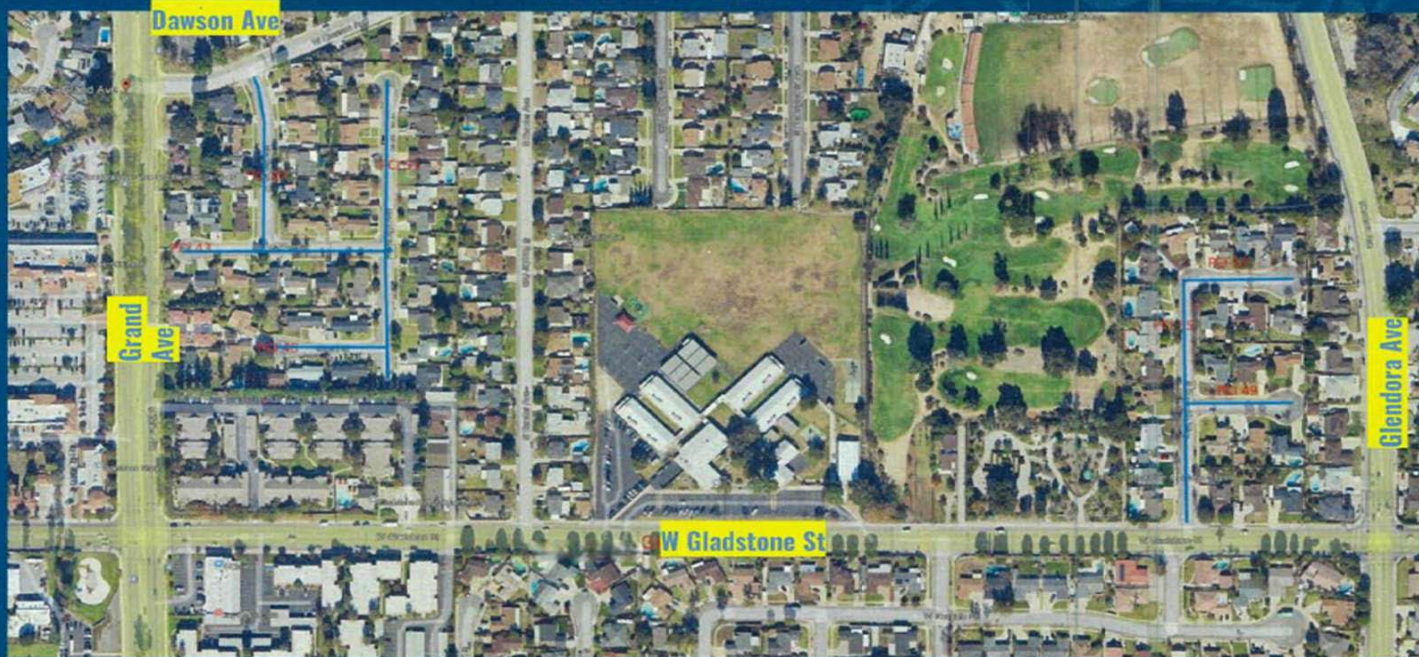
Public Comments Received

- No public comments were received.

APPENDIX B – MAP

City of Glendora FY 2026-2027 CDBG Street Improvement / Accessibility Project

Ghent, Gaillard, Reynold, Westridge, Shady Glen Street Rehabilitation Project CDBG FY 2026-27



Various Street Segments - Census Tract 4039.02, Block 1

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