

2025-2026 Consolidated Annual Performance and Evaluation Report

Community Development Block Grant
HOME Investment Partnerships Program



PUBLIC REVIEW & COMMENT PERIOD
9/4/26 - 9/22/26

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CR-05 - Goals and Outcomes

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

This 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) is the City of Paramount's report to the U.S. Department of Housing and Urban Development (HUD) describing the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The CAPER reports on the fourth Program Year of the 2022-2026 Consolidated Plan period, covering July 1, 2025 to June 30, 2026.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements projects and activities in furtherance of the Consolidated Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Paramount residents, as discussed below.

For the 2025-2026 program year, the City received \$701,752.00 of CDBG funds and \$251,750.43 of HOME funds in addition to \$863,759.17 of prior year CDBG funds for a total grant allocation of \$1,817,261.60. These funds were used to meet the Action Plan goals, including funding for fair housing and landlord-tenant mediation services, senior enrichment activities, shelter bed program, and housing rehabilitation projects.

The City received \$1,087,336 of HOME American Rescue Plan (HOME-ARP) funds from HUD under the 2021 Action Plan. The City's substantial amendment to the 2021 Action Plan adding the HOME-ARP Allocation Plan was approved February 14, 2023. The HOME-ARP Allocation Plan includes \$217,467 for Tenant-Based Rental Assistance, \$652,402 for Supportive Services, \$54,367 for Non-Profit Operating Assistance and \$163,100 for Administration and Planning. During the reporting period, a total of \$79,899.01 was expended on HOME-ARP activities.

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2026, listed by each of the Strategic Plan Goals included in the 2021-2026 Strategic Plan of the Consolidated Plan.

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

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

Goal	Category	2025-2026 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2025-2026 Program Year 4		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Fair Housing Services (Includes Program Administration)	Affordable Housing	CDBG: \$16,000.00	Ensure equal Access to housing opportunities	People	5 1,000	4 520	80.00% 52.00%	1 125	1 133	100.00% 106.40%
		CDBG: \$124,350.00								
		HOME: \$25,175.00								
Neighborhood Services, Facilities and Infrastructure	Non-Housing Community Development	CDBG \$760,705.30	Improve neighborhoods, facilities & infrastructure	People	16,664	39,113	243.72%	6,855	6,855	100.00%
Affordable Housing Preservation, Development and Access	Affordable Housing	CDBG: \$559,193.87 HOME: \$188,813.43 HOME CHDO: \$37,762.00	Preserve the supply of housing affordable to low- and moderate income residents	Households	40	19	47.50%	CDBG 10 HOME 4	CDBG 0 HOME 3	0.00% 75.00%

Goal	Category	2025-2026 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2025-2026 Program Year 4		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Public Services	Non-Housing Community Development	CDBG: \$105,262.00	Provide services to low-income residents, those with special needs and the homeless	People	30,000	7,195	23.98%	350	374	106.86 %
HOME-ARP Supportive Services	Non-Housing Community Development	HOME-ARP: \$652,402	Provide Supportive Services designed to assist each of the qualifying populations.	Households	-	-	-	15	36	240.00%

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

As shown in Table 1, the City and its housing and community development partners made significant progress toward achieving the 2025-2026 Program Year goals established in the Action Plan. Each of the CDBG and HOME funded activities addressed specific high priority objectives identified in the 2022-2026 Consolidated Plan.

The City of Paramount allocated CDBG and HOME funds to activities that affirmatively furthered fair housing choice, improved infrastructure, provided public services, preserved affordable housing and provided for the administration of the CDBG and HOME programs.

Each of the activities that were underway during the 2025-2026 Program Year are listed in Figure 1, including the amount of CDBG or HOME funds allocated to the activity and the amount spent as of June 30, 2026. Figure 2 provides the numeric accomplishment goal, and the amount accomplished as of June 30, 2026.

Figure 1 – Use of CDBG and HOME Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/26*	Percent Spent
1. Fair Housing Services				
Fair Housing Services	CDBG	\$16,000.00	\$3,699.07	23.12%
	Subtotal	\$16,000.00	\$3,699.07	23.12%
2. Neighborhood Services				
25/26 Alley Improvements	CDBG	\$760,705.30	\$335,596.76	44.12%
	Subtotal	\$760,705.30	\$335,596.76	44.12%
3. Aff Housing Pres. & Access				
CDBG Home Improvement Program	CDBG	\$559,193.87	\$57,197.25	10.23%
HOME Home Improvement Program	HOME	\$188,813.43	\$99,793.50	52.85%
CHDO Reserve	HOME	\$37,762.00	\$0.00	0.0%
	Subtotal	\$785,769.30	\$156,990.75	19.98%
4. Public Services				
COP Senior Enrichment Program	CDBG	\$27,668.00	\$27,668.00	100.0%
Paramount Bell Shelter Bed Program	CDBG	\$77,594.00	\$0.00	0.0%
	Subtotal	\$105,262.00	\$27,668.00	26.28%
5. Planning and Administration				
HOME Program Administration	HOME	\$25,175.00	\$12,084.80	48.00%
CDBG Program Administration	CDBG	\$124,350.00	\$124,350.00	100.0%
	Subtotal	\$149,525.00	\$136,434.80	91.04%
	Total	\$1,817,261.60	\$660,389.38	36.34%
NOTES:				
* The amount spent by activity is subject to increase as the City accrues expenses incurred during the Program Year. This table will be updated prior to submittal to HUD.				

Figure 2–Program Year Accomplishments by Strategic Plan Goal

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual*	Percent Accomplished
1. Fair Housing Services				
Fair Housing Services	People	125	133	106.40%
2. Neighborhood Services				
25/26 Alley Improvements	People	6,855	6,855	100.00%
3. Affordable Housing Preservation and Access				
Home Improvement Program - CDBG	Households	10	0	0.00%
Home Improvement Program - HOME	Households	4	3	75.00%
CHDO Reserve	N/A			
4. Public Services				
COP Senior Enrichment Program	People	350	374	106.86%
Paramount Bell Shelter Bed Program	People	25	0	0.00%
5. Program Administration				
CDBG Program Administration	NA	-	-	-
HOME Program Administration	NA	-	-	-

* NOTES: The actual accomplishments represent the number of unduplicated persons assisted. Some received multiple or ongoing services throughout the year.

HOME-ARP Allocations

The City received \$1,087,336 of HOME American Rescue Plan (HOME-ARP) funds from HUD under the 2021 Action Plan. The City's substantial amendment to the 2021 Action Plan adding the HOME-ARP Allocation Plan was approved February 14, 2023.

During the reporting period, a total of \$79,899.01 was expended on HOME-ARP. Each of the HOME-ARP activities approved by the City Council are summarized in Figures 3 and 4.

Figure 3 – Use of HOME-ARP Funds

Strategic Plan Goal / Activity	Source	Allocation	Spent through 6/30/26	Percent Spent
HOME-ARP Activity				
Tenant-Based Rental Assistance	HOME-ARP	\$217,467.00	\$0.00	0.00%
Supportive Services	HOME-ARP	\$652,402.00	\$203,258.20*	31.16%
Nonprofit Operating Assistance	HOME-ARP	\$54,367.00	\$0.00	0.00%
Administration and Planning	HOME-ARP	\$163,100.00	\$26,373.51*	16.17%
	Subtotal	\$1,087,336.00	\$229,631.71	21.12%
Total for all Goals: \$1,087,336.00 \$229,631.71 21.12%				
NOTES: All activities are from the 2021 Action Plan amendment unless otherwise noted.				
*Includes prior year expenditures as listed below:				
EXPENDITURES	FY2023-2024	FY2024-2025	FY2025-2026	Total
Supportive Services	\$ 103,293.77	\$ 25,040.92	\$ 74,923.51	\$ 203,258.20
Administration and Planning	\$ 16,204.01	\$ 5,194.00	\$ 4,975.50	\$ 26,373.51
	\$ 119,497.78	\$ 30,234.92	\$ 79,899.01	\$ 229,631.71

Figure 4–Program Year Accomplishments for HOME-ARP Funds

Strategic Plan Goal / Activity	Unit of Measure	Expected	Actual	Percent Accomplished
HOME-ARP Activity				
Tenant-Based Rental Assistance	Households			-
Supportive Services	Households	15	36	240.00%
Nonprofit Operating Assistance	Households			
Administration and Planning	N/A	-	-	-
NOTES: All activities are from the 2021 Action Plan amendment unless otherwise noted.				

CR-10 - Racial and ethnic composition of families assisted

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

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

Race / Ethnicity	CDBG	HOME
White	453	2
Black or African American	40	1
Asian	6	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Other Multi-Racial	7	0
Total	507	3
Hispanic	431	0
Not Hispanic	76	3
* Note: The data in this table is supplied by HUD's database. The figures in this table represent the sum of the reported number of people, families, households or housing units reported during the Program Year, without regard to the number of people in each family, household or housing unit.		

Narrative

Table 2 provides an aggregate of race and ethnicity data for the combined number of people, families, households or housing units reported as complete during the Program Year based on accomplishment data from all CDBG and HOME activities reported in HUD's Integrated Disbursement and Information System (IDIS).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Table 3 - Resources Made Available

Source of Funds	Resources Made Available in the 2025-2026 Action Plan	Amount Expended During Program Year
CDBG	\$1,565,511.17	\$548,511.08*
HOME	\$251,750.43	\$111,878.30
HOME-ARP	\$1,817,261.60	\$660,389.38

* The amount spent by activity is subject to increase as the City accrues expenses incurred during the Program Year. This table will be updated prior to submittal to HUD.

Narrative

The federal, state, local and private resources allocated in the 2025-2026 Action Plan for the implementation of projects are identified in Table 3. The CDBG resources include \$701,752.00 of CDBG formula grant funds. The HOME resources include \$251,750.43 of HOME grant funds in addition to \$863,759.17 of prior year CDBG funds. A grand total of \$1,817,261.60 of CDBG and HOME funds were allocated to projects in the 2025-2026 Action Plan.

The City received \$1,087,336 of HOME American Rescue Plan (HOME-ARP) funds from HUD under the 2021 Action Plan. The HOME-ARP Allocation Plan includes \$217,467 for Tenant-Based Rental Assistance, \$652,402 for Supportive Services, \$54,367 for Non-Profit Operating Assistance and \$163,100 for Administration and Planning. During the reporting period, a total of \$79,899.01 was expended on HOME-ARP activities.

Identify the geographic distribution and location of investments

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide Area	100%	100%	All projects were Citywide projects.

*Note: The data in this table is generated by HUD's database. The City did not designate specific CDBG or HOME target areas in the 2022-2026 Consolidated Plan; therefore, 100 percent of all CDBG and HOME funds are represented under the "Citywide Area" designation.

Narrative

For the 2025-2026 Program Year, the City allocated 100 percent of its non-administrative CDBG and HOME investments for Program Year 2025-2026 to projects and activities that benefit low- and moderate-income persons throughout the City of Paramount.

Leveraging

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

To address housing and community development needs in Paramount, CDBG and HOME entitlement grants are used to leverage a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City and its development partners continue to seek new opportunities to leverage other resources.

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

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Paramount has received a 50% match reduction from HUD, and therefore, the City's match liability is 12.5% for 2025 which amounts to \$23,277.00.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal Fiscal Year	\$2,394,871.64
2. Match contributed during current Federal Fiscal Year	\$0.00
3. Total match available for current Federal Fiscal Year (Line 1 plus Line 2)	\$2,394,871.61
4. Match liability for current Federal Fiscal Year	\$23,277.00
5. Excess match carried over to next Federal Fiscal Year (Line 3 minus Line 4)	\$2,371,594.61

Table 6 – Match Contribution for the Federal Fiscal Year

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

Table 7 – HOME Program Income

HOME Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$0.00	\$2,673.00	\$2,673.00	\$0.00	\$0.00

HOME MBE/WBE report

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

Table 8 – Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	6	0	0	0	0	6
Dollar Amount	\$139,175	\$0	\$0	\$0	\$0	\$139,175
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0
	Total	Women Business Enterprises		Male		
Contracts						
Number	3	0		3		
Dollar Amount	\$139,175	\$0		\$139,175		
Sub-Contracts						
Number	0	0		0		
Dollar Amount	\$0	\$0		\$0		

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

Table 9 – Minority Owners of Rental Property

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

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

Table 10 – Relocation and Real Property Acquisition

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

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

CR-20 - Affordable Housing 91.520(b)

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	14	3
Number of special-needs households to be provided affordable housing units	0	0
Total	14	3

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	14	3
Number of households supported through the acquisition of existing units	0	0
Total	14	3

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

One high priority affordable housing goal was identified in the 2022-2026 Consolidated Plan to provide the framework necessary to invest CDBG and HOME funds to address affordable housing needs. This included Affordable Housing Preservation, Development and Access. Tables 11 and 12 indicate the number of households supported with affordable housing assistance through the HOME and CDBG program during the 2025-2026 Program Year.

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. As such, the 2025-2026 Action Plan allocated \$559,193.87 of CDBG funds and \$188,813.43 of HOME funds for the preservation of owner-occupied single-family dwellings as part of the Home Improvement Program. The Home Improvement Program served one (1) extremely low-income, one (1) low-income, and one (1) moderate-income households during the year.

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

Discuss how these outcomes will impact future annual action plans.

The 2022-2026 Consolidated Plan - Strategic Plan identified a high priority need to preserve the supply of affordable housing. During the 2025-2026 Program Year, the City of Paramount invested HOME funds in the rehabilitation of three (3) owner-occupied mobile homes. In

future annual action plans, the City anticipates continuing to invest in affordable housing preservation in addition to investing in projects that will create new affordable housing opportunities for low-income residents.

As community needs change the City may need to undertake additional activities to best achieve the City's ability to meet its affordable housing goals. All future Annual Action Plans will provide additional information on any on-going affordable housing activities and the City will continue to assess and determine affordable housing needs that best utilize available funding sources.

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

Table 13 – Number of Families or Households Served

Number Served	CDBG Actual	HOME Actual
Extremely Low-Income	0	1
Low-Income	0	1
Moderate-Income	0	1
Total	0	3

Narrative Information

The 2022-2026 Consolidated Plan - Strategic Plan identified high priority affordable housing needs including preserving the supply of affordable rental and owner-occupied housing. To preserve housing that is already affordable to low-income homeowners, the City of Paramount's Home Improvement Program rehabilitated eight (8) owner-occupied units.

To address what HUD defines as “worst case housing need” the City provided funds in the 2025-2026 Action Plan for the preservation of the physical and functional integrity of existing housing units occupied by low- and extremely low-income residents who would otherwise continue to live in substandard housing because they were not in the financial position to properly maintain their home. This includes attempts to meet the needs of persons with disabilities by making necessary improvements which aid the mobility of the elderly and physically disabled such as shower units with seats, handrails, ramping and reconstructing doorways.

Addressing substandard housing conditions through housing preservation activities is a cost-effective way to invest limited resources to retain housing units that are already affordable to

low- and moderate-income residents and ensure all economic segments of the community have the opportunity to live in decent housing.

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

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

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

The City of Paramount is not the recipient of federal or state funds targeted to homeless individuals and families. However, the City of Paramount supported homeless and other special needs activities through community grants administered by the Public Safety Department and funded supportive services to assist homeless households using HOME-ARP funds.

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter and transitional housing resources, the City of Paramount provided information and referrals to the Los Angeles County Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA) and the organizations receiving CDBG funds for homelessness prevention activities.

During LAHSA's most recent homeless count in 2026, the City of Paramount had a total of 23 homeless persons counted. Of the 23 homeless persons counted, 1 was in a car, 12 had makeshift shelters, 1 was in RV's/camper, 1 was in a van, 8 were in tents, and 0 were not in a dwelling.

During the reporting period, the City allocated General Funds to support community-based nonprofits – many of which focus their work on addressing homelessness and providing services to special needs populations. The City also continued its partnership with Family Promise of Los Angeles during the 2025-2026 Program Year to provide homeless prevention services consisting of emergency shelter and supportive services to Paramount residents and expended \$79,899.01 of HOME-ARP funds to provide supportive services designed to assist the homeless populations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC

continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

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

To address the emergency shelter and transitional housing needs of homeless persons, the City continues to support the Family Promise of Los Angeles which provides emergency shelter and transitional housing assistance, counseling, and case management for families who are homeless or at-risk of homelessness. During the Program Year, Family Promise of Los Angeles served 36 unduplicated persons via its Homeless Prevention Program.

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

To help low-income individuals and families avoid becoming homeless, the City provided HOME-ARP funds to Family Promise of Los Angeles to provide supportive services to assist homeless populations. As a result of these efforts, the City was able to assist a total of 36 individuals.

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting. Public institutions such as jails, hospitals, treatment facilities, mental health facilities, youth facilities, and foster care homes are central to limiting the creation of newly homeless persons upon discharge.

In California, discharge coordination and planning is largely unregulated unless county or municipal ordinances provide rules preventing public institutions from discharging people into homelessness. One of the goals included in the Los Angeles Ten Year Strategy to End Homelessness is to formalize protocols and improve the coordination of discharge planning among key institutional systems of care and supervision. The goal calls for the CoC to close the "revolving door" to homelessness so that new persons do not find themselves living in the community without the social and economic support necessary to access and maintain

themselves in a safe environment.

The City coordinated with the CoC and other subrecipients receiving CDBG funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness. The City will continue to explore additional ways to prevent and address homelessness caused by discharge from public institutions.

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

To address the needs of homeless families, families with children, veterans and their families, the City provided HOME-ARP funds for the Family Promise of Los Angeles to provide supportive services necessary for families to achieve stability. Paramount's non-profit partner makes certain that individuals and families have the tools necessary to succeed.

Additionally, the City's partnership with LAHSA provides intensive, field-based engagement services and support that meets clients and their families where they live. As a result, the City has been able to leverage its partnerships with the County agencies to bolster its homeless outreach.

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

Actions taken to address the needs of public housing

The Paramount Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles Community Development Agency (LACDA), formerly known as the Housing Authority of the County of Los Angeles (HACoLA), for the purposes of Section 8 and Public Housing.

LACDA continues to serve the needs of residents through public housing and Section 8 vouchers. LACDA administered Housing Choice Vouchers throughout Los Angeles County and monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards.

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

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

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

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

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

To address housing affordability and the lack of monetary resources for affordable housing, the City's Strategic Plan calls for the investment of a portion of HOME funds reserved for CHDOs to leverage possible acquisition, rehabilitation and resale activities in conjunction with Housing Asset Funds or other State or local resources. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City continued to leverage its HOME funds to attract private and other available public resources to facilitate additional affordable housing. In future program years, the City will also leverage American Rescue Plan HOME funds to facilitate affordable housing development.

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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry.

To address these obstacles, the City continued to invest CDBG and HOME funds through the 2025-2026 Action Plan in projects that provided assistance to low- and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low- and moderate-income people and projects that prevent homelessness.

To address underserved needs, the City allocated 100 percent of its non-administrative CDBG and HOME funds for program year 2025-2026 to projects and activities that benefit low- and moderate-income people.

The Home Improvement Program provides grants for home improvements necessary to ensure Paramount residents can continue to live in quality housing that is already affordable to the occupants.

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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Paramount's Home Improvement Program conducted lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and incorporated safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

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

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

- Supported activities that ensure equal access to housing opportunities;
- Supported activities that improve neighborhoods, facilities & infrastructure;

- Supported activities that promote economic opportunity;
- Supported activities that preserve the supply of housing that is affordable to low- and moderate-income residents; and
- Supported activities that provide services to low-income residents, those with special needs and the homeless.

In addition to these efforts, mainstream state and federal resources also contributed to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provided a pathway out of poverty for families who were ready to pursue employment and educational opportunities. Poverty-level families also had access to CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together these programs provided individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition, and transportation.

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

The institutional delivery system in Paramount is high-functioning and collaborative — particularly the relationship between local government and the nonprofit sector comprised of a network of capable community-based organizations that are delivering a full range of services to residents.

In order to support and enhance this existing institutional structure, the City of Paramount collaborated with nonprofit agencies to ensure that the needs of low- and moderate-income residents were met as envisioned within the 2022-2026 Consolidated Plan - Strategic Plan.

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

To enhance coordination between public and private housing and social service agencies, the City continued consulting with and inviting a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents to participate in Paramount - particularly in low- and moderate-income areas.

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

Activities implemented during the 2025-2026 Program Year followed the following goals established in the Analysis of Impediments to Fair Housing Choice that was adopted by the City Council on May 3, 2022:

	Goal	Description	Evaluation
1.	Program Marketing	Paramount shall ensure that all HUD-funded programs are marketed in high poverty areas within their jurisdiction in manners that will be accessible to residents to ensure that low-income residents and high poverty neighborhoods have best access to all program activities. Marketing shall be conducted in accordance with the City's Language Access Plan.	To evaluate this goal, Paramount shall maintain documentation showing that it marketed programs in areas of high poverty and conducted such marketing in a way that clearly communicated the program to the residents in those areas.
2.	Promote Fair Housing Education for Tenants and Homebuyers	Paramount shall fund and promote fair housing training for tenants, homebuyers, and potential homebuyers to ensure that residents are fully informed of their rights as it relates to housing.	Maintain records of number of trainings conducted and training participants.
3.	Promote Fair Housing Education for Landlords and Realtors	Paramount shall fund and promote fair housing training for landlords and realtors to ensure that they understand the fair housing requirements and rights of tenants and homebuyers.	Maintain records of number of trainings conducted and training participants.
4.	Maintain Fair Housing Resources on Website	In collaboration with the fair housing provider for Paramount, maintain a page on the City's website that provides access to fair housing resources and documents. Further, collaborate with the fair housing provider to promote trainings and other fair housing related events.	Review and update webpage resources annually with support from fair housing provider and maintain documentation promoting all trainings and events carried out by the fair housing provider in the jurisdiction.
5.	Maintain Housing and Community Development Resources List	Establish and maintain a list of all housing and community development resources that is updated annually. This list may include services such as grant or loan programs for reasonable modifications and access to programs such as Meals on Wheels.	Review and update list on an annual basis.

For the 2025-2026 Program Year, the City contracted with the Fair Housing Foundation (FHF) to provide fair housing education and general housing services to Paramount residents to prevent incidences of housing discrimination. During the program year, FHF assisted 133 Paramount residents with general fair housing education services throughout the City. Outreach included two informational booths at community events; four fair housing presentations to community-based organizations, resident associations, and government agencies, and two walk-in clinics tailored to specific audiences, including mobile home/manufactured home residents. Topics included federal and state fair housing laws, including protected classes, prohibited practices, and disability accommodations.

CR-40 - Monitoring 91.220 and 91.230

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

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provided technical assistance to all subrecipients at least once per year and monitored subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the Planning Department provided technical assistance to prospective applicants for any CDBG or HOME Notice of Funding Availability (NOFA) upon request to review the Strategic Plan goals, program requirements and available resources with potential applicants. Additionally, technical assistance was provided during the implementation of CDBG or HOME funded projects to ensure that appropriate resources were provided in furtherance of compliance with the program regulations.

Activity Monitoring

All activities were monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with an Action Plan goal. This review also examined the proposed use of funds, eligibility of the service area, the intended beneficiaries, and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients were required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit were reviewed with the applicant. Eligible applications were then considered for funding. Planning Department staff and/or consultant staff reviewed quarterly performance reports and invoices throughout the year as part of desk monitoring. For CDBG public service activities, an on-site and/or teleconference monitoring is conducted to ensure compliance. These reviews will include both a fiscal and programmatic review of the subrecipient's activities. The reviews will determine that each subrecipient is in compliance with the program regulations and City contract. Areas of review will include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report will be provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients will be given 30 days to provide the City with corrective actions taken to address any noted findings. For CDBG capital projects, monitoring also includes compliance with Regulatory Agreement requirements.

For HOME funded activities, annual monitoring is conducted to ensure compliance on renter occupied units to ensure that household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is also conducted throughout the affordability period.

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

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

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in the *Press Telegram* on September 3, 2026, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. A copy of the public notice is included in Appendix A.

The draft CAPER was available from September 4, 2026, to September 22, 2026, at the City of Paramount Customer Service- Main Entrance, City of Paramount Planning Department, Paramount Community Center, and on the City's website.

A summary of any written or oral comments received during the public review and comment period is included in Appendix B.

CR-45 - CDBG 91.520(c)

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

In review of the progress made toward accomplishing the goals established in the 2022-2026 Consolidated Plan – Strategic Plan during the Program Year, there is no need to change the program objectives or the projects and activities using CDBG funds.

CDBG funded activities contributed to the City's progress toward meeting the high priority needs identified in the Consolidated Plan. As shown in Table 1 on page 2 of this document, CDBG funds are contributing to four of the six Strategic Plan goals including Fair Housing Services, Neighborhood Services, and Affordable Housing Preservation and Access.

CR-50 - HOME 91.520(d)

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

Maintaining HOME-assisted affordable housing is a high priority. During FY 2025-2026 the City did not conduct on-site inspections but did conduct on-site inspections during FY 2022-2023, of the HOME-assisted property currently in their affordability period as required to determine compliance with the housing codes and other applicable regulations. When any deficiencies exist, the property owner and property management are notified to make repairs and City and/or program staff will follow up to ensure completion of the required repairs. The list of HOME-assisted affordable rental housing include the name of the property, the total number of housing units and the results of on-site inspections conducted during the Program Year.

- Paramount Senior Village – 9 HOME assisted units passed inspection

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

Each of the HOME-assisted properties with more than five units maintains an Affirmative Fair Housing Marketing Plan. During annual monitoring, the annual Affirmative Fair Housing Marketing Report and waitlist are reviewed to ensure compliance with HUD requirements to affirmatively further fair housing choice.

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

The City applied the program income received in FY 2025-2026 to 2025-2026 Home Improvement Program projects.

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

In the implementation of the 2025-2026 Action Plan, the City invested HOME funds to rehabilitate three (3) housing units affordable to extremely low-, low-, and moderate-income homeowners.



APPENDIX A

Public Notice

2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025 THROUGH JUNE 30, 2026



APPENDIX B

Summary of Citizen Participation Comments

2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025 THROUGH JUNE 30, 2026

Summary of Citizen Participation Comments

In compliance with the City's approved Citizen Participation Plan and implementing regulation 24CFR 91.105, a public notice was published to solicit public comments from interested citizens regarding the draft 2025-2026 CAPER. The draft CAPER was made available to the general public for a period of 15 days from September 4, 2026 through September 22, 2026, in order to provide an opportunity for the public to review the document.

The following is a summary of Citizen Participation comments:

- .TBD



APPENDIX C

IDIS PR26 FINANCIAL REPORTS

2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
JULY 1, 2025 THROUGH JUNE 30, 2026

To be inserted following Public Hearing