

ATTACHMENT 2

CITY OF BURBANK'S 2026-27 ANNUAL ACTION PLAN



CITY OF BURBANK
HOUSING AND HOMELESS SERVICES DIVISION
150 N. THIRD STREET
BURBANK, CA 91502

ANNUAL ACTION PLAN

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

Introduction

The City of Burbank Annual Action Plan (Action Plan) for Fiscal Year (FY) 2026-27 covers the second year of the City's adopted Consolidated Plan for Fiscal Years 2025-2029. This planning document outlines the City's proposed project descriptions, resources, and outcomes for FY 2026-27 in order for the City to continue to receive Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) Program funding.

The funding methodology for the FY 2026-27 CDBG Projects and Programs contained in the Action Plan are based on eligible activities and programs that principally benefit low and moderate-income households; aid in the prevention or elimination of slums and blight; and meet other community development needs having particular urgency.

Community Development Block Grant

The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301 et seq. Entitlement communities, such as Burbank, are permitted to develop their own programs and funding priorities in order to build better Burbank neighborhoods, expand and increase economic opportunities, and provide improved community facilities and services. The City's distribution of CDBG funds is composed of the following process:

- A review of proposals for CDBG eligibility and consistency with the goals and objectives of the Consolidated Plan, and City Council Goals, as applicable;
- Evaluation of effective and efficient programs;
- Citizen participation / community input;
- Review of proposals and recommendations by City staff and the City's Community Development Block Grant Committee); and
- City Council approval.

HOME Investment Partnership Program (HOME)

HOME funds are allocated to the City of Burbank under the Cranston-Gonzalez National Affordable Housing Act enacted in 1990. This program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing. Funds are allocated by HUD to qualifying participating jurisdictions based upon a variety of

demographic and housing factors. Except for a waiver granted for disaster-related funding, HOME funds are subject to a 25 percent match of non-federal or in-kind contributions.

The use of HOME funds will be based on individual proposals submitted to the Community Development Department that meet the Consolidated Plan Goals and Objectives. In addition, proposals are reviewed based on the leveraging of resources, financial feasibility, project affordability components, and the number of households to be assisted. Proposed programs and projects to be assisted with HOME funds will be presented to the City Council for consideration on a project-by-project basis.

Summarize the objectives and outcomes identified in the Plan

The Consolidated Plan's strategy to meet the needs of the community, referred to as a Strategic Plan, provides the general priorities and rationale for Burbank's investment of federal funds. The City identified three priority needs for the community and the corresponding goals to address them. The priority needs were formed based on the national objectives and outcomes supported by HUD.

Objectives

The national objectives originate from the statutory purposes of the formula grant programs:

- Provide decent affordable housing. The activities that typically would be found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Outcomes

The outcomes reflect what the grantee seeks to achieve by the funded activity. The City of Burbank associates the national objectives to these outcomes.

- Availability/Accessibility;
- Affordability; and
- Sustainability.

Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the program year 2025-26 is still in progress, the City of Burbank will evaluate performance outputs and

outcomes for CDBG and HOME in the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2025-26 prior to September 30, 2026. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations/developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

Citizen Participation Summary

To encourage citizen participation in preparing the Action Plan, the City completed the following actions in accordance with the HUD approved Citizen Participation Plan.

- Extensive community outreach efforts as part of the 5-year consolidated plan process, including community meetings, stakeholder meetings, a community survey and social media campaign;
- Released a Request for Funding Proposals for program and project proposals for FY 2026-27 CDBG funding;
- Utilized the goals and objectives of the Consolidated and Homelessness Plans in reviewing activities and programs for CDBG funding;
- Conducted two public meetings, including one with the Community Development Block Grant Committee for the review of proposals, citizen participation, and funding recommendations;
- Solicited comments for 30 calendar days; and
- Held an agendaized, public meeting on June 16, 2026, for the Annual Action Plan for Fiscal Year 2026-27 at the Burbank City Council.

Summary

It is expected that the City of Burbank will receive \$16,643,177.71 in federal funding for FY 2026-27 to address goals and objectives of City's Consolidated Plan. The amount includes Section 8 Housing Choice Voucher Program renewal funding of \$14,400,000, Continuum of Care Funding for chronically homeless people of \$697,700, CDBG Funds totaling \$1,069,143 and \$476,334.71 in HOME Funds.

Expected Resources

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

Introduction

The AP-15 Expected Resources section outlines the anticipated financial resources available to the City of Burbank for the fiscal year 2026, which begins on July 1, 2026, and ends on June 30, 2027. This section highlights the primary funding sources, including

federal, state, and local allocations, that will be utilized to address the city’s priority needs such as affordable housing development, homelessness prevention, infrastructure improvements, and economic development initiatives.

The expected resources for fiscal year 2026 reflect the city’s commitment to maximizing available funding through strategic partnerships, leveraging additional investments, and ensuring that limited resources are allocated efficiently to serve the most vulnerable populations. By outlining projected funding levels and potential funding gaps, the AP-15 section sets the stage for how Burbank will implement its strategic goals, ensuring that residents have access to stable housing, essential services, and opportunities for economic advancement. This introduction provides a framework for understanding how financial resources will be utilized over the fiscal year to meet the city’s objectives and deliver impactful programs that foster community well-being and resilience.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Annual Allocation	Program Income	Total	Narrative Description
CDBG	Public - Federal	Administration, Public Services, Public Infrastructure/Capital Projects	\$1,069,143	\$0	\$1,069,143	CDBG funds will support general administration (20%), public services (15%), and capital improvements.
HOME	Public - Federal	CHDO Set-Aside, Multi-Family Rehabilitation/Acquisition, Administration	\$476,334.71	\$0	\$476,334.71	HOME funds will be used for affordable housing acquisition, rehabilitation, or development including a 15% CHDO set-aside and 10% for administration.
Section 8 Housing Choice Voucher	Public-Federal	Rental Assistance only	\$14,400,000	\$0	\$14,400,000	Section 8 Housing Choice Vouchers provide rental subsidies to extremely low-income individuals and families from the Housing

						Authority's waiting list.
Special Needs Assistance Program	Continuum of Care	Rental Assistance, Administration, Supportive Services	\$697,700	\$0	\$697,700	The Permanent Supportive Housing Vouchers will provide rental assistance to individuals and families who meet the definition of chronic homelessness
					\$16,643,177.71	

Table 1 - Expected Resources – Priority Table

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

The City leverages resources among the formula grant programs. For example, the CDBG program is leveraged by a variety of sources including private and public investment; in-kind services; and City General Funds. The match requirement of 25 percent of the total HOME funds drawn down for projects continues to be met by former redevelopment tax increment credits. As a result of the elimination of redevelopment tax increment, the City will be utilizing a match carry-over credit surplus derived from prior contributions by the former Burbank Redevelopment Agency for the development of affordable housing activities. The match carry-over credit surplus is approximately \$7,632,041.77. The City will also pursue competitive public and private grants for the development and preservation of programs, housing, and services. During FY 2026-27, the City will consider competing for federal, state, County and private resources available for housing and community development opportunities listed above. Through Measure A, the city will receive a new funding source from the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to support affordable housing and homeless prevention efforts. Burbank plans to use these funds for programs such as direct project investments, and rent and utility assistance.

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

Affordable Housing Development

One of the most pressing challenges Burbank faces is the shortage of affordable housing. The city’s proximity to Los Angeles and its thriving entertainment industry have driven housing demand, leading to escalating rents and a growing affordability gap for low- to moderate-income households. The Burbank Civic Center site provide excellent opportunities for the development of affordable housing projects.

These areas are centrally located with access to public transportation, making them ideal candidates for Transit-Oriented Development (TOD). TOD projects are particularly valuable in

a city like Burbank, where access to jobs and public transit is crucial for residents to maintain their economic stability.

By repurposing these underutilized publicly owned sites, Burbank can expand its housing stock without requiring extensive land acquisition, which often presents a significant financial challenge in high-demand areas. Moreover, focusing on mixed-use developments that combine affordable housing with community amenities such as retail spaces, parks, or cultural centers could transform these areas into vibrant, inclusive communities that meet both housing and social needs.

Homelessness Solutions

Burbank faces a critical challenge in addressing homelessness, a situation that has been exacerbated by the rising cost of living and the persistent shortage of affordable housing in the region. Publicly owned land presents a strategic opportunity to develop much-needed homeless solutions.

In addition to traditional emergency shelters, publicly owned sites could also be used for the construction of non-congregate shelters, offering safer, more private accommodations that better serve the needs of vulnerable populations. These shelters could integrate supportive services—such as mental health counseling, case management, healthcare access, and job training—to help residents transition successfully into permanent housing. The city is undertaking the Buena Vista project by upgrading and renovating an existing 4,329 square foot building to create a new location for Home Again Los Angeles (HALA), a local nonprofit organization – consisting of 4 interim housing tiny homes, management rooms, a community room, job center, and intake/assessment room, etc. - on publicly owned land.

Strategic Benefits and Challenges

The strategic use of publicly owned land in Burbank offers several benefits. First, it allows the city to address pressing community needs without the high costs associated with acquiring private land. Public land also provides the city with greater control over zoning, land use, and development timelines, which is essential for ensuring that projects align with community goals and local regulations.

However, there are challenges to using publicly owned land for these purposes. One of the primary challenges is the competition for land use in a city with a high demand for housing, commercial development, and public infrastructure. Additionally, there may be community resistance to certain developments, particularly in areas where higher-density housing is proposed, mainly due to parking concerns. Addressing these concerns through community outreach, public forums, and transparent planning processes will be essential to ensure that projects gain community support.

Discussion

Publicly owned land in Burbank offers significant potential to address the city's most pressing housing and community development needs. With the increasing demand for affordable housing, the ongoing efforts to assist homeless populations, and the need for

community infrastructure improvements, leveraging publicly owned land strategically can help improve the city’s long-term development goals.

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Projects	Goal Outcome Indicator
1	Homelessness	2026	2027	Housing	Citywide	Homelessness (<i>Homeless outreach, services, transitional Housing</i>)	CDBG: \$109,571.45	homeless outreach services; emergency assistance; & transitional housing	557 homeless individuals and families assisted
2	Public Services	2026	2027	Non-Housing Community	Citywide	Community / Social Services (<i>Youth, senior, and arts programming</i>)	CDBG: \$50,814	social services; afterschool program; dental treatment; and eye and ear care services	3,698 low/mod-income residents assisted
3	Economic Development	2026	2027	Non-Housing Community	Citywide	Economic Development	CDBG: \$0.00		(FY26 funding not allocated)
4	Community Facilities	2026	2027	Non-Housing Community	Citywide	Infrastructure Improvements (<i>Homeless shelter access center; Improves accessibility and safety</i>)	CDBG: \$218,360	HALA access center; FSA security rehab; and KCDC roof replacement	6440 -low-income individuals assisted
5	Administration	2026	2027	Administration	N/A	Administration (<i>Program oversight, monitoring, planning</i>)	CDBG: \$213,828.60; HOME: \$47,633.40		Effective program delivery and compliance monitoring
6	Affordable Housing	2026	2027	Housing	Citywide	Affordable Housing (<i>Acquisition, rehabilitation, and preservation of affordable units; expand homeownership opportunities</i>)	HOME: \$428,701.31 CDBG: \$476,582.95	First-Time Homebuyer Program	HOME funding will be programmed later; CDBG -16 households assisted

Table 2 – Goals Summary

Goals Descriptions

Goal Name	Goal Description
Homelessness	Provide services such as emergency shelter, outreach, case management, and rapid rehousing for homeless individuals and families.
Affordable Housing	Develop, acquire, and rehabilitate affordable housing units to provide safe, decent housing for low- and moderate-income households.
Community Facilities	Improve and maintain community facilities to enhance accessibility, safety, and quality of life for low-income residents.
Economic Development	Support local businesses, foster job creation, and provide workforce development opportunities for low-income residents.
Public Services	Provide essential public services such as youth programs, senior services, health services, and support for vulnerable populations.
Administration	Ensure effective planning, oversight, and management of CDBG and HOME programs to meet community needs efficiently.

Projects

AP-35 Projects – 91.220(d)

Introduction

The AP-35 Projects – 91.220(d) section provides an overview of the specific projects and activities the City of Burbank will implement during the fiscal year 2026, from July 1, 2026, to June 30, 2027. These projects are designed to address the priority needs identified in the City’s Consolidated Plan, including affordable housing, homelessness prevention, public services, economic development, and infrastructure improvements.

The City will utilize funding from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to support a range of initiatives that enhance the quality of life for low- and moderate-income residents. Each project aligns with the City’s strategic goals and ensures that federal resources are used effectively to meet community needs. This section outlines the recommended funded projects, their objectives, target populations, and expected outcomes, demonstrating Burbank’s commitment to building a more inclusive, sustainable, and supportive community.

Projects

Sort Order	Project Name
1	Armenian Relief Society – Community Social Services Program

2	Boys & Girls Club – Afterschool & Summer Program Scholarships
3	Burbank Noon Lions – Indigent Eye Care & Ear Program
4	Family Service Agency – Residential Therapeutic Care for Special Needs Homeless
5	Home Again LA - Burbank Temporary Aid Center - Emergency Assistance
6	Home Again LA – Homeless Outreach Services
7	Kids Community Dental Clinic – Dental Treatments for Low-Income Children
8	Community Development Department - First Time Homebuyer Program
9	Family Service Agency – Facility Security Upgrades
10	Home Again LA – Homeless Access Center
11	Kids Community Dental Clinic – Roof Replacement
12	CDBG Administration
13	HOME Administration
14	HOME Affordable Housing Project

Table 3 – Project Information

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

The FY 2026-27 Annual Action Plan will address the Consolidated Plan goals and objectives established for Fiscal Years 2025-2029. The reasons for allocation priorities in the City of Burbank’s Annual Action Plan for fiscal year 2026 are based on a comprehensive assessment of community needs, public input, and the City’s commitment to addressing the most pressing challenges faced by low- and moderate-income residents. The allocation of funds prioritizes programs and services that provide affordable housing, prevent homelessness, improve infrastructure, with a particular focus on vulnerable populations such as homeless individuals, seniors, and low-income families.

These priorities were determined through extensive consultation with stakeholders, including community organizations, service providers, and residents, as well as an analysis of data from the City’s Consolidated Plan, the Housing Element, and the City’s Five-Year Homelessness Plan. Areas with a high concentration of low-income households, aging infrastructure, and limited access to essential services were identified as key targets for investment.

Despite these efforts, several obstacles exist in addressing underserved needs. Limited funding remains a significant challenge, as the demand for affordable housing, social services, and economic opportunities often exceeds the resources available. High land costs, and regulatory barriers further complicate the development of affordable housing and the provision of services. Additionally, the increasing cost of living in Burbank continues to strain low-income households, making it difficult to achieve long-term stability without sustained

support.

To overcome these challenges, the City is leveraging federal funds with County funds and local and private resources, pursuing competitive grants, and fostering partnerships with nonprofit organizations and private developers. However, addressing the full spectrum of needs in the community will require continued innovation, collaboration, and advocacy for additional resources.

AP-38 Project Summary

Project Summary Information

Sort Order	Project Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Armenian Relief Society – Community Social Services Program	2026	2027	Non-Housing Community	Citywide	Community / Social Services (<i>Case management and senior support services</i>)	CDBG \$13,000	178 unduplicated low-income clients assisted
2	Boys & Girls Club – Afterschool & Summer Program Scholarships	2026	2027	Non-Housing Community	Citywide	Community / Social Services (<i>Youth development and enrichment</i>)	CDBG \$19,900	60 low-income children assisted
3	Burbank Noon Lions—Indigent Eye Care & Ear Program	2026	2027	Non-Housing Community	Citywide	Community / Social Services (<i>Eye and ear care for low-income seniors and children</i>)	CDBG \$3,000	31 low-income clients assisted
4	Family Service Agency – Residential Therapeutic Care	2026	2027	Housing	Citywide	Homelessness (<i>Transitional support for homeless families</i>)	CDBG: \$24,900	7 families assisted with permanent housing transitions
5	Home Again LA - Burbank Temporary Aid Center – Emergency Assistance	2026	2027	Housing/Non-Housing	Citywide	Homelessness (<i>Emergency food, rental, and utility assistance</i>)	CDBG: \$39,900	450 low-income clients stabilized
6	Home Again LA – Homeless Outreach Services	2026	2027	Housing	Citywide	Homelessness (<i>Street outreach and housing navigation</i>)	CDBG: \$44,771.45	100 homeless households assisted
7	Kids Community Dental Clinic – Dental Treatments for Low-Income	2026	2027	Non-Housing Community	Citywide	Community / Social Services (<i>Education on tooth decay prevention, children receiving fluoride</i>)	CDBG: \$14,900	3429 low-income children

	Children					<i>treatment, and access to dental care)</i>		
8	CDD- First Time Homebuyer Program	2026	2027	Housing	Citywide	Affordable Housing (<i>Financial assistance in the form of closing cost support and down payment grants to qualified first-time homebuyers</i>)	CDBG: \$476,582.95	16 households assisted
9	Family Service Agency – Facility Security Rehab	2026	2027	Non-Housing Community	Citywide	Infrastructure Improvements (<i>Replacement of the security system with modern infrastructure to ensure the protection of clients, staff, and facility assets</i>)	CDBG: \$15,000.00	7 families assisted with permanent housing transitions
10	Home Again LA -Homeless Access Center	2026	2027	Housing	Citywide	Infrastructure Improvements (<i>Construction to Install Tiny Homes and renovate structure for case management</i>)	CDBG: \$153,360.00	4 Families assisted (tiny homes) 100 families assisted (case management)
11	Kids Community Dental Clinic - Facility Improvement	2026	2027	Non-Housing Community	Citywide	Infrastructure Improvements (<i>Facility improvement -Roof replacement</i>)	CDBG: \$50,000.00	3,429 low-income children
12	CDBG Administration	2026	2027	Administration	N/A	Program oversight and compliance	CDBG: \$213,828.60	Effective program delivery
13	HOME Administration	2026	2027	Administration	N/A	HOME program compliance and planning	HOME: \$47,633.40	Effective program delivery
14	HOME Affordable Housing Project (TBD)	2026	2027	Housing	Citywide	Affordable Housing Project	HOME: \$428,701.31	TBD

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

For the 2026–2027 program year, the City of Burbank will adopt a citywide approach to allocating its federal entitlement funds, with targeted investments in programs that address homelessness and support the most vulnerable residents. While the City has historically focused on areas such as Verdugo-Lake, Elmwood, Golden State, Peyton-Grismer, and Lake-Alameda—formerly identified as Focus Neighborhoods due to their concentrations of low- and moderate-income households - the current strategy emphasizes broader service delivery across the entire city.

The City’s primary geographic priority for 2026–2027 will be supporting homeless programs and services, and affordable housing. In addition, the City will direct CDBG funds to strengthen the capacity of local social service agencies providing emergency assistance, rental support, mental health care, and case management to homeless and low-income households.

Although some projects may continue to operate within historically underserved neighborhoods, Burbank’s citywide allocation strategy reflects an increased demand for homeless services and supportive programs that extend beyond neighborhood boundaries. This approach aligns with the City’s Consolidated Plan priorities, which emphasize housing stability, poverty reduction, and equitable access to essential services across Burbank.

Rationale for the priorities for allocating investments geographically

Although some projects may continue to operate within historically underserved neighborhoods, Burbank’s citywide allocation strategy reflects an increased demand for homeless services and supportive programs that extend beyond neighborhood boundaries.

Discussion

The 2026–2027 geographic funding strategy will include a citywide investment strategy that emphasizes crisis response and stabilization. The decision to prioritize the homeless programs and services and support for local social service agencies is rooted in the City’s broader goals to prevent homelessness, preserve housing stability, and improve the quality of life for the most vulnerable residents.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Tables 5 and 6 below include proposed accomplishments for CDBG, HOME, and Section 8 for FY 2026-2027. The City is proposing to achieve one-year accomplishments based on the goals and objectives listed in Table 6. The categories pertaining to the Homeless Goals include emergency services, case management, counseling, job placement, resume building, social services, and general assistance to the homeless and those at-risk of homelessness. Non-Homeless Goals include youth programs, childcare, senior services, health awareness and other public services. Special Need Goals include services for the disabled, mentally ill, and substance and alcohol abuse. The goals for the number of households to receive permanent housing are derived from the Section 8 Program, acquisition of multi-family housing as permanent affordable housing units, and Permanent Supportive Housing Vouchers.

Category	Number of Households to be Supported
Homeless	87 households
Non-Homeless	1047 households
Special-Needs	20 households
Total	1,154 households

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	Number of Households
Rental Assistance	1,154 households
The Production of New Units	0 households
Rehab of Existing Units	0 households
Acquisition of Existing Units	0 households
Total	1,154 households

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

For Fiscal Year 2026, the City of Burbank will continue to emphasize rental assistance through programs such as the Section 8 Housing Choice Voucher Program, Emergency Housing and Permanent Supportive Housing voucher. In addition, the City of Burbank received funding for five Foster Youth to Independence (FYI) vouchers. The FYI initiative offers rental assistance for up to 36 months to eligible youth aged 18 to 24 with a history in foster care. In addition to housing support, youth are provided with life skills training, career counseling, and educational guidance, including access to workforce development programs and the Family Self-Sufficiency (FSS) program, which can extend assistance for up to 24-months. These tools remain central to the City’s strategy to address the immediate housing needs of extremely low-income households, individuals with disabilities, seniors, and those experiencing or at risk of homelessness.

At the same time, Burbank is making measurable progress on expanding its long-term affordable housing stock. Several entitled and pending residential developments are in the pipeline and are expected to contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) targets. Key projects advancing during the 2021–2029 planning period include:

- La Terra at 777 First Street: 573 units, including 69 moderate-income units (Burbank Housing Element, p. 1-74).
- First Street Village: 275 units, including 14 affordable units (Burbank Housing Element, p. 1-74).
- 2311 N. Hollywood Way (former Fry's site): 862 units, including 80 very low-income units through a density bonus (Burbank Housing Element, p. 1-74).
- 2814 W. Empire Avenue: 148 units of 100% affordable housing, including 118 low-income units (Burbank Housing Element, p. 1-75).
- Premier on First (103 E. Verdugo Avenue): 154 units, including 24 affordable units under a 22.5% density bonus (Burbank Housing Element, p. 1-74).
- Bob Hope Center (3201 W. Olive Avenue): 123 units, with 15% set aside for very low-income households (Burbank Housing Element, p. 1-75).

Additionally, major planning efforts such as the Downtown Transit-Oriented Development (TOD) Specific Plan and the Golden State Specific Plan (GSSP) include opportunity sites projected to accommodate more than 6,000 new housing units, with over 3,000 units designated for lower-income households. (Burbank Housing Element, p. 1-50)

These efforts are further supported by policies such as the City's Inclusionary Housing Ordinance, implementation of SB 35 streamlining, and incentives provided under state density bonus law. Together, they reflect a strategic approach that balances immediate rental assistance with long-term housing production and rehabilitation to address the needs of Burbank's most vulnerable residents.

AP-60 Public Housing – 91.220(h)

Introduction

This section provides an overview of the City of Burbank's approach to public housing and its efforts to assist low-income households through the administration of rental assistance programs. While Burbank does not own or operate public housing units, the City, through the Burbank Housing Authority, administers the Section 8 Housing Choice Voucher Program, which offers vital rental subsidies to low-income individuals and families.

This section outlines the City's strategies for supporting residents receiving rental assistance, encouraging participation in homeownership programs, and ensuring that households have access to safe, affordable, and stable housing. Burbank's commitment to providing rental assistance rather than operating public housing reflects its focus on leveraging available resources to meet the needs of its most vulnerable residents in a community where affordable housing remains a significant challenge.

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

Burbank does not have any public housing units. However, the City recognizes the ongoing need for affordable housing and remains committed to addressing these needs through the administration of the Section 8 Housing Choice Voucher Program, which provides rental assistance to low-income households (U.S. Department of Housing and Urban Development [HUD], Section 8 Program Overview).

In the next year, the Burbank Housing Authority will continue to assist families, seniors, and individuals with disabilities by ensuring that vouchers are distributed efficiently and that participants receive necessary support services.

As part of its broader affordable housing strategy, the City is also advancing projects like the Fairview Street Affordable Housing Development, which will create additional permanently affordable units targeted to low- and moderate-income households. The Fairview project represents a key opportunity to expand the City's supply of deeply affordable housing, helping to stabilize vulnerable households and promote access to safe, decent, and affordable homes.

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

While Burbank does not have public housing residents, the City actively encourages participants in the Housing Choice Voucher Program to become more involved in housing-related initiatives and pursue homeownership opportunities. The Burbank Housing Authority offers programs such as the Family Self-Sufficiency (FSS) Program, which provides participants with case management, financial literacy education, and employment support. These services help voucher holders build savings, improve their credit, and develop the financial skills necessary for homeownership. The City partners with local nonprofit organizations to offer workshops on homeownership, budgeting, and mortgage assistance. By fostering financial independence and providing education on the homebuying process, Burbank aims to help low-income families transition from rental assistance to owning their homes, thereby promoting long-term housing stability and economic empowerment. Additionally, Burbank will operate a First-Time Homebuyer Assistance Program, funded through CDBG for low- and moderate-income households. This program will provide financial assistance such as down payment grants and closing cost support. By reducing financial barriers, the program helps residents transition from rental housing to homeownership.

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

The Burbank Housing Authority is not designated as a troubled agency under 24 CFR Part 902. This designation is applied to public housing agencies that fail to meet specific performance standards related to financial management, program compliance, and the physical condition of housing units. The Burbank Housing Authority has consistently met HUD's standards for effective administration of the Housing Choice Voucher Program, ensuring timely distribution of rental assistance, compliance with federal regulations, and proper financial management. As a result, no financial assistance or intervention is required. The Housing Authority remains dedicated to maintaining its high performance, providing quality services to residents, and continuously improving its housing programs to meet the needs of the community.

Discussion

The AP-60 section highlights the City of Burbank’s approach to addressing affordable housing needs without the presence of public housing units. Although Burbank does not operate public housing, the City is committed to supporting low-income households through the administration of the Section 8 Housing Choice Voucher Program and the First Time Homebuyer Program. These programs serve as the primary mechanism for providing rental assistance and home ownership opportunities to eligible families, seniors, and individuals with disabilities, ensuring they have access to safe and affordable housing within the community.

Burbank's Housing Authority remains focused on maintaining high standards in program administration, ensuring that vouchers are efficiently distributed and that participants receive necessary support. The City also encourages voucher holders to participate in programs that promote financial independence and homeownership, such as the Family Self-Sufficiency (FSS) Program, which provides financial literacy training, credit counseling, and homeownership education. These efforts aim to help families transition from rental assistance to homeownership, fostering long-term stability and economic mobility.

The absence of public housing presents challenges in meeting the full scope of housing needs, particularly as the demand for affordable units continues to grow. However, Burbank’s proactive approach to leveraging federal funds, collaborating with community partners, and exploring innovative housing solutions helps mitigate these challenges. The City’s commitment to preserving and rehabilitating existing affordable housing units, alongside its efforts to support voucher recipients, reflects a comprehensive strategy to address housing affordability and accessibility for its most vulnerable residents.

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

Introduction

For many years, the City has confronted the challenge of homelessness through multiple arenas that have involved partnerships and coalitions, financial contributions, and indirect participation in serving the homeless in the community.

In an ongoing effort to continue to address the needs of the homeless and those at-risk of homelessness, the City will continue its partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services. The City’s goal is to expand on current homeless programs and activities with a greater emphasis on homeless veterans and families to assist with their successful transition toward self-sufficiency.

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

The City of Burbank’s 2026 strategy to reduce homelessness focuses on coordinated outreach, emergency services, transitional support, and permanent housing. The primary homeless population includes single males (18–44), older adults (55+), and families with children. Many

older adults and families remain undercounted, prompting expanded outreach to connect them with available resources.

Street Outreach: The homeless street outreach team provides robust outreach and engagement with Burbank's homeless population. This also includes, completing HMIS entries, and providing referrals to programs and services. The team assists with encampment cleanups, supports housing and reunification efforts, and participates in local and regional meetings to maintain coordinated care. In addition, Home Again LA conducts targeted street outreach and case management, identifying unsheltered individuals and connecting them to shelter, services, and housing through the LA Continuum of Care Coordinated Entry System (CES).

Emergency Assistance: The Burbank Temporary Aid Center (BTAC) provides emergency rental and utility aid, food, showers, and laundry facilities to stabilize approximately 450 low-income and homeless residents annually. Under the Measure A Local Solutions Fund, the city provides reunification support, including mediation services and travel assistance such as bus, train, or airfare, to help participants safely reconnect with family or friends. The program also offers financial assistance to households at risk of losing their housing, using these funds to cover rental arrears and utility payments to prevent homelessness.

Transitional & Permanent Housing: The Family Service Agency supports homeless families with transitional housing services, including emergency aid, deposits, furnishings, and case management to support long-term stability.

Emergency Housing Vouchers: The Burbank Housing Authority manages 67 Emergency Housing Vouchers under ARPA, prioritizing people experiencing or at risk of homelessness, domestic violence survivors, and those exiting homelessness. As of the latest update, all vouchers are issued, and 50 individuals are housed.

Foster Youth to Independence (FYI) Vouchers: The Burbank Housing Authority now manages 5 vouchers by providing vital support to youth transitioning out of foster care, helping those who are homeless or at risk of homelessness. As of the latest update, all five vouchers are issued.

Mental Health & Crisis Response: The Burbank Mental Health Evaluation Team (BMHET) - a collaboration between the Police Department and LA County Department of Mental Health - uses a co-response model pairing officers with clinicians to respond to individuals in crisis. BMHET connects people to mental health care and housing, helping reduce hospitalizations, incarceration, and long-term homelessness.

Comprehensive Approach: The year-round Homeless Outreach Program, operated by the City, engages unsheltered individuals and families, linking them to CES and services. Teams provide food, hygiene supplies, emergency referrals, and assessments to develop personalized service plans addressing mental health, substance use, and housing needs.

By combining outreach, crisis response, emergency aid, transitional housing, and federal vouchers, Burbank delivers a multi-layered strategy focused on early intervention, stabilization, and permanent housing for its most vulnerable populations.

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

The City of Burbank acknowledges that reaching unsheltered homeless individuals is a crucial first step in addressing homelessness. To this end, the City's Homeless Outreach Program operates year-round, identifying and engaging unsheltered individuals and families. This program collaborates closely with the Los Angeles Continuum of Care Coordinated Entry System (CES), ensuring that homeless individuals are identified, assessed for their unique needs, and connected to appropriate services. Outreach teams provide immediate assistance, including food, hygiene supplies, and emergency shelter referrals, while conducting comprehensive assessments to create personalized service plans. These plans often include mental health services, addiction treatment, and case management support.

Additionally, the Burbank Mental Health Evaluation Team (BMHET), a collaborative initiative between the Burbank Police Department and the Los Angeles County Department of Mental Health, is critical in engaging homeless individuals with mental health needs. Through its co-response model, BMHET ensures that individuals in crisis receive prompt mental health intervention, which helps reduce the risk of prolonged homelessness due to untreated mental health disorders. Furthermore, BMHET fosters long-term relationships with these individuals, encouraging them to accept services and transition into stable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Burbank addresses the need for emergency shelter through a combination of local programs and regional partnerships. While Burbank does not have a year-round low-barrier emergency shelter, the City provides referrals for homeless individuals to access winter shelters, when open, in Los Angeles County from December to March. Additionally, the City collaborates with Home Again Los Angeles (HALA) to provide emergency shelter, transitional housing, and rapid rehousing services. HALA operates through a network of local faith communities that offer short-term shelter while case managers work with clients to secure long-term housing solutions.

The Burbank Housing Corporation also contributes significantly by owning and managing transitional and permanent supportive housing units dedicated to homeless families, veterans, and survivors of domestic violence. These units offer not just shelter but also essential supportive services such as counseling, job training, and childcare, creating a pathway from homelessness to stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) assist 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 and helping low-income individuals and families to avoid becoming homeless.

Helping homeless persons make the transition to permanent housing and independent living, The City of Burbank is committed to ensuring that homeless individuals and families not only

find shelter but also transition to permanent housing and independent living. Through its Rapid Rehousing programs, Burbank provides short-term rental assistance coupled with intensive case management. These programs help homeless individuals and families secure permanent housing while also offering supportive services such as financial literacy training, employment assistance, and mental health counseling. By addressing the underlying causes of homelessness, such as unemployment and mental health challenges, these programs aim to reduce the duration of homelessness and support long-term stability.

The Burbank Housing Authority administers Permanent Supportive Housing vouchers, which provide long-term rental assistance and support services to chronically homeless individuals and families, including veterans. These vouchers are crucial for helping vulnerable populations maintain stable housing while accessing ongoing support, including medical care, substance abuse treatment, and life skills training.

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

The City has strengthened its efforts to prevent homelessness and protect tenants through the creation of its Housing Enforcement Unit (HEU) and its ongoing partnership with the Housing Rights Center (HRC). Established in June 2024, the HEU investigates housing and habitability concerns and enforces tenant protections under state and local laws, directing complaints to appropriate channels such as the City Attorney's Office, Code Enforcement, HRC, or mediation programs. In coordination with HRC, the City also works to address and prevent housing discrimination by investigating complaints, providing education and outreach, and offering legal counseling through workshops and housing rights clinics. This collaborative approach ensures residents have access to critical resources, legal support, and early intervention services that help stabilize housing and reduce the risk of displacement and homelessness.

To prevent individuals and families from becoming homeless again, Burbank offers comprehensive homelessness prevention services, including legal assistance for tenants facing eviction, mediation services for landlord-tenant disputes, and emergency financial assistance for rent and utilities. The City's partnership with HALA also ensures that formerly homeless families receive ongoing case management for up to six months after securing housing, providing a safety net that helps prevent a return to homelessness. The city has been operating a motel voucher program to provide immediate, short-term housing for families experiencing homelessness. In November 2024, voters approved Measure A which increased the sales tax to expand funding for homeless-related programs under the local solutions fund. Burbank currently partners with Home Again Los Angeles to administer the program, which provides motel vouchers for families with children, along with dedicated case management services. In addition, an outreach coordinator from HALA works directly with participating families to connect them to resources and support their transition from temporary motel stays into permanent housing.

In the coming year, Burbank’s coordinated efforts will focus on expanding outreach, enhancing emergency shelter and transitional housing options, and strengthening programs that help homeless individuals transition to permanent housing. These actions are designed to create a more supportive and responsive system that addresses the immediate and long-term needs of homeless individuals and families, ultimately reducing homelessness in the community.

Discussion

The City of Burbank’s comprehensive approach to preventing homelessness reflects its commitment to addressing the unique needs of low-income individuals and families. Through its motel voucher program and partnership with Home Again Los Angeles, Burbank provides immediate short-term shelter along with case management and support services. This coordinated effort helps stabilize families during a crisis while connecting them to resources that guide their transition from temporary motel stays into permanent housing. These services together help reinforce the City’s ongoing work to support vulnerable households and reduce the risk of homelessness in the community. Burbank’s Rapid Rehousing Program provides critical financial assistance and case management to help at-risk households secure permanent housing and avoid homelessness. By covering initial housing costs and offering ongoing support, these programs remove financial barriers that often prevent low-income families from maintaining stable housing. The City’s collaboration with local hospitals, mental health facilities, and foster care systems ensures that individuals discharged from these institutions are connected to essential services, including mental health care, substance abuse treatment, and job training, further reducing the risk of homelessness.

Legal assistance services play an essential role in Burbank’s homelessness prevention strategy by protecting at-risk families from unlawful evictions and resolving housing disputes. In addition to these efforts, the City’s Housing Enforcement Unit (HEU), along with its partnership with the Housing Rights Center (HRC), helps provide enforcement, education, and early intervention. Through investigating complaints, offering legal counseling, and conducting fair housing outreach, the City connects its residents to resources and protections that support housing stability and help prevent displacement.

Burbank’s integrated approach highlights its dedication to supporting the most vulnerable members of the community. By combining financial assistance, legal support, employment services, and strong partnerships with public institutions and nonprofit organizations, the City ensures that individuals and families have the resources necessary to maintain stable housing and achieve long-term self-sufficiency.

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

Introduction:

The City of Burbank is making significant efforts to identify housing problems and reshape its policies and programs to meet the community’s needs in the coming years. Despite ongoing efforts to increase the supply of affordable units, several barriers continue to hinder progress,

including high land costs, limited availability of developable land, and rising construction expenses.

Economic factors such as increasing rents and stagnant wages also contribute to the affordability crisis, making it difficult for low- and moderate-income households to secure stable housing. This section highlights Burbank's commitment to addressing these barriers through policy changes, financial incentives, and collaborative efforts with developers, nonprofit organizations, and community stakeholders to expand affordable housing opportunities and ensure access to housing for all 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 remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, the City of Burbank has outlined several actions in its FY 2026-2027 Annual Action Plan. One of the key initiatives is the adoption of the sixth cycle Housing Element for the 2021-2029 planning period, which requires the City to plan for the development of 8,772 units by zoning adequate sites for housing and removing governmental constraints to development. This aligns with the City Council's goal to produce 12,000 new units by 2035, particularly along the Interstate 5 freeway corridor, Downtown Burbank, the Airport District, and the Media District.

To address zoning and land use barriers, Burbank's Zoning Ordinance permits a variety of residential development types, including single-family, multi-family, second units, and manufactured housing. Emergency shelters for the homeless are allowed in certain industrial zones, and transitional housing is permitted in multi-family districts, depending on the project's structure. The City also offers density bonuses and an inclusionary housing ordinance to encourage affordable housing development.

Additionally, the City has committed to updating multi-family development standards, re-evaluating parking, setbacks, and height requirements to enhance development feasibility, especially on smaller parcels. Development fee waivers are provided for affordable units, and incentives such as fast-track permitting and financial assistance are offered to developers. The Downtown Transit-Oriented Development Specific Plan and Golden State Specific Plan will include clear and objective standards to streamline housing approvals and promote affordable housing development.

Through these actions, Burbank aims to reduce regulatory barriers, encourage higher-density developments, and provide financial incentives, ultimately expanding the supply of affordable housing and improving access for low- and moderate-income residents.

Discussion:

The City of Burbank recognizes that high land costs, limited developable land, and regulatory constraints such as zoning ordinances, building codes, and development fees create significant barriers to affordable housing. In response, Burbank has implemented a multi-

faceted strategy to reduce these barriers and encourage the development of affordable housing throughout the city.

A key component of this strategy is the adoption of the sixth cycle Housing Element for the 2021-2029 planning period, which sets a target of developing 8,772 new housing units by zoning adequate sites for residential development and removing governmental constraints. This plan is aligned with the City Council's broader goal of producing 12,000 new housing units by 2035, focusing on high-potential areas such as the Interstate 5 freeway corridor, Downtown Burbank, the Airport District, and the Media District

Burbank's Zoning Ordinance has been designed to accommodate a variety of residential development types, including multi-family housing, accessory dwelling units, and transitional housing, while also allowing emergency shelters in industrial zones. The City offers density bonuses and incentives to developers who include affordable units in their projects, thus making it more financially feasible to build affordable housing.

To further streamline development, Burbank is revising multi-family development standards by reducing parking requirements, modifying setback standards, and increasing allowable building heights. These changes aim to make development more feasible, particularly on smaller parcels that are often overlooked due to regulatory constraints. Additionally, development fee waivers for affordable housing units, expedited permitting processes, and financial assistance for affordable housing projects are key measures that Burbank is implementing to attract developers and reduce the financial burden associated with affordable housing construction.

The City's Downtown Transit-Oriented Development Specific Plan and Golden State Specific Plan are also being updated to include clear and objective standards for housing development, ensuring that projects can move forward without unnecessary delays. These initiatives are expected to facilitate higher-density developments near transit hubs, providing affordable housing options in accessible locations.

AP-85 Other Actions – 91.220(k)

Introduction:

This section highlights the City's commitment to enhancing the quality of life for all residents, particularly low- and moderate-income households, through initiatives aimed at reducing poverty, improving access to essential services, and fostering community development. Burbank's strategies include promoting economic opportunities, providing public services such as childcare and mental health support, enhancing infrastructure in underserved areas, and ensuring fair housing practices. These actions reflect the City's holistic approach to community development, addressing social, economic, and housing challenges to create a thriving community for all residents. In response to attempting to meet the needs of the underserved, a significant amount of the City's housing resources are directed towards creating affordable housing and providing services to low and moderate-income persons through Section 8, CDBG, and the HOME during FY 2026-27.

Actions planned to address obstacles to meeting underserved needs

The City of Burbank is committed to overcoming obstacles that hinder the delivery of services to underserved populations. Utilizing the Housing Element, Burbank plans to repurpose underutilized publicly owned sites for affordable housing and community development. This approach helps reduce financial barriers related to land acquisition and promotes mixed-use developments that combine affordable housing with community amenities such as parks and retail spaces. Burbank will also expand partnerships with community-based organizations to provide essential services like mental health support, job training, and financial literacy programs, particularly targeting low-income households in neighborhoods.

Actions planned to foster and maintain affordable housing

Burbank's Housing Element emphasizes policies that support affordable housing development and preservation. The City will update zoning and land use policies to encourage the construction of affordable units, particularly in high-need areas such as Downtown Burbank and the Golden State/Airport District. Financial incentives for developers, including density bonuses, fee waivers, and expedited permitting, are designed to reduce construction costs and make affordable housing projects more feasible.

Actions planned to reduce lead-based paint hazards

Burbank has implemented comprehensive measures to address lead-based paint hazards, particularly in housing units built before 1978 that present the greatest risk of exposure. The City utilizes federal guidelines and funding sources, such as the HUD Lead Hazard Control Grant Program, to support lead hazard assessments and remediation activities in homes occupied by low-income families with young children (U.S. Department of Housing and Urban Development, *Lead Hazard Control and Healthy Homes Program*). In collaboration with the Los Angeles County Department of Public Health, the City promotes public education through community workshops and outreach materials to increase awareness of lead poisoning risks and promote safe renovation practices.

Lead safety protocols are fully integrated into Burbank's housing rehabilitation programs, in compliance with 24 CFR Part 35 – Lead-Based Paint Poisoning Prevention in Certain Residential Structures, which mandates lead inspections and remediation in all federally funded projects involving pre-1978 housing.

Actions planned to reduce the number of poverty-level families

Based on the Consolidated Plan's Needs Assessment and available resources for program year 2026-27, the City will allocate available resources (CDBG and HOME) to support public service programs for the benefit of low to moderate-income residents. The City will also expand and create new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions will be achieved by:

- Seeking opportunities to create new affordable housing by leveraging limited funding resources with private, federal, state and County governmental subsidies and grants;

- Supporting permanent supportive housing for chronically homeless veterans by fostering effective supportive services that will promote self-sufficiency;
- Allocating 15 percent of CDBG entitlement funds for public services;
- Supporting case management services for homeless individuals and families and those at risk of becoming homeless; and
- Providing a range of economic development opportunities for economic growth that may benefit low-to-moderate income residents.

Actions planned to develop institutional structure

Burbank’s institutional structure for delivering housing and community development programs is built on strong partnerships with public agencies, nonprofit organizations, and private sector stakeholders. The Burbank Housing Authority, Department of Community Development, and local nonprofits such as Home Again Los Angeles work collaboratively to implement the City’s Consolidated Plan. The City will continue to engage these partners through regular coordination meetings, technical assistance, and shared resources, ensuring that services are delivered efficiently and gaps in the system are addressed.

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

The City of Burbank will enhance coordination between public and private entities by fostering partnerships that leverage resources for affordable housing and social services. Initiatives include collaborating with the Burbank-Glendale-Pasadena Regional Housing Trust to finance affordable housing projects and working with local service providers to deliver comprehensive support services. Burbank’s participation in regional initiatives ensures that resources are effectively allocated to meet the needs of low-income and homeless residents, creating a seamless support network that spans housing, employment, and social services. The City will continue to expand on developing partnerships with public service organizations throughout FY 2026-27.

Discussion:

The City of Burbank’s planned actions reflect a comprehensive approach to addressing housing affordability, poverty reduction, and community development. By leveraging the Housing Element, Burbank aims to overcome obstacles to meeting underserved needs through strategic use of public land for affordable housing, partnerships with community organizations, and targeted service delivery in economically vulnerable neighborhoods. These efforts aim to provide critical support to low-income households, ensuring access to essential services such as mental health care, job training, and financial assistance.

To foster and maintain affordable housing, Burbank is updating zoning policies, providing financial incentives for developers, and investing in the rehabilitation of aging housing stock. These measures not only encourage the development of new affordable units but also preserve existing options, particularly in areas with high concentrations of low-income residents. The City’s proactive approach to reducing lead-based paint hazards includes integrating lead safety measures into housing rehabilitation programs and conducting public education campaigns to protect vulnerable families, especially those with young children.

Burbank’s efforts to reduce poverty focus on providing economic opportunities through job training, workforce development, and youth services. By equipping residents with the skills and resources needed to achieve financial independence, the City aims to break the cycle of poverty and promote long-term stability for low-income families. The development of a robust institutional structure, built on partnerships with public agencies, nonprofits, and private sector stakeholders, ensures that housing and community development programs are implemented efficiently and effectively.

Enhanced coordination between public and private housing providers and social service agencies is a cornerstone of Burbank’s strategy. Collaborative initiatives with regional housing trusts, local service providers, and national programs ensure that resources are allocated where they are most needed. This coordinated approach creates a seamless support system for low-income and homeless residents, integrating housing assistance with employment services, healthcare, and social support to foster self-sufficiency and improve quality of life across the community.

Program Specific Requirements

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

Introduction:

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	The City’s CDBG Program Income for FY 2026-27 is \$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 the 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	The City's CDBG Program will not have activities to fund for FY 2026-27 under urgent needs.
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100 percent

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

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

In addition to the eligible uses of HOME funds outlined in Section 92.205, the City of Burbank actively pursues and leverages a variety of complementary funding sources to support affordable housing development. Chief among these is the Low-Income Housing Tax Credit (LIHTC) program, which attracts significant private equity investment for new construction and rehabilitation projects. At the local level, the Burbank-Glendale-Pasadena Regional Housing Trust plays a critical role in bridging financing gaps, particularly for projects serving extremely low- and low-income households. Together, these funding sources complement HOME allocations and are essential to ensuring the feasibility, quality, and long-term affordability of housing developments in Burbank.

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:

While the City's HOME Program has traditionally focused on affordable rental housing, guidelines for resale and recapture will be established if HOME funds are allocated to homebuyer activities. These guidelines will ensure that any home purchased with HOME funds remains affordable to low-and moderate-income households. Homebuyers receiving assistance will be required to repay a portion of the assistance upon resale, or the home must be resold to another eligible low-income buyer, ensuring that affordability is maintained over time.

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:

To maintain long-term affordability, Burbank's resale and recapture guidelines will comply with 24 CFR 92.254(a)(4). These guidelines will include minimum affordability periods based on the amount of HOME assistance provided, ensuring that units remain affordable for 5 to

20 years, depending on the level of investment. Resale provisions will require that units be sold at affordable prices to income-qualified buyers, while recapture provisions will allow the City to recoup funds upon resale, which can then be reinvested in additional affordable housing projects.

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:

If the City elects to refinance existing multifamily housing debt using HOME funds, stringent guidelines will be implemented. These include ensuring that rehabilitation is the primary activity, establishing a minimum rehabilitation investment per unit, and demonstrating that the project will remain affordable for at least 15 years. Management practices will be reviewed to confirm that disinvestment has not occurred, and refinancing will be restricted to specific geographic areas if necessary. HOME funds will not be used to refinance federally funded loans, maintaining the integrity and sustainability of affordable housing investments.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities is as follows: NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons: NA

7. If applicable, a description of any preference or limitation for rental housing projects is as follows:

Burbank's rental housing projects supported by HOME funds will prioritize affordability. While the City does not currently impose specific preferences or limitations beyond compliance with fair housing laws, any future preferences will focus on addressing the needs of low-income families, individuals with disabilities, and other vulnerable populations. These preferences will be designed to ensure equitable access to housing without violating fair housing regulations.