



City of **WESTMINSTER**

Annual Action Plan for Fiscal Year 2026-2027

May 13, 2026

**City Manager's Office
Housing Division
8200 Westminster Boulevard
Westminster, CA 92683**

Table of Contents

Executive Summary.....	1
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	6
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	7
AP-12 Participation - 91.105, 91.200(c)	12
Expected Resources	17
AP-15 Expected Resources – 91.220(c)(1,2)	17
Annual Goals and Objectives	20
AP-20 Annual Goals and Objectives.....	20
Projects	25
AP-35 Projects – 91.220(d)	25
AP-38 Project Summary	28
AP-50 Geographic Distribution – 91.220(f).....	40
Affordable Housing	41
AP-55 Affordable Housing – 91.220(g)	41
AP-60 Public Housing – 91.220(h).....	43
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	44
AP-75 Barriers to Affordable Housing – 91.220(j)	47
AP-85 Other Actions – 91.220(k)	50
Program Specific Requirements.....	54
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	54

Appendices

Appendix A – Public Comments

Executive Summary

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

The Consolidated Plan is designed to help the City of Westminster assess affordable housing and community development needs and market conditions in order to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) programs. The goals are to assist low and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the Action Plan for 2026/27.

The 2026/27 Annual Action Plan includes application for funds under two different HUD entitlement programs - Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME). Current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2026/27 to just over \$2.6 million. The following Annual Action Plan describes resources, programs, activities and actions Westminster will use in the coming 2026/27 fiscal year to implement its Consolidated Plan goals and objectives, summarized in Table 1.

Table 1 – 2025-2029 Consolidated Plan Priorities, Implementing Programs, and FY 2026/27 Goals

Consolidated Plan 5-Year Priority	2026/27 Implementing Programs	2026/27 Goals	Outcome/Objective*
Priority Housing Needs	<ul style="list-style-type: none"> ▪ Neighborhood Preservation Code Enforcement (\$200,000 CDBG) ▪ Westminster Tenant-Based Rental Assistance Program (\$300,000 HOME) ▪ Affordable Housing Program (\$766,452.90 HOME) 	<ul style="list-style-type: none"> ▪ 100 housing units ▪ 15 households ▪ N/A housing units 	<p>SL-3</p> <p>DH-2</p> <p>DH-2</p>
Priority Community Services	<ul style="list-style-type: none"> ▪ Home Delivered Meals (\$28,949.61 CDBG) ▪ Family Resource Center (\$93,265.61 CDBG) ▪ Project S.H.U.E. (\$13,949.61 CDBG) ▪ CSD Summer Youth Program (\$9,314.61 CDBG) 	<ul style="list-style-type: none"> ▪ 34 persons ▪ 300 persons ▪ 24 persons ▪ 35 persons 	<p>SL-1</p> <p>SL-1</p> <p>SL-1</p> <p>SL-1</p>
Priority Parks, Recreational Facilities, and Other Community Facilities	<ul style="list-style-type: none"> ▪ No Park or Recreational Facilities Proposed in FY 2026/27. 	<ul style="list-style-type: none"> ▪ No Park or Recreational Facilities Proposed in FY 2026/27 	N/A
Priority Infrastructure Improvements	<ul style="list-style-type: none"> ▪ Street Improvements (\$832,671.64 CDBG) ▪ Sidewalk Improvements (\$200,000 CDBG) 	<ul style="list-style-type: none"> ▪ 1,940 persons ▪ 10,365 persons 	<p>SL-3</p> <p>SL-3</p>
Priority Planning for Housing and Community Development Needs (Planning and Administration)	<ul style="list-style-type: none"> ▪ HOME Administration (\$37,247.25 HOME) ▪ CDBG Administration (\$173,972.60 CDBG) ▪ Fair Housing Foundation (\$20,000 CDBG) 	<ul style="list-style-type: none"> ▪ Not applicable ▪ Not applicable ▪ Not applicable 	N/A

Summarize the objectives and outcomes identified in the Plan

The U.S. Department of Housing and Urban Development (HUD) has established three predetermined objectives and outcomes designed to capture the range of community impacts that occur as a result of CDBG and HOME-funded programs. Each activity or program funded with CDBG or HOME must fall under one of three objectives and one of three outcomes. The framework of selecting these objectives and outcomes is known as HUD’s CPD Outcome Performance Measurement System. Here are the objectives and outcomes to choose from:

Objectives*

- **(SL) Creating Suitable Living Environments** relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment, from physical problems with their environment to social issues.

- **(DH) Providing Decent Housing** covers the wide range of housing activities where the purpose is to meet individual family or community housing needs.
- **(EO) Creating Economic Opportunities** applies to activities related to economic development, commercial revitalization, or job creation.

Outcomes*

- **(1) Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
- **(2) Affordability** applies to activities that provide affordability in a variety of ways to low- and moderate-income people and is appropriate to use whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
- **(3) Sustainability** applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Westminster's Consolidated Plan Needs Assessment was developed by reviewing Census statistical data and building upon already adopted planning documents, coupled with consultation with housing, homeless and service providers, City Departments, and the public via community meetings, public hearings, and a Community Needs Assessment Survey. The result was the formation of five areas of priority need, including:

1. **Priority Housing Needs** – The Needs Assessment supports activities that will assist with housing cost burden and rehabilitation of substandard housing due to age and lack of maintenance.
2. **Priority Community Services** – With the growing number of both elderly and homeless persons in Westminster, as well as low- and moderate-income persons in general, additional public services related to persons with disabilities, anti-crime, health services, homeless services, and transport services were the most important to community members. These needs were determined by the public via the Community Needs Survey, comments received at a Stakeholder Workshop with various public service and housing providers, and staff input based on local knowledge.
3. **Priority Parks and Recreational Facilities** – The Community Needs Survey indicated that parks and recreation facilities were the most important community facilities compared to other community facilities.

4. **Priority Infrastructure Improvements** – Identified needs include pavement, sidewalk, curb, gutter, and storm drain reconstruction in the City’s low- and moderate-income neighborhoods. The City’s Pavement Management System (PMS) describes specific low- and moderate-income neighborhoods for which CDBG funds will be requested over the FY 2025/26 – 2029/30 Consolidated Plan. Sidewalk improvements and street and alley improvements were ranked most important by community members.
5. **Other Housing and Community Development Needs** – This category is reserved for administrative activities under both the CDBG and HOME programs.

During the Consolidated Plan timeframe, the City of Westminster proposed to fund several programs to meet the priority needs of Westminster residents as listed in Table 1, above.

Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs. Since the current year, 2026/27 is still in progress, the City of Westminster will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER) which captures progress towards meeting five-year goals and objectives. CAPERs from the prior four years have been completed and accepted by HUD.

Summary of citizen participation process and consultation process

As a condition to receiving Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds, the City of Westminster must engage stakeholders and the public regarding the community’s needs in the areas of community development and housing. To guide in this effort, the City has adopted a Citizen Participation Plan which outlines the citizen participation and consultation efforts necessary for the development of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

All of Westminster’s citizens are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. Three public hearings are held by the City each year to discuss matters related to the Consolidated Plan and the Annual Action Plan. The first two hearings focus on the needs of the community and development of the Annual Action Plan and provides citizens with an opportunity to comment on the Annual Action Plan. The third public hearing focuses on performance as it relates to housing, homelessness, hazards associated with

lead-based paint, accessibility, and community development needs, such as infrastructure and public services. In all cases, a Notice of Public Hearing was published at least 15 days prior to the hearing to provide residents with adequate notice.

The draft 2026/27 Annual Action Plan was available for public comment over a 30-day period (March 25 – May 13, 2026). City Council public hearings were held on February 25 and May 13, 2026, providing residents and interested parties a final opportunity to comment on the Annual Action Plan prior to adoption and submittal to HUD.

Summary of public comments

See Appendix “A” Public Comments for a record of all public comments made during the citizen participation process for the development of the FY 2026/27 Annual Action Plan.

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

All comments, when made, are accepted in the planning process of the Annual Action Plan.

Summary

The Consolidated Plan identifies the top funding priorities over the next five years. These priorities were established through a needs assessment, housing market analysis, feedback from public meetings, community surveys, and consultation with local stakeholders. Funding these priorities supports HUD’s principal goals and objectives. These goals are meant to provide availability, sustainability, and affordability for Westminster citizens. During the citizen participation process for the development of the 2025-2029 Consolidated Plan and subsequent Annual Action Plans, these top five priorities were established:

- Priority Housing Needs
- Priority Community Services
- Priority Park, Recreational Facilities, and Other Community Facilities
- Priority Infrastructure Improvements
- Priority Planning for Housing and Community Development Needs (Planning and Administration)

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City Manager's Office	City Manager's Office / Housing Division
HOME Administrator	City Manager's Office	City Manager's Office / Housing Division

Table 2 – Responsible Agencies

The Lead Agency for the five year (2025/2026 - 2029/2030) Consolidated Plan is the City of Westminster, Housing Division.

Consolidated Plan Public Contact Information

Michael Son

City of Westminster

Housing Division

8200 Westminster Blvd.

Westminster, CA 92683

Email: mson@westminster-ca.gov

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

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

The City of Westminster's development of its five-year Consolidated Plan (2025/2026 – 2029/2030) involved extensive consultation with various stakeholders to identify key housing and social service issues, gaps in services, and potential recommendations. The City organized a consultation workshop on October 8, 2024, inviting approximately 50 agencies to participate. Eleven agencies and departments attended the workshop. The purpose of the workshop was to facilitate discussions on housing and social service issues, identify gaps in services, and brainstorm potential recommendations. Additionally, the workshop aimed to foster dialogue among agencies and departments to enhance collaboration and information sharing.

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

The City of Westminster participates in the Orange County Continuum of Care, a regional partnership led and coordinated by 2-1-1 Orange County and OC Community Services. This public–nonprofit collaboration supports a coordinated, countywide approach to reducing homelessness and preventing households from falling into homelessness throughout Orange County. The Continuum of Care (CoC) serves as the regional convener for year-round planning, bringing together public agencies, nonprofit service providers, housing developers, healthcare partners, and other stakeholders to strengthen the local homeless response system.

The Orange County Continuum of Care system is built around six core components that work together to create a comprehensive system of care:

1. **Advocacy** – Promoting policies, funding, and community awareness on behalf of individuals and families experiencing homelessness or at risk of homelessness.
2. **Outreach, Assessment, and Prevention** – Conducting coordinated outreach and standardized assessments to identify needs, connect individuals and families to appropriate services, and implement prevention strategies when possible.
3. **Emergency Shelter** – Providing safe, temporary shelter combined with supportive services and referrals to stabilize individuals and families in crisis.

4. **Transitional Housing** – Offering structured, time-limited housing with supportive services for individuals and families who need additional assistance before moving to permanent housing.
5. **Permanent Housing and Permanent Supportive Housing** – Ensuring access to long-term housing solutions, including supportive housing for individuals and families with disabilities or significant barriers to housing stability.
6. **Reducing Chronic Homelessness and Addressing Motel-Based Homelessness** – Implementing targeted strategies to reduce chronic homelessness in Orange County, including prioritizing individuals with long-term or repeated episodes of homelessness and disabling conditions. This component also addresses the needs of homeless families and individuals who rely on motels as a temporary housing solution, connecting them to coordinated entry, housing navigation services, rental assistance, and permanent housing resources to promote long-term stability.

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

Not applicable; the City of Westminster does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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?
City of Westminster	Other government – Local	Housing needs Assessment Homeless Needs and Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Non-Housing Community Development Anti-Poverty Strategy	Stakeholder Workshop and direct communication. City will continue maintaining its strong relationships with service providers and local jurisdictions to implement the 5-year strategy.
Westminster City Council	Civic Leaders	Housing Needs Assessment Market Analysis Economic Development Non-Housing Community Development	Public hearings. City Council members reflect the needs of their constituents in the community, which have been reflected in the needs and priorities identified in the Plan.

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?
Westminster Family Resource Center	Other government – Local	Housing Needs Non-Homeless Special Needs	Stakeholder Workshop. The City will continue supporting programs for Westminster's lower income families.
Westminster Public Works	Other government – Local	Non-Housing Community Development	Stakeholder Workshop. The City will continue to identify and implement community development improvements such as ADA, rehabilitation, and roadway improvement
Orange County Families Forward	Services – Homeless	Housing Needs Homeless Needs	Stakeholder Workshop. The City will continue supporting housing and service programs to address homelessness.
Human Options	Services – Victims of Domestic Violence	Non-Homeless Special Needs	Stakeholder Workshop. The City will continue supporting service programs to serve victims of domestic violence.
Realtor Commission	Housing	Housing Needs Market Analysis	Stakeholder Workshop. The City will continue to pursue opportunities for affordable housing and increased public outreach.
NeighborWorks Orange County	Housing	Housing Needs	Stakeholder Workshop. The City will continue to pursue efforts to increase financial literacy and support housing for low-income households.
Fair Housing Foundation	Fair Housing Services	Housing Needs	Agency Consultation Workshop. The City will continue to provide fair housing education and tenant/landlord services to residents.

Table 3 – Agencies, groups, organizations who participated

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

The City of Westminster took a comprehensive approach to developing its Consolidated Plan by consulting with a wide range of stakeholders, including housing, social, and health service providers, as well as local agencies/governments, and the Orange County Housing Authority. This collaborative process ensures that the Consolidated Plan reflects the diverse needs and perspectives of the community it serves. Further, through the citizen participation process for the development of the FY 2026/27 Action Plan, it was reaffirmed that the Consolidated Plan continues to reflect the priority needs of the community.

The City is unaware of any Agency types relevant to the Consolidated Plan that were not 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?
City of Westminster General Plan	City of Westminster	The Consolidated Plan reflects housing needs and goals, strategies to address homelessness, strategies to address disproportionate housing needs, strategies to facilitate fair housing, community development planning, hazard mitigation efforts outlined in the General Plan.
City of Westminster 2021-2029 Housing Element (part of General Plan)	City of Westminster	The City's current Housing Element covers the 2021-2029 period. Key housing policies and programs from the Housing Element have been reflected within the Consolidated Plan.
Continuum of Care	OC Partnership, 2-1-1 Orange County and the OC Community Services	Leadership and coordination of Orange County's Continuum of Care planning process is the shared responsibility of OC Partnership, 2-1-1 Orange County and the OC Community Services. These organizations use housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Westminster participates in building the regional continuum of care to address the homeless and persons at-risk of homelessness
Orange County Housing Authority Administrative Plan	Orange County Housing Authority (OCHA)	The purpose of OCHA's Administrative Plan is to establish policies and procedures to implement the Section 8 Program in a manner consistent with HUD requirements and local objectives. The Consolidated Plan reflects the policies set forth in the Administrative Plan.

Local Hazard Mitigation Plan	City of Westminster	Hazard mitigation related to climate change is reflected in the consolidated plan.
Parks and Facilities Master Plan	City of Westminster	Community development planning, parks and recreation strategies were used to supplement and guide the consolidated plan.

Table 4 – Other local / regional / federal planning efforts

AP-12 Participation - 91.105, 91.200(c)

Summary of citizen participation process/efforts made to broaden citizen participation

The City of Westminster followed HUD's guidelines for citizen and community involvement in the preparation of the Consolidated Plan and Action Plan. Engaging citizens in the planning process is crucial for ensuring that the resulting documents accurately reflect the needs and priorities of the community. Here's a summary of the activities undertaken by the City to encourage citizen participation:

Housing and Community Development Needs Survey

In order to evaluate public opinion of specific housing and community development needs, the City utilized an on-line Needs Survey in English, Spanish, and Vietnamese in which respondents were asked to rank the level of need for a particular service, capital improvement, and public benefit. Hard copies of the survey were also distributed at the Consultation Workshop and Community Meeting. Questions about specific needs were grouped into the following five categories:

- Demographics
- Internet access
- Public infrastructure
- Community facilities
- Public and special needs services
- Housing
- Special needs housing
- Business development and jobs

The Needs Survey received 73 responses. Questions related to public infrastructure, community facilities, public and special needs services, housing, special needs housing, and business development and jobs asked respondents to rank activities in order of importance. Average rank was calculated for each ranking question to determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice. The following show the most preferred choice/s for each ranking question:

- Public infrastructure – Sidewalk improvements; street and alley improvements
- Community facilities – Parks and recreation facilities; health care facilities
- Public and special needs services – Services for persons with disabilities; anti-crime programs; health services

- Housing – Homeownership assistances; accessibility improvements; ownership housing rehabilitation
- Special needs housing – Housing for persons with disabilities; housing for seniors, affordable rental housing
- Business development and jobs – Job creation/retention; commercial/industrial rehabilitation

Community Workshop

The City conducted a Community Workshop on October 17, 2024, at the Miriam Warne Community Building to gather input on priorities for the 2025–2029 Consolidated Plan. The workshop focused on identifying current trends and challenges within the community, with particular attention to housing needs and supportive services.

Participants discussed the needs of various populations, with strong emphasis on affordable rental housing, senior housing, and access to mental health services. Attendees also completed a voting exercise to help rank funding priorities. During the discussion, participants expressed concerns about homelessness while also advocating for resources to support low-income residents and seniors to prevent housing instability.

The workshop concluded with a call for enhanced outreach and community engagement efforts. City staff affirmed their commitment to incorporating public comments and feedback into the development of the Consolidated Plan and encouraged continued participation in future workshops and planning activities.

Based on the voting exercise, the following activities were identified as the highest priorities (listed in order of votes received):

- | | |
|---|---|
| • Affordable rental housing (4 votes) | • Sidewalk improvements (1 vote) |
| • Street and alley improvements (2 votes) | • Senior centers (1 vote) |
| • Community centers (2 votes) | • Accessibility improvements (1 vote) |
| • Housing for persons with disabilities (2 votes) | • Rental housing rehabilitation (1 vote) |
| • Housing for seniors (2 votes) | • Services for persons with disabilities (1 vote) |
| • Services for the homeless (2 votes) | • Mental health services (1 vote) |
| • Transportation services (2 votes) | • Senior services (1 vote) |
| | • Youth services (1 vote) |

FY 2026/27 Annual Action Plan Citizen Participation

The citizen participation plan implemented by the City of Westminster for its federal CDBG and HOME programs demonstrates a strong commitment to engaging residents in the planning and implementation process. Here are the key highlights of the plan:

1. **Encouragement of Citizen Participation:** All citizens of Westminster are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. This inclusive approach ensures that the voices of all community members, including those from diverse backgrounds and perspectives, are heard and considered in the decision-making process.
2. **Regular Contact with CDBG Funded Organizations:** Organizations receiving direct CDBG funding maintain regular contact with City staff. This ongoing communication facilitates collaboration and ensures that funded programs align with the goals and priorities outlined in the Annual Action Plan.
3. **Consultation with Other Organizations:** Other organizations are consulted as needed or are present at various public hearings held by the City. This ensures that a broad spectrum of community stakeholders, beyond direct CDBG funded organizations, have the opportunity to contribute their input and perspectives to the planning process.
4. **Notice of Public Hearings:** A Notice of Public Hearing is published at least 15 days prior to each hearing to provide residents with adequate notice. This ensures transparency and allows residents to plan and participate in the hearings effectively.
5. **Public Comment Period:** A draft of the Annual Action Plan was made available for public comment for a minimum of 30 days (March 25 – May 13, 2026), allowing residents time to review the plan and provide feedback. This extended comment period demonstrates a commitment to soliciting and considering public input before finalizing the plan.
6. **Public Hearings:** Three public hearings are held each year by the City to discuss issues related to the Consolidated Plan and the Annual Action Plan. These hearings provide citizens with multiple opportunities to engage with the planning process, offer feedback on draft plans, and raise any concerns or questions they may have. This ensures that elected representatives hear directly from the community before making decisions on the Plan.

Overall, the citizen participation plan implemented by the City of Westminster reflects a robust and inclusive approach to community engagement in the CDBG planning process, promoting transparency, accountability, and responsiveness to the needs and priorities of residents.

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)
Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on February 5, 2026, inviting citizens to attend the Needs and Priorities public hearing on February 25, 2026.	See Appendix A – Public Comments.	All comments received or made are accepted.	N/A
Public Hearing	Non-targeted/broad community	A public hearing was held before the City Council on February 25, 2026, to solicit input on needs and priorities for the Consolidated Plan.	See Appendix A – Public Comments.	All comments received or made are accepted.	N/A
Public Meeting	Non-targeted/ broad community	A public meeting was held before the City Council on March 25, 2026, to present the Draft FY 2026/27 Annual Action Plan and initiate the 30-day public review.	See Appendix A – Public Comments.	All comments received or made will be accepted.	N/A
Newspaper Ad	Non-targeted/ broad community	A newspaper advertisement was published on March 19, 2026, to solicit public comment on the draft 2026/27 Annual Action Plan and to invite citizens to attend the final public hearing to adopt the FY 2026/27 Annual Action Plan.	See Appendix A – Public Comments.	All comments received or made will be accepted.	N/A

Public Hearing	Non-targeted/ broad community	A final public hearing will be held before the City Council on May 13, 2026, for adoption of the FY 2026/27 Annual Action Plan.	See Appendix A – Public Comments.	All comments received or made will be accepted.	N/A
----------------	-------------------------------	---	-----------------------------------	---	-----

Table 5 - Citizen Participation Outreach

Expected Resources

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

The City of Westminster has a comprehensive strategy in place to leverage various funding sources and partnerships to address community development and affordable housing needs within the community. Below is a breakdown of the funding sources and planned allocations for FY 2026/27:

CDBG Entitlement Funds: The City of Westminster will receive approximately \$969,863 in CDBG entitlement funds. Additionally, the City will have \$602,260.68 in prior year carryover funds that are available for programming in FY 2026/27, for a total of \$1,572,551.68. These funds will be utilized for public services, public infrastructure improvements, code enforcement, CDBG administration, and fair housing services. The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, CDBG-acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any “urgent need activities.”

HOME Program Funds: Westminster will also have approximately \$1,103,700.15 in HOME Program funds, including \$372,472.45 in HOME entitlement funds, and an unallocated carryover balance of approximately \$731,227.70.

HOME Funding will be used for HOME program administration, a tenant-based rental assistance program, and the remaining funds will be set aside for a future housing project or eligible HOME program can be identified.

SB-2 PHLA Program Funds: The city expects to receive approximately \$510,000 per year from SB-2 revenues, which are earmarked for eligible affordable housing activities. These funds supported implementation of a Tenant-Based Rental Assistance Program to assist extremely low-income households with rental assistance and providing supportive services. Additionally, funds are set aside to pay for operations of the Central Cities Navigation Center (CCNC).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Planning, Economic Development, Housing, Public Improvements, Public Services	\$969,863	\$0	\$602,260.68	\$1,572,123.68		Entitlement allocation plus estimated program income plus prior-year resources.
HOME	Public-Federal	Acquisition, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$372,472.45	\$0	\$731,227.70	\$1,103,700.15		Entitlement allocation plus estimated program income plus prior year resources.

Table 6 - 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

Many of the housing and community services programs described in the Consolidated Plan will continue to be delivered by nonprofit community-based organizations. And while many nonprofit organizations leverage significant financial and in-kind support from individual community members, foundations, and private organizations, federal funds still play a crucial role in implementing the Annual Action Plan.

The City leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including private and public investment and the City’s Westminster Housing Authority Funds.

HUD requires a 25% match on HOME funds drawn down for affordable housing. Historically, the City has met the match requirement with the use of former Westminster redevelopment tax increment funds that were layered with HOME funds in developing affordable housing. While redevelopment tax increment funds are no longer available for future match requirements, the City has been utilizing a match surplus derived from prior contributions by the former Westminster Redevelopment Agency in developing affordable housing developments. The City's match surplus is approximately \$3,286,437 (as of April 2026).

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

With the dissolution of redevelopment in 2011, Westminster has very little wholly owned land.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Needs	2026	2027	Non-Housing Community Development Affordable Housing	Low- and Moderate- Income Areas Citywide	Priority Housing Needs	\$200,000 (CDBG) \$300,000 (HOME) \$766,452.90 (HOME)	Housing Code Enforcement/ Foreclosed Property Care – 100 Housing Units (Neighborhood Preservation Code Enforcement Program) Tenant-Based Rental Assistance / Rapid Re-Housing 15 Households (Westminster Tenant-Based Rental Assistance Program) Rental Units Rehabilitated/Constructed (TBD Affordable Housing Development)

2	Community Services	2026	2027	Non-Housing Community Development	Citywide	Priority Community Services	\$28,949.61 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 34 Persons Assisted (Home Delivered Meals Program)
							\$93,265.61 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (Family Resource Center)
							\$13,949.61 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 24 Persons Assisted (Project S.H.U.E.)
							\$9,314.61 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 35 Persons Assisted (CSD Summer Youth Program)
3	Infrastructure Improvements	2026	2027	Non-Housing Community Development	Low- and Moderate-Income Areas	Priority Infrastructure Improvements	\$832,671.64 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 1,940 Persons Assisted (Street Improvement Projects)
							\$200,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 10,365 Persons Assisted (Sidewalk Improvement Projects)

4	Planning for Housing and Community Development Needs	2026	2027	Other: Administration	N/A	Planning for Housing and Community Development Needs	\$37,247.25 (HOME) \$173,972.60 (CDBG) \$20,000 (CDBG)	N/A (HOME Program Administration, CDBG Program Administration, Fair Housing Foundation)
---	--	------	------	-----------------------	-----	--	--	--

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Needs
	Goal Description	The City will use Community Development Block Grant (CDBG) funds to strengthen neighborhoods by addressing unsafe conditions, reducing blight, and improving overall quality of life for residents, particularly in low- and moderate-income areas. HOME Investment Partnerships (HOME) funds will be used, as available and feasible, to preserve and expand affordable housing opportunities. This includes supporting the acquisition, rehabilitation, and new construction of affordable rental and ownership housing, as well as providing tenant-based rental assistance to eligible households. <i>(Applicable Projects: Neighborhood Preservation Code Enforcement Program; Westminster Tenant-Based Rental Assistance Program; Acquisition/Rehabilitation or New Construction of Affordable Housing)</i>
2	Goal Name	Community Services
	Goal Description	Using CDBG public service funds, the City will provide assistance for programs benefitting youth and general public services. Services must benefit at least 51 percent low/mod persons. <i>(Applicable Projects: Home Delivered Meals; Family Resource Center; Project S.H.U.E.; CSD Summer Youth Program)</i>
3	Goal Name	Provide Needed Infrastructure Improvements
	Goal Description	Using CDBG funds, the City will provide financial assistance to improve public infrastructure. <i>(Applicable Projects: Street Improvements; Sidewalk Improvements)</i>
4	Goal Name	Planning for Housing and Community Development
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. <i>(Applicable Projects: CDBG Administration; Fair Housing Services; HOME Administration)</i>

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):

No new affordable housing projects are being proposed in FY 2026/27. The City is still involved in the predevelopment activities associated with the potential affordable rental housing project at 14125 Goldenwest Street, Westminster. The affordability unit mix has yet to be determined.

The project will incorporate various amenities and services to support residents. These include open space, a gym, and a recreation/community room where tenants can receive free wrap around services. Wrap around services will include onsite counseling, financial literacy, healthy

living, resume assistance, and job search support. Further, there will be office space provided for staff from supportive service providers.

The City is proposing to allocate \$300,000 in HOME funds in FY 2026/27 to implement a Tenant-Based Rental Assistance (TBRA) Program. The Westminster TBRA Program is expected to assist at least 15 families with incomes at or below 60 percent of the Area Median Income (AMI).

The remaining unallocated HOME fund balance of \$766,452.90 will be reserved for future affordable housing projects and/or programs as they are identified, ensuring continued support for affordable housing initiatives in Westminster.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has carefully planned how it will use CDBG and HOME funds for Fiscal Year 2026/27 to address its top housing and community needs while staying within program rules. A summary of the proposed activities and funding amounts is provided below.

These funding decisions reflect a thoughtful approach to supporting important services and programs in the community, including those that serve seniors, families, and youth. The allocations also ensure the City stays within the required limits for CDBG public services, CDBG administration, and HOME administration costs. In addition, funding for the Fair Housing Foundation highlights the City’s continued commitment to fair housing and equal access to housing opportunities for all residents.

Overall, this Annual Action Plan demonstrates the City’s commitment to using federal funds in a responsible and meaningful way to strengthen the community and improve the quality of life for Westminster residents.

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Neighborhood Preservation Code Enforcement Program	Low- and Moderate-Income Areas	Housing Needs	Priority Housing Needs	CDBG: \$200,000
Westminster Tenant-Based Rental Assistance Program	Citywide	Housing Goals	Priority Housing Goals	HOME: \$300,000
Affordable Housing Development	Citywide	Housing Goals	Priority Housing Goals	HOME: \$766,452.90
Family Resource Center	Citywide	Community Services	Priority Community Services	CDBG: \$93,265.61
Home Delivered Meals Program	Citywide	Community Services	Priority Community Services	CDBG: \$28,949.61
CSD Summer Youth Program	Citywide	Community Services	Priority Community Services	CDBG: \$9,314.61
Project S.H.U.E.	Citywide	Community Services	Priority Community Services	CDBG: \$13,949.61

Street Improvements	Low- and Moderate-Income Areas	Infrastructure Improvements	Priority Infrastructure Improvements	CDBG: \$832,671.64
Sidewalks Improvements	Low- and Moderate-Income Areas	Infrastructure Improvements	Priority Infrastructure Improvements	CDBG: \$200,000
HOME Administration	Citywide	Planning for Housing and Community Development	Priority Planning for Housing and Community Development	HOME: \$37,247.25
CDBG Administration	Citywide	Planning for Housing and Community Development	Priority Planning for Housing and Community Development	CDBG: \$173,972.60
Fair Housing Foundation	Citywide	Planning for Housing and Community Development	Priority Planning for Housing and Community Development	CDBG: \$20,000

Table 8 – Project Information

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

The Housing and Homeless Needs Assessment included in the Consolidated Plan evaluates housing needs by income level: (1) extremely low-income, (2) very low-income, and (3) low- and moderate-income households. Consistent with HUD guidance, the City has established general funding priorities for the five-year period as follows:

High Priority: Activities addressing these needs are expected to be funded during the five-year period.

Medium Priority: Activities may be funded if resources are available. The City may also seek alternative funding sources and partnerships to address these needs.

Low Priority: It is unlikely that activities addressing these needs will be funded during the five-year period.

The highest priority is assigned to extremely low- and very low-income households, recognizing that in a high-cost housing market they are at the greatest risk of displacement, housing instability, and homelessness due to limited financial resources and other barriers.

The Consolidated Plan also acknowledges ongoing challenges in meeting underserved needs, including sustained demand for public services and limited available funding. The City's ability to address unmet needs will depend on funding availability, strategic partnerships, data analysis, and continued community input.

AP-38 Project Summary

Project Summary Information

1	Project Name	Neighborhood Preservation Code Enforcement Program
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Priority Housing
	Needs Addressed	Priority Housing Needs
	Funding	CDBG: \$200,000
	Description	The Neighborhood Preservation Code Enforcement Program’s purpose is to ameliorate deteriorating conditions in single- and multi-family residential properties in a specific target area. The objective is also to maintain and improve the quality of the community by identifying substandard housing and ancillary commercial conditions and then correcting violations of all local and Federal codes, including municipal, property maintenance, housing, and zoning codes. It also strives to promote and maintain a safe and desirable living and working environment for designated low and moderate-income neighborhoods. The Westminster Code Enforcement Program will perform at least 100 inspections in FY 2026/27 with a goal to gain voluntary compliance.
	Target Date	June 30, 2027
	Location Description	Low- and Moderate-Income Census Tracts
	Planned Activities	Same as description.

2	Project Name	Westminster Tenant-Based Rental Assistance Program
	Target Area	Citywide
	Goals Supported	Housing Needs
	Needs Addressed	Priority Housing Needs
	Funding	HOME: \$300,000
	Description	The City is proposing to use HOME funds to provide tenant-based rental assistance to eligible households in Westminster that are currently experiencing homelessness or are at-risk of becoming homeless. The City will contract with an experienced TBRA operator to administer the program and provide case management and wrap around services to participants. The City is proposing to assist approximately 15 households in FY 2026/27.
	Target Date	June 30, 2027
	Location Description	Citywide
	Planned Activities	Same as description.

3	Project Name	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Housing Needs
	Needs Addressed	Priority Housing Needs
	Funding	HOME: \$766,452.90
	Description	HOME Investment Partnerships (HOME) funds will be used, as available and feasible, to preserve and expand affordable housing opportunities. This includes supporting the acquisition, rehabilitation, and new construction of affordable rental and ownership housing.
	Target Date	June 30, 2027
	Location Description	To be determined.
	Planned Activities	Same as description.

4	Project Name	Home Delivered Meals Program
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$28,949.61
	Description	The Home Delivered Meals (HDM) Program provides meals to older adults, focusing on low income, homebound residents with little to no support that are struggling to leave their homes due to illness, disability, and/or isolation. The HDM Program provides seniors with three nutritious, heart-healthy meals a day, five days per week. Volunteers and staff help carry out the program by delivering the meals while also making meaningful connections with them. In addition to receiving nutritious meals, participants receive case management support. Each client is assigned a case manager to regularly assess their needs and make appropriate referrals to ensure they are able to access the resources they need. Case managers conduct home visits and safety checks, provide safety items such as grab bars, shower chairs, walkers and other gifts to support the independence of clients. Through this program, Meals on Wheels will serve 34 older adults age 62 and older. All CDBG funds will be used to offset raw food costs used to prepare meals for Westminster older adults.
	Target Date	June 30, 2027
	Location Description	The Home Delivered Meals Program is located at 1200 N. Knollwood Circle, Anaheim. However, the meals are delivered to Westminster elderly residents on a daily basis.
	Planned Activities	Same as description.

5	Project Name	Family Resource Center
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$93,265.61
	Description	WFRC is a family-friendly, community-based site located at Sigler Park, the heart of the city. The Center offers an array of comprehensive services to serve as a "one stop shop"; providing services and support systems that build on family strengths. WFRC staff supports the community by locating, linking and connecting the residents of Westminster and others who seek resources and services. WFRC staff is bilingual in English, Spanish, and Vietnamese to best support the needs of the community. For more than twenty years, WFRC has built strong partnerships and collaborates with a variety of organizations which facilitate the connection of families with WFRC. In FY 2026/27, the WFRC proposes to assist 250 persons with free family services.
	Target Date	June 30, 2027
	Location Description	7200 Plaza Street, Westminster
	Planned Activities	Same as description.

6	Project Name	Project S.H.U.E.
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Community Services
	Funding	CDBG: \$13,949.61
	Description	The Project S.H.U.E. (Safety, Health, Understanding and Education) Program is an intergenerational/multicultural after-school tutoring program for children in first and second grade. It is a collaborative program between the Westminster Senior Center and the Westminster School District. At the start of each school year, classroom teachers refer students who are or are at risk of falling below grade level in literacy and math. This program supports these students by providing a scaffold individual education plan that includes small group or 1:1 tutoring to meet their needs. Approximately twenty-four (24) children benefit from this program every year. The program helps students, as well as the senior volunteers, with their self-esteem as they are able to experience an environment rich in multicultural and multi-generational learning. Project S.H.U.E. anticipates assisting 24 youth in FY 2026/27.
	Target Date	June 30, 2027
	Location Description	The program is available to eligible youth citywide but is offered at the Westminster Senior Center located at 8200 Westminster Boulevard, Westminster.
	Planned Activities	Same as description.

7	Project Name	CSD Summer Youth Program
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Priority Community Services
	Funding	CDBG: \$9,314.61
	Description	The Community Services and Recreation Department is proposing to continue the Youth Summer Recreation Program location at the Civic Center and Community Services Building for elementary age youth 5 to 14 years of age. It will be staffed by 1 Community Services and Recreation Coordinator, 1 Senior Recreation Leader, and volunteers to provide recreational and education activities to the participants. The program will allow the youth to experience a summer of organized adventure and fun consisting of indoor/outdoor games, hands-on activities, crafts, and excursions to the Police Department, Orange County Public Library, Sigler Park Splash Pad, and movie theater.
	Target Date	June 30, 2027
	Location Description	The program is available to eligible youth citywide but is offered at the Westminster Senior Center located at 8200 Westminster Boulevard, Westminster.
	Planned Activities	Same as description.

8	Project Name	Street Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Priority Infrastructure Improvements
	Funding	CDBG: \$832,671.64
	Description	The Street Improvement Project for FY 2026/27 involves the resurfacing of 11 residential street segments in low- and moderate-income areas: (1) Kent Street from Cornwall Ave. to end; (2) Newcastle Avenue from Kent St. to Brookhurst St.; (3) Wakefield St. from Sabre Ave. to Cornwall Ave.; (4) Sabre Avenue from Wakefield St. to Westerly City Limit; (5) Cornwall Ave. from Wakefield St. to Bromley St.; (6) Heil Ave from Magnolia St. to Venus Dr.; (7) Venus Dr. from Heil Ave. to Universe Ave.; (8) Galaxy Dr. from Universe Ave. to Heil Ave.; (9) Van De Velde Way from Heil Ave. to end; (10) Lunar St. from Universe Ave. to end; (11) Ed Bane Cir. From Lunar St. to end. The improvements may include removing and reconstructing damaged concrete curb, gutters, cross gutter, sidewalk, driveway approaches and other related concrete improvements; grinding existing pavement and constructing new asphalt concrete pavement; adjusting sewer manholes and water/hydrant valves to finished grade; installing traffic signal loops and new striping to match with existing configuration. It is estimated that 1,940 low- and moderate-income residents will benefit from improved streets in FY 2026/27.
	Target Date	June 30, 2027
	Location Description	Census Tracts 889.04 BG 2; 992.41 BG 1
	Planned Activities	Same as description.

9	Project Name	Sidewalk Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Priority Infrastructure Improvements
	Funding	CDBG: \$200,000
	Description	The scope of this project includes concrete repairs, curb ramp upgrades, and all appurtenant work in connection therewith, at various locations. The residents will benefit from concrete improvements within all the CDBG areas at the proposed project locations. The approximate total number of persons expected to benefit from this project is 14,530. The proposed project is located at: Jackson St & 22nd St, 15501 Wynant Dr, 13651 Wilson St, 8431 Conner Cir, 13661 Harper St, 8421 15th St, 8421 15th St, Monticello Cir & Macon Cir, Monticello Cir & Mesa Cir, 14441 Mesa Cir, 14301 & 14291 Middletown Ln, 15361 Dogwood St, 8861 Crown Ct, 8663 Brooke Ave, 16491 Van De Velde Way, 9532 Bird Ave, 9552 Bird Ave, 892 McClure Ave, 8922 McClure Ave, 14331 Strait St, 14362 Shirley St, 14382 Shirley St, 14361 Janice St, and other locations.
	Target Date	June 30, 2027
	Location Description	Census Tracts 889.04 BG 1; 992.23 BG 1; 997.03 BG 1; 889.05 BG 2; 999.03 BG 2; 999.04 BG 2; 889.04 BG 4; and 999.04 BG 5
	Planned Activities	Same as description.

10	Project Name	HOME Program Administration
	Target Area	City of Westminster / Citywide
	Goals Supported	Planning for Housing and Community Development Needs
	Needs Addressed	Planning for Housing and Community Development Needs
	Funding	HOME: \$37,247.25
	Description	The City may use up to 10 percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, and coordination (including coordination with Community Housing Development Organizations) and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.
	Target Date	June 30, 2027
	Location Description	Not applicable.
	Planned Activities	Same as description.

11	Project Name	CDBG Program Administration
	Target Area	City of Westminster / Citywide
	Goals Supported	Planning for Housing and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$173,972.60
	Description	The City will conduct the following administration/planning activities: (1) General Administration of the overall CDBG Program, including preparation of budget, applications, certifications, and agreements, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
	Target Date	June 30, 2027
	Location Description	Not applicable.
	Planned Activities	Same as description.

12	Project Name	Fair Housing Foundation
	Target Area	City of Westminster / Citywide
	Goals Supported	Planning for Housing and Community Development
	Needs Addressed	Other Housing and Community Development Needs
	Funding	CDBG: \$20,000
	Description	The Fair Housing Services Program will provide fair housing education, counseling and enforcement services to Westminster residents. This program helps the City to comply with HUD's regulatory requirements to affirmatively further fair housing and includes counseling on landlord/tenant law and other aspects of housing.
	Target Date	June 30, 2027
	Location Description	Citywide.
	Planned Activities	Same as Description.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG funded infrastructure and facility projects are targeted to the most needy neighborhoods: those census tracts where 51 percent or more of the residents are low- or moderate-income. These areas also generally correspond to areas with the highest concentrations of non-White households.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Projects	54%
Low- and Moderate-Income Areas	46%

Table 9- Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City is committed to using CDBG funds to benefit residents throughout Westminster. Public service programs will be available citywide and will provide essential support to youth, seniors, and families. Approximately 54 percent of the City's federal funding for FY 2026/27 is allocated to activities that provide a citywide benefit.

In addition, about 46 percent of the federal budget will be invested in street improvements, sidewalk improvements, and code enforcement activities in low- and moderate-income neighborhoods. These projects are critical to improving safety, maintaining infrastructure, and enhancing overall quality of life. Beyond physical upgrades, these investments help strengthen neighborhood stability and support long-term economic vitality.

Addressing blight remains a key priority. The Neighborhood Preservation Code Enforcement Program focuses on identifying substandard residential and commercial properties and ensuring that violations are corrected. By improving property conditions and maintaining community standards, the program helps protect neighborhood character and encourage reinvestment in low- and moderate-income areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The shortage of affordable rental housing remains the most significant housing challenge facing Westminster’s low- and moderate-income residents, particularly large families, seniors, and individuals experiencing homelessness.

As outlined in the Housing Needs Assessment of the 2025–2029 Consolidated Plan, the limited supply of affordable rental units places disproportionate pressure on the City’s most vulnerable households. Many struggle to secure safe, stable housing within the community due to rising costs and limited availability.

Addressing this gap is a priority. By pursuing policies and investments that expand affordable housing opportunities, the City can promote housing stability, reduce displacement, and help ensure that residents of all income levels have access to a safe and affordable place to live.

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	15

Table 11- One Year Goals for Affordable Housing by Support Type

Discussion

No new affordable housing projects are being proposed in FY 2026/27. The City is still, however, involved in predevelopment activities associated with the affordable housing project located at

14125 Goldenwest Street, Westminster. The 14125 Goldenwest Housing Project was approved in the 2023/24 Annual Action Plan with an allocation of \$3,591,813 in HOME and HOME-ARP funding.

The project will incorporate various amenities and services to support residents. These include open space, a gym, and a recreation/community room where tenants can receive free wrap-around services. Wrap-around services will include onsite counseling, financial literacy, healthy living, resume assistance, and job search support. Further, there will be office space provided for staff from supportive service providers.

Also, the City will invest \$300,000 in HOME funds in FY 2026/27 to implement a Tenant-Based Rental Assistance (TBRA) Program. The program will provide rental assistance to eligible Westminster households who are experiencing homelessness or are at risk of becoming homeless.

The City will contract with an experienced TBRA provider to administer the program and deliver case management and supportive services to participating households. Through this program, the City anticipates assisting approximately 15 households in FY 2026/27.

The HOME carryover fund balance of approximately \$731,227.70 remains available for future affordable housing projects and/or programs as they are identified, ensuring ongoing support for affordable housing initiatives in Westminster.

AP-60 Public Housing – 91.220(h)

The Orange County Housing Authority (OCHA) plays a vital role in providing housing assistance to Westminster residents through the Housing Choice Voucher Program (commonly known as Section 8) and other supportive housing programs. As of July 1, 2025, OCHA administered 1,600 Housing Choice Vouchers for residential units within Westminster. These vouchers provide rental assistance to eligible low-income households, enabling them to secure housing in the private rental market. Of this total, 260 vouchers supported families, 94 supported individuals with disabilities, and 1,246 were allocated to elderly residents.

In addition to Housing Choice Vouchers, OCHA administered a range of specialized programs in Westminster, including 10 Continuum of Care vouchers, four Family Self-Sufficiency vouchers, 17 Family Unification Project vouchers, two Non-Elderly Disabled vouchers, 158 Portability-In vouchers, 14 Veterans Affairs Supportive Housing (VASH) vouchers, and 23 Emergency Housing Vouchers.

Together, these programs are instrumental in addressing the housing needs of Westminster's most vulnerable populations, including low-income families, seniors, veterans, and individuals with disabilities. By providing rental subsidies and supportive services, OCHA helped residents access safe, stable, and affordable housing, strengthening both individual well-being and community stability.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Introduction

Every two years, Orange County conducts a countywide effort to count all sheltered and unsheltered individuals experiencing homelessness during a single 24-hour period. This effort, known as the Homeless Point-in-Time (PIT) Count, is required by the U.S. Department of Housing and Urban Development (HUD) for all jurisdictions receiving federal homeless assistance funding. The PIT Count includes both sheltered and unsheltered individuals and collects data on key subpopulations. HUD requires the count to take place during the last ten days of January. In 2026, Orange County and the Orange County Continuum of Care conducted the sheltered count on the night of January 26, 2026, and the unsheltered count from the morning of January 27 through January 29, 2026. Results from the 2026 PIT Count are not yet available.

As noted in the City's 2021–2029 Housing Element, the transient nature of homelessness in Westminster makes it difficult to determine the precise number of individuals and their specific needs.

The Housing Element also highlights that homeless families are often less visible, as they may move frequently between the homes of friends or relatives, motels, or shelters. These families have unique housing needs, including larger units to accommodate children, access to affordable childcare, and supportive services such as counseling and life skills training.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

The Homeless Liaison Program consists of (1) Commander and (3) Homeless Liaison Officers (HLO's), who work alongside (2) Community Outreach Coordinators, Caltrans, CHP, and other community partnerships. The HLOs provide homeless outreach and engagement services throughout the City of Westminster and are the initial point of contact with the homeless population. The Westminster Police Department strives to collaborate with service providers, shelters, city organizations, the community, and business/property owners to provide solutions

and resources for the homeless population in Westminster.

Addressing the emergency shelter and transitional housing needs of homeless persons

On June 22, 2022, the Westminster City Council approved a Memorandum of Understanding (MOU) with the Cities of Garden Grove and Fountain Valley to advance the development of a regional navigation center. As a result of this partnership, the City of Westminster committed \$4 million in American Rescue Plan Act (ARPA) funding toward the acquisition and start-up costs of the property located at 13871 West Street in Garden Grove for the Central Cities Navigation Center (CCNC).

The 18,166-square-foot site includes an 11,363-square-foot building that will operate with 100 beds serving men, women, and couples. The CCNC will function as a low-barrier, transitional emergency shelter and will include a full kitchen, laundry facilities, dining and outdoor lounge areas, check-in and staging areas, personal storage lockers, and designated staff and service spaces. The facility will provide comprehensive supportive services, including one-on-one case management, mental health and stabilization services, substance use counseling, outpatient health services, education and employment assistance, life skills training, and transportation support. The project broke ground on June 13, 2023, and opened on June 5, 2024.

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

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City has continued to focus on the development of sustainable and effective programming, which consists of: applying for short and long-term funding; partnering with experienced service providers capable of leveraging other funding such as American Family Housing (local non-profit housing developer); creating and securing affordable housing; performing homeless case management; and engaging homeless through street outreach in order to connect them to available services.

The City is proposing to allocate \$300,000 in HOME funding to the Westminster Tenant-Based Rental Assistance Program. This initiative aims to assist at least 15 households who are currently homeless or at risk of becoming 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

Westminster will continue to contract with a fair housing provider to offer a wide range of fair housing services to ensure equal housing opportunities for its residents.

Homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources, and support groups through the City's Homeless Liaison Team..

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction

The City of Westminster remains committed to advancing affordable housing through a range of policies and initiatives designed to support the development of affordable and mixed-income projects. Although the City faces challenges such as limited funding and a shortage of vacant land suitable for new construction, it continues to pursue creative and practical solutions to help expand housing opportunities.

The City's Zoning Ordinance includes provisions that encourage affordable housing development by offering incentives such as increased density allowances and modified development standards when projects include affordable units. The Ordinance also promotes accessibility and reasonable accommodations to ensure housing developments meet the needs of persons with disabilities.

Given the limited supply of vacant residential land, Westminster has explored strategies such as lot consolidation, redevelopment of underutilized sites, and demolition of aging structures to allow for higher-density infill development. These efforts help maximize available land and encourage efficient use of existing urban space.

The City has also adopted flexible development standards to facilitate affordable housing, allowing for innovative design approaches and adaptive reuse of existing buildings to better serve low- and moderate-income households.

Through a combination of financial support, regulatory flexibility, and strategic land use planning, Westminster continues to take a proactive and balanced approach to increasing affordable housing opportunities for its residents.

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

To address the decline in sources of housing funds, the City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. The City adopted its 2021-2029 Housing Element on January 26, 2022 and certification by the California Department of Housing and Community Development was received on May 22, 2023. The

updated Housing Element identified all issues related to housing including supply and demand, the types of housing available within the City, housing affordability, and homelessness. Per the Housing Element, the City will work on implementing the following policies:

Policy H-1.1: Promote a variety of dwelling unit types and affordability levels to provide housing for all household types, lifestyles, and income levels.

Policy H-1.3: Recognize existing underdeveloped residential areas that can accommodate additional development within existing land use and zoning standards.

Policy H-1.4: Facilitate the creation of accessory dwelling units and junior accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community.

Policy H-1.5: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.

Policy H-1.6: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units (income and affordability levels set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code shall apply).

Policy H-2.1: Increase housing opportunities and choices for lower- and moderate-income Westminster households, as funding is available.

Policy H-2.2: Support innovative public, private, and nonprofit efforts in the development and financing of affordable and/or special needs housing.

Policy H-2.3: To the extent feasible, make use of the tools available to the City to assemble land or sell land at a write-down for affordable housing.

Policy H-3.2: Incentivize the development of affordable housing, as funding is available, to facilitate the development of housing for the City's lower- and moderate-income households.

Policy H-3.3: Support the use of regulatory incentives, such as density bonuses, fee waivers, and parking reductions, to offset the costs of affordable housing.

Policy H-3.4: Establish objective development standards to create greater certainty for developers and streamline the development review and permitting process.

Policy H-3.5: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy H-5.2: Encourage the equitable spatial distribution of affordable housing throughout the City, particularly where adequate support facilities exist (i.e., alternative transportation, jobs, etc.).

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

The City of Westminster has identified long-range strategies, activities, and funding sources to implement the goals in the areas of housing and community development services for the benefit of the residents.

- Recognizing the challenge posed by the lack of funding or inadequate funding, the City will continue to actively seek other resources and funding sources to address the community's underserved needs. This may involve exploring grant opportunities, forming partnerships with external organizations, and advocating for increased funding at the state or federal level.
- The City is committed to exploring innovative and creative ways to enhance its delivery systems for housing and community development services. This includes adopting new technologies, streamlining processes, and collaborating with both for-profit and not-for-profit organizations to maximize efficiency and effectiveness.
- The City has structured its use of HOME and CDBG funds to concentrate on affordable rental housing programs including tenant-based rental assistance and the development of affordable housing.
- With federal funds, the City is addressing various housing needs such as availability, condition, and fair housing practices to prevent homelessness. This approach aims to ensure that residents have access to safe, decent, and affordable housing while promoting fair and equitable housing practices.
- In addition to housing, the City is also utilizing federal funds to address broader community development needs such as infrastructure improvements, enhancing public facilities, and code enforcement. These investments contribute to the overall well-being and quality of life for residents by creating safer, healthier, and more vibrant neighborhoods.

Actions planned to foster and maintain affordable housing

The City's Consolidated Plan identifies housing as a top priority for the 2025/26–2029/30 period. In response, the City will invest \$300,000 in HOME funds to provide tenant-based rental assistance to help prevent homelessness among Westminster households, particularly families with children, during ongoing economic and housing challenges.

The City is also advancing affordable housing development in partnership with a Community Housing Development Organization (CHDO). In FY 2023/24, the City allocated HOME and HOME-ARP funds to support a new development at 14125 Goldenwest Street. The project is supported by more than \$1.6 million in HOME-ARP funds and \$1.9 million in HOME funds. The project is currently in the predevelopment phase.

In addition, the City will continue to offer incentives and concessions to encourage the development of housing for lower-income households and individuals with special needs. These efforts include flexible development standards, expedited permit processing, and leveraging State funding sources such as SB 2 Planning Grants and Permanent Local Housing Allocation (PLHA) funds.

Actions planned to reduce lead-based paint hazards

To better protect children and families from lead poisoning, HUD revised its lead-based paint regulations in 1999, focusing on five key activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Elevated Blood Lead Levels

The City of Westminster implements these HUD Lead-Based Paint Regulations (Title X) in all federally funded rehabilitation projects. Lead hazard abatement is incorporated into the Acquisition/Rehabilitation/New Construction of Affordable Rental Housing Program. Rental units selected for rehabilitation are tested for lead unless statutorily exempt, and any identified hazards are addressed through elimination or encapsulation, funded with CDBG or HOME dollars as appropriate.

To reduce lead risks in existing housing, all federally funded rehabilitation projects are tested for lead and asbestos. When hazards are detected, the City or its sub-grantee hires a lead consultant to perform abatement or implement interim controls based on the report's findings. Tenants are notified of test results and clearance reports. In Section 8 programs, staff inspect existing units annually and any new units as they enter the program. All defective paint surfaces must be repaired, and units occupied by children under six receive additional attention, including testing

and abatement if necessary, or abatement without prior testing to ensure safety.

Actions planned to reduce the number of poverty-level families

The City of Westminster's primary goals in reducing poverty are to expand employment opportunities and promote self-sufficiency for residents. This includes supporting existing businesses, attracting new investment, generating additional tax revenue, and creating jobs to improve overall community well-being.

To support these objectives, the City has implemented the Westminster Mall and Bolsa Row Specific Plans. These plans encourage new businesses, residential development, and job creation, while also retaining and attracting retailers through direct outreach and networking. Infrastructure improvements, including landscaping, signage, and utility undergrounding along major corridors, are designed to draw private investment and encourage businesses to locate in Westminster.

The City has also partnered with local auto dealers to implement the Vehicle Incentive Program (VIP). This program provides a \$500 rebate to Westminster residents and business owners who purchase or lease a new or used vehicle from a franchised Westminster dealership, supporting local sales and creating jobs.

The Westminster Family Resource Center will continue to partner with Orange County Workforce Solutions to reduce the number of poverty-level families by expanding access to employment and career advancement opportunities. Through collaboration with workforce development providers, residents will be connected to job training programs, career counseling, skills development workshops, and job placement services. These programs are designed to equip individuals with in-demand skills, improve employability, and support pathways to higher-wage careers.

Finally, the City fully complies with Section 3 of the Housing and Community Development Act, which promotes local economic development and individual self-sufficiency. To the greatest extent feasible, the City connects low- and very-low-income residents to job training, employment, and contracting opportunities linked to housing and public construction projects.

Actions planned to develop institutional structure

The City of Westminster's Housing Division plays a central role in administering HUD grants, particularly CDBG and HOME funds. They are responsible for the overall administration of HUD

grants, including preparing key documents such as the Consolidated Plan, Orange County Regional Assessment of Fair Housing, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER). These documents are essential for outlining the City's priorities, strategies, and outcomes related to housing and community development.

While the City's existing delivery system provides important oversight and coordination, the Housing Division also collaborates with external partners to enhance service delivery. This includes working with the Orange County Housing Finance Trust (OCHFT) and development teams such as American Family Housing, National Core, and the County of Orange to address homelessness and create affordable housing. This coordinated approach ensures that resources are effectively leveraged and services are tailored to meet the needs of the community.

Further, the City actively engages with a wide range of stakeholders, including non-profit agencies, for-profit developers, advocacy groups, neighborhood leadership groups, and the private sector, to implement its five-year strategy outlined in the Consolidated Plan. This collaborative effort ensures that the priorities and needs of low- to moderate-income residents are addressed comprehensively and effectively. The City utilizes various channels such as public notices, community workshops, the City's website, and other forms of media to disseminate information and gather input on carrying out the strategies outlined in the Consolidated Plan.

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

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low-income individuals and families, and other special needs. Over the years, the City has partnered with the Westminster Police, Community Services, and Public Works Departments; American Family Housing; Meals on Wheels Orange County; the Orange County Housing Authority; and 2-1-1 Orange County and OC Community Services (Orange County Continuum of Care). During FY 2026/27 the City will continue to develop these partnerships.

Program Specific Requirements

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

The City of Westminster participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2026/27) will begin on July 1, 2026. The FY 2026/27 CDBG allocation is \$969,863.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	The City does not participate in a Section 108 Loan Guarantee Program.
3. The amount of surplus funds from urban renewal settlements	The City does not receive any urban renewal settlement funds.
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.	At this time, there have been no additional grant funds returned to the line of credit for new activities or programs.
5. The amount of income from float-funded activities	The City's CDBG Program does not receive income from float-funded activities.
Total Program Income	\$0

Other CDBG Requirements

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

The City's CDBG Program will not have activities to fund in FY 2026/27 under Urgent Needs.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)

The City of Westminster participates in HUD’s HOME Program that can be used to promote affordable housing in the City through activities such as homeowner rehabilitation and housing development. The 2026/27 Program Year will commence on July 1, 2026. The FY 2026/27 HOME allocation is \$372,472.45.

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will provide grants, interest-bearing and non-interest-bearing deferred payment loans or residual receipts loans permitted under 24 CFR 92.206 (b) (1). The City will not institute other forms of investment forms not described in the aforementioned section nor provide loan guarantees described under 24 CFR 92.206 (b) (21).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Westminster is not proposing any homebuyer activities in FY 2026/27; however, the following resale or recapture guidelines will apply should the City opt to fund these homebuyer activities:

HOME Loan. The City provides a “silent second” deferred trust deed mortgage to fund the difference between the market sales price (up to a maximum sale price established by HUD) and a mortgage amount that will provide an affordable housing cost to low and moderate-income households. The City loan is structured as a junior deferred loan to allow the borrower’s repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504 (c) (5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.

Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be consistent with HOME affordability guidelines.

Recapture Provisions. Should the property cease to be the principal residence of the

homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient “net proceeds”. If upon the voluntary or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not propose to use HOME funds for a homebuyer program. The City previously provided the HUD L.A. Field Office with the City’s Homebuyer Assistance Program Protocols, which includes the following characteristics:

- The City loan is structured as a junior deferred loan to allow the borrower’s repayment ability to be fully utilized under the primary loan. The City HOME loan will be recorded as a lien on the property and will be due upon sale or transfer of title or when the borrower no longer occupies the home as his/her principal residence as required under 24 CFR 92.254. Homebuyers will sign a HOME Agreement pursuant to §92.504(c)(5) of the HOME rule, which outlines the affordability restrictions and recapture guidelines, as well as a Promissory Note and Deed of Trust.
- Affordability Requirements. The affordability period in connection with the resale of HOME-assisted units will be consistent with HOME affordability guidelines.
- Recapture Provisions. Should the property cease to be the principal residence of the homebuyer, the City will recapture the full amount of HOME investment (HOME subsidy) to the extent there are net proceeds following the sale of the property and repayment of non-HOME loan repayments and closing costs. Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (non-HOME funds) and customary closing costs. This limitation applies regardless of the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). This indebtedness becomes due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient “net proceeds”. If upon the voluntary

or involuntary sale of the property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the City HOME loan, the Homebuyer is relieved from any further obligation to pay the indebtedness.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not propose providing refinancing with HOME funds as described under 24 CFR 92.206(b). However, when lending HOME funds for single-family dwellings, the City may find it necessary to allow refinancing to permit or continue affordability under §92.252. If so, the City will amend its Consolidated Plan to describe refinancing guidelines that include the following refinancing general guidelines:

- a) Demonstrate the rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b) Require review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d) Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area.
- f) State that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

APPENDIX A

PUBLIC COMMENTS

Public Hearing Comments
Westminster City Council Meeting
February 25, 2026
Public Hearing - Item 4.1

Council Member Carlos Manzo

1. Council Member Carlos Manzo asked about the status, effectiveness, and administration of the City's Tenant-Based Rental Assistance (TBRA) program, including funding levels, nonprofit partnerships, and outreach to affordable housing developers. He also inquired about available uncommitted HOME funds and the level of local funding typically needed to support affordable housing projects.

1. City Staff Response:

Staff responded that the TBRA program, funded at approximately \$500,000 through 2027, is currently assisting about 33 households and has been effective, though funds are being spent faster than anticipated. Staff also noted that HOME funds are being reserved to support future affordable housing developments, which require significant local funding and competitive tax credits due to high construction and labor costs.

Council Member Carlos Manzo

2. Council Member Carlos Manzo highlighted the importance of addressing blight and improving quality of life, supporting the Code Enforcement Division's proactive efforts. He suggested using CDBG public service funds to add a dedicated code enforcement officer for eligible areas and proposed potentially reallocating funds from street improvements to support this effort.

2. City Staff Response:

Staff confirmed that funding a code enforcement position with CDBG is eligible but would require shifting funds from other projects, with an estimated annual cost of \$125,000.

2. Response from Sergio Verino, Interim Code Enforcement Manager:

Interim Code Enforcement Manager Sergio Verino reported that the division has implemented data-driven practices, reorganized teams, and increased proactive enforcement with a focus on voluntary compliance. Future priorities include enhanced data systems, targeted enforcement in CDBG areas, neighborhood cleanups, fair housing outreach, and additional staffing to strengthen outcomes.

Council Member Carlos Manzo

3. Councilmember Carlos Manzo emphasized strengthening proactive code enforcement to address blight and improve neighborhood quality of life. He supported using CDBG funds to add a dedicated officer for low- and moderate-income areas, potentially by reallocating street improvement funds. He also requested clearer graffiti removal policies, questioned staffing levels, and asked staff to explore expanded graffiti response options, including CDBG funding, as well as provide a map of CDBG-eligible areas to the full Council.

Public Hearing Comments
Westminster City Council Meeting
February 25, 2026
Public Hearing - Item 4.1

3. City Staff Response:

Staff responded that a CDBG-funded code enforcement program could be established as a separate line item in addition to the proposed officer position. They also noted that eligible areas now cover a much larger portion of Westminster compared to prior programs and can be mapped for Council review.

Vice Mayor Mark Nguyen

4. Councilmember Mark Nguyen asked about potential partnerships with nonprofit housing developers, such as Habitat for Humanity, to support affordable housing development

4. City Staff Response:

Staff responded that the City previously partnered with nonprofit developers using redevelopment funds, but those partnerships have not continued since redevelopment agencies were dissolved and funding was eliminated.

Ramirez, Tanya

From: Joshua Wyatt Levering <jleverin@uci.edu>
Sent: Wednesday, February 25, 2026 5:05 PM
To: CityClerkCSR; Arocho, Ashton
Subject: Item 4.1 – Fiscal Year 2026–2027 Annual Action Plan Public Hearing
Attachments: Westminster_ Fiscal Year 2026–2027 Annual Action Plan.docx.pdf

You don't often get email from jleverin@uci.edu. [Learn why this is important](#)

CAUTION: BE CAREFUL WITH THIS MESSAGE

This E-Mail came from outside the City of Westminster's E-Mail System. Do not open attachments, click links, or respond unless you expected this message and recognize the E-Mail address.

Hello,

On behalf of the Kennedy Commission, I am submitting a public comment letter for Agenda Item #4.1 in the upcoming City Council meeting.

Thank you,

Joshua Levering
Housing Policy Intern

February 25, 2026

Mayor Chi Charlie Nguyen
Westminster City Council Members
8200 Westminster Boulevard
Westminster, CA 92683

RE: Item 4.1 – Fiscal Year 2026–2027 Annual Action Plan Public Hearing

Mayor Nguyen and the honorable Members of the City Council,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

During this first public hearing on the City’s Fiscal Year 2026–2027 Annual Action Plan and the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, we acknowledge federal housing and community development resources are among the most flexible and impactful tools available to local jurisdictions to advance affordable housing and community stability.

We commend the City for continuing to fund critical public services and neighborhood improvements, including infrastructure investments and programs that support seniors, families, and low-income residents. These investments play an important role in strengthening neighborhoods and maintaining quality of life for Westminster households.

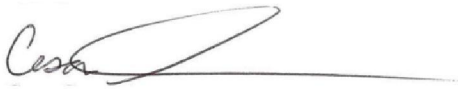
However, we are concerned that the current funding summary reflects approximately \$1,006,507 in HOME funds remaining unallocated, with no identified funding for affordable housing production, rehabilitation, or Tenant-Based Rental Assistance (TBRA). HOME is the federal government’s primary block grant dedicated exclusively to affordable housing activities. The absence of proposed allocations at this stage raises important questions regarding how the City intends to advance its adopted housing priorities.

The City’s 2025–2029 Consolidated Plan identifies the preservation of existing housing and the production of new affordable housing as core objectives. To ensure the Annual Action Plan faithfully implements these priorities, we respectfully urge the City to **commit the currently unallocated HOME funds to programs that directly serve low- and very-low-income families**, a population that faces the greatest housing cost burdens and heightened risk of displacement. This commitment could take the form of issuing a Notice of Funding Availability (NOFA) to advance family-targeted affordable rental housing development or rehabilitation, allocating resources to Tenant-Based Rental Assistance (TBRA) for extremely low-income households, and leveraging these federal funds alongside state and regional housing programs to maximize their impact.

Over \$1 million in available HOME funds represents a meaningful opportunity to support housing production, preservation, or direct rental assistance within Westminster. Strategic and timely deployment of these funds will strengthen the City's broader housing implementation efforts and help ensure that federal resources directly benefit low-income residents in need of stable, affordable homes.

We urge the City to prioritize the allocation of HOME funds in a manner that advances the affordable housing goals outlined in the Consolidated Plan and to support long-term housing stability for Westminster families. Thank you for your leadership and for considering our comments. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cesar', followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director

Public Comments
Westminster City Council Meeting
March 25, 2026
Regular Business - Item 5.3

Eric

Eric raised concerns about vague funding allocations and insufficient focus on homelessness, noting gaps in homeless definitions, eligibility, coordination, mental health resources, and limited community input.

Terry Rains

Terry questioned why CDBG funds are allocated to a street improvement project on Sabre Avenue (from Westfield to the westerly City limit), noting that the segment appears to be entirely within Garden Grove. She asked why Westminster would be funding improvements for a roadway outside its jurisdiction.

Council Member Amy Phan West

1. Amy asked about Meals on Wheels outreach, program eligibility, the summer youth program, temporary homeless assistance, and the lack of City funded veteran services.

City Staff Response

1. Staff clarified that Meals on Wheels operates independently, the youth program is a City-run summer program, and homelessness and veteran services are addressed through external partnerships, with the City primarily serving a referral role.

Council Member Carlos Manzo

2. Carlos asked about administration of the rental assistance program, use of funds, expansion of CDBG areas, and potential funding impacts.

City Staff Response

2. Staff explained that rental assistance will be administered through a future RFP, funds are fully allocated to subsidies, and CDBG funding levels are determined by a federal formula, not by expanding service areas.