

# AGENDA ITEM 1

## City of Bell Agenda Report

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DATE: January 28, 2026

TO: Mayor and Members of the City Council

FROM: Martin Rodriguez, Economic Development Specialist

APPROVED BY: Michael L. Antwine II (e-signature)

BY: Michael L. Antwine II, City Manager

SUBJECT: Conduct the Public Hearing and Approve the appropriation of the Fiscal Year 2026-27 Community Development Block Grant Program

**RECOMMENDATION:**

It is recommended that the City Council conduct the Public Hearing and Approve the appropriation of the Fiscal Year 2026-2027 Community Development Block Grant Program.

**BACKGROUND:**

The City of Bell receives annual Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) through the Los Angeles County Development Authority (LACDA). A public hearing is required each year to receive community input before the City finalizes its CDBG project allocations.

For FY 2026–27, LACDA has provided preliminary funding estimates. Once the City Council sets the official public hearing date, staff will present the recommended project list for public comment.

**DISCUSSION:**

**AVAILABLE CDBG FUNDING – FY 2026-27**

Before approval of the programs and budget, a public hearing is required to receive and consider community input on the proposed CDBG programs.

The Los Angeles Community Development Authority estimates that the City of Bell will receive about \$378,277 in CDBG funds and \$124,649 prior year funds carryover/unexpended CDBG funds for \$502,926.

|                 | <b>FY 2025-26 Actual</b> | <b>FY 2026-27 Projected</b> |
|-----------------|--------------------------|-----------------------------|
| CDBG Allocation | \$415,248                | \$378,277                   |
| Carry Over      | \$340,381                | \$124,649                   |
| Total Available | \$755,631                | \$502,926                   |

The city has experienced a decrease in funding, mainly due to lower federal support and carryover of funds from the previous period year.

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If HUD increases or decreases the final grant allocation, the City of Bell may adjust the CDBG budget accordingly and add new programs during the year through the public hearing process. CDBG funds can be used for activities such as residential and commercial rehabilitation, public improvements, community services, and accessibility projects.

## **PROPOSED PROJECTS AND BUDGETS – FY 2026-27**

FY 2026-27 will have the same programs as the previous year. However, the amount allocated to each program is lower than the previous year's allotments due to the lower allocation and carryover/unexpended CDBG funds available.

It is recommended that the CDBG funds be allocated for the following projects:

### **1. Residential Rehabilitation Program - \$121,536**

Estimated Number of Accomplishments: 4 Projects

To support City staff, grants, and deferred loans for low- and moderate-income homeowners, qualifying single-family residential homeowners can receive up to \$25,000 in grants or a deferred loan of \$25,000 for eligible improvements.

The current FY 2025-2026 CDBG allocation for Residential Rehabilitation is \$137,065.

### **2. Code Compliance Program - \$200,000**

Estimated Number of Accomplishments: 34,510 (City-Wide Program)

To provide comprehensive code compliance in deteriorating or deteriorated areas throughout the City, primarily residential areas, in accordance with the CDBG program's determination of eligible low- and moderate-income census tracts. The funding level provides for a portion of the code compliance personnel costs. The remaining budget for Code Compliance is provided through General Funds and other City Funds.

The current FY 2025-2026 CDBG allocation for Compliance is \$215,896.

### **3. Graffiti Removal Program - \$56,741**

Estimated Number of Accomplishments: 34,510 (City-Wide Program)

To fund graffiti removal, the contractor will remove graffiti from both public and private properties. The amount specified—15% of \$378,277 in new FY 2026-2027 CDBG funds—is the maximum permitted under LACDA's 15% public service cap. Additionally, General Funds are allocated to support this program.

The current FY 2025-2026 CDBG allocation for Graffiti Removal is \$62,287.

### **4. Commercial Rehabilitation Program - \$124,649**

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Estimated Number of Accomplishments: 1 Project

The program provides funding for exterior building upgrades, accessibility improvements, and fixing code violations on commercial properties. Additionally, CDBG funds cover non-personnel expenses and capital improvements. The maximum grant available is up to \$100,000.

The current FY 2025-2026 allocation for Commercial Rehabilitation is \$300,000.

## FISCAL IMPACT:

Funding for the CDBG Program comes from the U.S. Department of Housing and Urban Development and is overseen by the Los Angeles Community Development Authority.

The \$502,926 will be allocated as part of the City's FY 2026-27 Annual Budget, and it doesn't impact the City's General Fund.

## ATTACHMENTS:

1. Public Hearing Notice
2. Resolution No. 2026-09



**PUBLIC HEARING NOTICE**  
**January 28, 2026**

**2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Bell will conduct a Public Hearing on Wednesday, January 28, 2026, at 7:00 p.m., at the Bell Community Center located at 6250 Pine Avenue, Bell, CA 90201 to receive citizen input on projects to be submitted to the U.S. Department of Housing and Urban Development (HUD) for funding through the Community Development Block Grant (CDBG) Program.

The City of Bell receives Federal the Community Development Block Grant (CDBG) funds, from the U.S. Department of Housing and Urban Development (HUD), as a participant in the Los Angeles County Urban County Program on an annual basis. Projects discussed at the meeting, which are determined to be eligible under Federal Guidelines, and will principally benefit persons of low and moderate incomes, will be considered for inclusion in the Los Angeles county Development Authority's 2026-2027 Action Plan.

The City of Bell anticipates an estimated allocation of \$378,277 and an additional \$124,649 in unallocated prior years funds available in 2026-2027 for a total of \$502,926. The recommended CDBG projects to be funded during the 2026-2027 program year may include but not be limited to residential rehabilitation, commercial rehabilitation, graffiti removal, and code compliance programs.

**PROPOSED 2026-2027 CDBG PROGRAM PROJECTS**

1. Residential Rehabilitation Program - CDBG Project Number D96061-26  
Proposed Allocation: \$121,536

To provide funding for City staff and to provide grants and deferred loans to low- and moderate-income homeowners. The single-family residential homeowners who qualify for this program can receive a maximum grant of \$25,000 or a deferred loan of \$25,000 for eligible improvements.

2. Code Compliance Program- CDBG Project Number D96069-26  
Proposed Allocation: \$200,000

To provide comprehensive code compliance in deteriorating or deteriorated areas throughout the City in primarily residential areas in accordance with the CDBG program's determination of eligible low- and moderate-income census tracts. This funding level provides for a portion of the code compliance personnel costs. The remaining budget for Code Compliance is provided through General Funds and other City Funds.

3. Graffiti Removal Program - CDBG Project Number D601870-26  
Proposed Allocation: \$56,741

To provide funding for the graffiti removal contractor to remove graffiti from public and private property. The amount listed (15% of \$378,277 in new FY 2026-2027 CDBG funds) is the maximum allowable under LACDA 15% public service cap. General Funds are also used to pay for this program.

4. Commercial Rehabilitation Program - CDBG Project Number 601981-26  
Proposed Allocation: \$124,649

To provide funding to make exterior building and accessibility improvements and to correct code violations on commercial properties. CDBG funds will pay for the costs of non-personnel and capital improvements.

The proposed budget for each of these recommended projects will be considered at the public hearing. The approved CDBG projects and accompanying budget will be submitted to the Los Angeles County Development Authority for inclusion in its application to HUD.

All parties wishing to speak for or against the matter should attend the public hearing and express their concerns on the proposed project. Any person desiring to provide written comments to this matter must do so prior to or at the Public Hearing. Written comments can be sent to U.S. Mail, or by hand delivery, to the City Clerk, 6330 Pine Ave., Bell, CA 90201, prior to said public hearing. For further details, contact Community Development Department, at (323) 588-6211.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.

In the City's efforts to comply with the requirements of the Americans with Disabilities Act, the City requires that any person in need of any type of special equipment, assistance, or accommodations to communicate at the public hearing must inform City staff a minimum of 72 hours prior to scheduling the meeting.

**POSTED: 11/27/2025**

**RESOLUTION NO. 2026-09**

**A RESOLUTION OF THE CITY OF BELL CITY COUNCIL  
APPROVING THE CITY'S COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM FOR FISCAL YEAR 2026-2027**

**WHEREAS**, on August 22, 1974, the President of the United States signed into law the Housing and Community Development Act of 1974 (Act); and

**WHEREAS**, the primary goals of Title I of the Act are the development of variable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income; and

**WHEREAS**, the City of Bell has received notification of the availability of new Fiscal Year 2026-2027 Federal Community Development Block Grant (CDBG) funds in the amount of \$378,277; and

**WHEREAS**, it is estimated that an additional \$124,649 in prior year unexpended funds will be available for a total of \$502,926 to further the attainment of these goals during Fiscal Year 2026-2027; and

**WHEREAS**, approving this Resolution provides program allocation in the amount of \$502,926 which included funding for residential rehabilitation, code compliance, graffiti removal, and commercial rehabilitation for FY 2026-27 CDBG program; and

**WHEREAS**, the City has posted information regarding eligible activities under the Act and has conducted a public hearing to solicit comments and suggestions from the community for the utilization of these funds.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:**

**SECTION 1.** That the City Manager and/or his designee are authorized to and directed to submit the projects and programs for the City's Planning Summary for Fiscal Year 2026-2027.

**SECTION 2.** That the City Manager and/or his designee are authorized to adjust the program budget as necessary to take into account the final CDBG allocation from the U.S. Department of Housing and Urban Development (HUD) and any amounts remaining unspent at the close of the fiscal year.

**SECTION 3.** The City Manager and/or his designee are authorized to execute the contractual and related documents to be prepared by the County of Los Angeles that are required for the implementation of the projects/programs set forth herein.

**SECTION 4.** This Resolution shall take effect from and after the date of its passage and adoption.

**PASSED, APPROVED, AND ADOPTED** this 28<sup>th</sup> day of January 2026.

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Ali Saleh, Mayor

APPROVED AS TO FORM:

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Danny Aleshire, City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original resolution adopted by the Bell City Council at its regular meeting held on the 28<sup>th</sup> Day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Angela Bustamante, City Clerk