

CITIES REPORT
July/August 2025

STATE:

The Governor is calling for a special election on November 4th 2025. This would be to approve the re-districting maps for all California Congressional Districts. The November 4, 2025, special election carries significant importance for local governments, as they may take the opportunity to place local measures on the ballot. Should such measures be confirmed, C.A.R.'s Issues Mobilization Political Action Committee (IMPAC) will convene special meetings to review funding requests from local associations seeking IMPAC support. Your engagement and attentiveness to forthcoming updates will be essential for anyone considering applying for these funds.

This special election stems directly from Governor Newsom's push for a major redistricting proposal. The Governor is advocating to place congressional redistricting before voters in a statewide special election on November 4, 2025. Reports indicate the plan would temporarily bypass California's independent redistricting commission (until 2030) and instead submit newly drawn U.S. House maps to the electorate as a constitutional amendment. Both the Governor and legislative allies have been signaling an accelerated timeline, with public events and announcements scheduled for this week.

Recent coverage frames the Governor's redistricting effort as a strategic counter to mid-cycle mapping changes in other states, with California's plan poised for the November ballot if approved by the Legislature. The public release of draft maps is here: <https://aelc.assembly.ca.gov/proposed-congressional-map>

The California Department of Housing and Community Development (HCD) has announced over \$144.5million in federal awards from the HOME Investment Partnerships Program to bolster affordable housing throughout the state. These funds, provided by the U.S. Department of Housing and Urban Development (HUD), are projected to benefit 984 households by supporting rental assistance, new multifamily construction, and first-time homebuyer initiatives. The awards are primarily targeted towards small communities and rural areas, and highlight the importance of ongoing federal and state collaboration to address California's housing challenges.

In this funding round, HCD distributed more than \$134.5million across 14 Project Activities involving new affordable housing units, mostly multifamily developments, as well as \$3.1million for a first-time homebuyer project in Fresno County. Additionally, 15 Program Activities received a total of \$10.5million to assist roughly 341 households via tenant-based rental support, down-payment assistance for first-time buyers, and home rehabilitation programs. While Project Activities were highly competitive with 47 applications requesting \$422million, Program Activities were undersubscribed, allowing unallocated funds to be redirected towards multifamily projects.

Visit the HCD website for more information on HOME programs and the awards. <https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program>

AZUSA

The City of Azusa would like to share its Age- and Ability-Friendly Action Plan, funded by the State of CA to support liveable communities across the lifespan. Be on the lookout for additional information as well as new programs and services that support the goals of this action plan.

Link:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.azusaca.gov/DocumentCenter/View/49575/City-of-Azusa---LADAP_Age-and-Ability-Friendly-Azusa-Action-Plan_11

BALDWIN PARK

The City of Baldwin Park is proud to announce the launch of the Baldwin Park Emergency Relief Program, a new initiative aimed at supporting local families facing financial hardship due to recent federal immigration enforcement actions.

To deliver this support to its residents, the City has partnered with Los Angeles County Chair Pro Tem and First District Supervisor Hilda L. Solis and local businesses. Together, the coalition will provide direct assistance to vulnerable Baldwin Park households during this time of need.

The Emergency Relief Program began accepting applications from Baldwin Park residents on Thursday, July 31. To launch the program, the Baldwin Park City Council approved \$216,000 in seed funding, with an additional \$50,000 allocated by Chair Pro Tem Hilda L. Solis in a strong show of regional support. By combining City and County resources, the program aims to deliver timely, targeted relief to households in urgent need.

CHINO HILLS

The Chino Hills City Council adopted the Fiscal Year (FY) 2025-26 budget at the June 10 City Council Meeting, which includes a \$2.2 million General Fund deficit that will require the use of the City's reserves to maintain essential services and quality of life. Before drawing on reserves, the City has taken many steps to proactively reduce costs wherever possible and maximize available resources over the last few years. While the City remains financially stable overall, this deficit signifies a need for strategic long-term revenue planning.

The City's total budget includes \$147.9 million in projected revenues and \$150 million of expenditures across all funds. Within the City's General Fund, which funds essential services such as public safety, infrastructure maintenance and repair, and recreation programs and special events, revenues are projected at \$56.4 million and expenditures at \$58.6 million. Law enforcement services, provided through a contract with the San Bernardino County Sheriff's Department, make up 32 percent of the City's General Fund expense, reflecting the City's longstanding investment in keeping Chino Hills a safe place to live and do business.

This year's projected deficit of \$2.2 million will be covered by the City's General Fund Reserves. Much of the City's revenue is restricted and must be spent for specific purposes such as water, sewer, and landscaping. The General Fund unrestricted reserve is considered the City's savings account or rainy-day fund for unforeseen circumstances. Despite the FY 2025-26 unbalanced budget's impact on reserves, the City will maintain a strong fiscal foundation, with a total General Fund Reserve of \$46.8 million and an Unrestricted Reserve balance of \$34.9 million. While this level of reserves provides short-term stability, continued deficits are projected to grow and could reduce the City's reserves by nearly half over the next five years to \$27.1 million if new sources of local revenue are not identified.

The City of Chino Hills remains committed to protecting reserves for long-term needs and emergencies. The City will continue to explore options for long-term financial stability and continue transparency and open communication with the community. To view the City's Adopted Budget and Budget in Brief document, visit www.chinohills.org/Budget.

COVINA

The City of Covina received notice from its water billing software provider, AVR Utility Billing, that recent updates to the system's billing platform have created access issues for Covina water customers. Our team is working closely with the software vendor to restore full functionality as quickly as possible.

The City of Covina said that these issues will not interrupt water service for Covina Water customers and no late fees or water shutoffs will be incurred as a result of these system updates. We sincerely apologize for any inconvenience that our customers may experience during this unplanned system update and the City will continue to share information as it becomes available.

Payment Options

In the meantime, customers should note that the following payment options are available:

- Automated phone payment – (855) 234-0365. Note that payments made through the automated phone options may not post for up to 2 business days.
- In person via cash, check, or credit card at City Hall – Finance Department during business hours (Monday through Thursday, 7:00 a.m. to 6:00 p.m.).
- Drop box outside of City Hall on College Street.
- Payments can be mailed to:
City of Covina, Finance Division
125 E. College Street
Covina, CA 91723-2199

Customer Support

As the City is facing a high volume of calls and strive to respond promptly to each inquiry. You can also send us an email at water@covinaca.gov for a same-day response.

DIAMOND BAR

Starting in August 2025, the Inland Valley Humane Society & S.P.C.A. (IVHS) will be bringing its mobile clinic to Pantera Park every third Wednesday of the month. The mobile clinic will be operating 7 a.m. to 4 p.m. to offer low-cost, appointment-based spay/neuter services.

The cost for cats is \$120, and \$150 for certain dog breeds (Chihuahuas, Huskies, Shepherds, and pit bulls). The cost for other dog breeds depends on their weight - under 20 lbs. (\$250), 21-40 lbs. (\$280), 41-80 lbs. (\$300), and 81+ lbs. (\$320).

All spay/neuter appointments require a pet to be microchipped if they have not already been chipped. The cost of microchipping a dog is an additional \$40; there is no extra cost to microchip a cat.

Appointments are limited and required by booking online in advance. Pets must be brought to their appointment properly restrained – dogs on a leash, and cats in a carrier (one per carrier).

For more information visit <https://ivhsspc.org/spay-neuter/> or call the IVHS veterinary office at 909-623-9777, ext. 669.

GLENDORA

Metro announced that they will be running full pre-revenue service, which mimics passenger service without passengers, beginning Sunday, July 27. Please be alert at all train crossings for safety indicators, as trains will be running on the tracks throughout each day. It is anticipated this testing to last at least 4-weeks.

Community members, motorists and pedestrians should always expect a train at railroad crossings. Please follow all safety instructions.

Metro also announced that passenger service for the new 9-mile, four-station Glendora to Pomona extension of the Metro A Line will begin on September 19, 2025.

For questions about passenger service, fares, schedules, parking, bike lockers and more at the four new stations from Glendora to Pomona, please visit Metro's official website at <https://www.metro.net/alinetopomona/>.

You can also call 323-GO-METRO (323-466-3876) or email customerrelations@metro.net.

ONTARIO

Faropoint, a tech-enabled real estate investment manager specializing in last-mile industrial properties, acquired a four-building, multi-tenant industrial portfolio in Ontario. It's the company's second acquisition in Southern California following a recent acquisition.

The Ontario portfolio was built by Panattoni Development in 2006 and has an aggregate square footage of 243,000 square feet. The Class A properties were 97.6% leased to 29 tenants at the time of the acquisition.

POMONA

The City of Pomona has asked REALTORS® to be aware that a new street sweeping schedule officially went into effect on July 1. Street sweeping is one of the most cost-effective ways to remove debris, sediment, trash, and other pollutants that can clog storm drains and contribute to water pollution. By keeping our streets and gutters clear, we also help reduce the risk of flooding during heavy rains and keep Pomona looking beautiful.

Residents must move their vehicles on their designated sweeping days. Street sweeping signs are posted throughout the City, and each side of the street has its own scheduled day, so you can plan ahead by parking on the opposite side when it's your side's turn. To find your street's sweeping day, check the posted signs, view the street sweeping map on the City's website, or call (909) 620-3665.

Dates to Remember:

Now through September 30: Get used to the new schedule. Enforcement is relaxed during this period. No citations will be issued, but residents are encouraged to move their car on the appropriate day.

Starting October 1: Strict enforcement begins. Citations will be issued for vehicles that are not moved during scheduled sweeping hours. Don't wait for a ticket! Take this time to check your street's sweeping day, get into the routine, and help keep Pomona clean!

RANCHO CUCAMONGA

Marcus & Millichap Capital Corporation arranged \$64 million in financing for the construction of a mixed-use multifamily, retail and commercial development project located at 8500 Haven Avenue in Rancho Cucamonga, California.

\$64 Million in Construction Financing Secured by Marcus & Millichap Capital Corporation for Rancho Cucamonga Mixed-Use Development

The full project will feature six residential buildings, a mixed-use building with 248 apartment units and ground-floor commercial space, and a retail building. Planned apartment amenities include a swimming pool, fitness center, pickleball court, clubhouse, on-site laundry, and landscaped outdoor areas.

SAN DIMAS

The City of San Dimas has announced the launch of its newly redesigned website, which went live in July. The updated site features a new modern layout, enhanced search tools, and a responsive design that works seamlessly on phones, tablets, and desktops.

The launch marks a significant step toward improving digital access to City services and public information. Visitors will notice easier navigation, updated page layouts, and quick access to our most commonly used features such as reporting a concern, accessing agendas and minutes, and recreation events and programming.

UPLAND

The City of Upland is offering grants of up to \$50,000 to help eligible property owners make exterior repairs and safety upgrades to qualifying small multi-family properties. To qualify, properties must be in Upland, have eight or fewer units, and be at least 51% occupied by low- to moderate-income households.

For more information contact the Housing Division at: 909-931-4300

WALNUT

The Walnut City Council awarded a Professional Services Agreement ("PSA") to Emergency Planning Consultants ("EPC") to provide professional services to prepare an updated Multi – Jurisdictional Hazard Mitigation Plan ("MJHMP") to cover the 2025–2030 Planning period. The MJHMP process is an essential step in maintaining eligibility for critical State and Federal funding before and after a major disaster. In compliance with Federal requirements, the City of Walnut must update this Plan and submit them to the Federal Emergency Management Agency ("FEMA") for review and approval every five (5) years.

A Cooperative Funding Agreement (“CFA”) was developed in conjunction with the PSA and was presented to the City Council to facilitate the joint preparation and development of the MJHMP in collaboration with the following agencies: the City of Walnut (“City”), Mount San Antonio Community College (“Mt. SAC”), and Walnut Valley Unified School District (“WVUSD”). The agreement outlines the roles and responsibilities of each participating agency in the development of the Plan, including the allocation of related costs.

Continuing to build on the foundation of the current plan, the 2025–2030 MJHMP will re-examine key threats previously identified – earthquakes, landslides, and wildfires – and assess their potential impacts on the Walnut community. As part of this process, the Planning Team will also revise hazard and critical facility maps, which are instrumental in guiding effective mitigation strategies to reduce or eliminate risks.

The update will include a comprehensive review of the City’s capabilities, resources, and staffing levels to ensure the Plan reflects current conditions. This review updates the capability assessment originally conducted in the 2020 MJHMP update.

To encourage transparency and public engagement, all meeting materials – such as Agendas, minutes, presentations, handouts, existing mitigation strategies, and draft versions of the plan – will be accessible on the City’s website (www.cityofwalnut.org/hazardmitigation). To participate in the Hazard Mitigation Survey, please visit the following URL (<https://www.surveymonkey.com/r/WT7NM35>).

For more information and to stay involved in the Planning process, please contact Gabriel Katigbak, Associate Planner at (909) 595–7543 ext. 403 or via email at gkatigbak@cityofwalnut.org.

WEST COVINA

Local environmental organization Livable West Covina is pushing the City Council to reconsider efforts to develop a new city yard on a former landfill site.

In a letter from Livable West Covina Board of Directors to the city council members, the group listed 14 considerations the city should take into account when planning the development of the infamous BKK Landfill, which was closed in 1996 after numerous lawsuits.

The site of the closed BKK landfill in West Covina on Thursday, July 10, 2025. The local group Livable West Covina is pushing for the city council to not develop a new city yard on the closed BKK landfill, which the group claims is still the largest toxic waste in the state.

West Covina’s current city yard is home to a fleet of equipment for public works duties, as well as the defunct city Fire Station 1, which was condemned in 2021. Mayor Tony Wu said he is hoping to sell the current city yard for about \$30 million.

Plans for the development of the BKK landfill have varied. In 2019, the Council opted toward a proposal from Pasadena-based developer Singpoli to develop a hotel at the site. Residents reached out to the city council en masse to object to the development, concerned the construction would be enough to disrupt dormant toxic waste in the area, and hopeful the city would seek ideas from the public on what to do with the land instead.

Livable West Covina led their own community presentations at the time with 36-year West Covina resident and LWC co-founder Brian Jobst presenting a possible solution of selling to a conservation

interest like the Trust for Public Land or the Sierra Club. They would then be responsible for determining how best to use the land to benefit the community, such as establishing parks, designating habitat and wildlife preservation areas and creating trails to connect to existing ones in the area.