



CITY OF EL MONTE

HUD ANNUAL ACTION PLAN FOR PROGRAM YEAR 2019-2020

U.S. Department of Housing & Urban Development



CITY OF EL MONTE
2019/20 ANNUAL ACTION PLAN

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Executive Summary

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

1. Introduction

The Consolidated Plan is designed to help the City of El Monte assess affordable housing, community development, homelessness needs, and market conditions in order to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) programs. The goals are to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the City of El Monte's 2019/20 Annual Action Plan (AAP). This AAP is the fifth-year plan of the City of El Monte's 2015-2020 Consolidated Plan (Con Plan). The AAP identifies activities to be undertaken in (PY) 2019/20 to address priority needs in the community. The PY 2019/20 AAP also outlines and describes the resources available, the projects and activities to be funded, and the proposed accomplishments.

The Consolidated Plan and Action Plans serve as the City's application for HUD's formula grant programs, and act as planning documents, an implementation strategy, and a method to allocate funds to specific projects and activities. To that end, current year entitlements combined with reallocations and repayments from prior years bring the total funding for program year 2019/20 to nearly \$7.2 million. The following Annual Action Plan describes resources, programs, activities and actions El Monte will use in the coming 2019/20 program year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives as summarized in Table 1 on the following page.

Table 1 - 2015-2019 Consolidated Plan Priorities, Implementing Programs, and FY 2019/20 Goals

Consolidated Plan 5-Year Priority	2019/20 Implementing Programs	2019/20 Goals	Outcome/Objective*
Provide Decent Affordable Housing	<ul style="list-style-type: none"> ▪ Homebuyers Assistance Program ▪ CHDO Set-Aside (15%) Affordable Housing ▪ Acquisition/Rehab/New Construction 	<ul style="list-style-type: none"> ▪ 5 households ▪ 5 housing units ▪ 20 housing units 	<ul style="list-style-type: none"> ▪ DH-2 ▪ DH-2 ▪ DH-2
Maintain and Promote Neighborhood Preservation	<ul style="list-style-type: none"> ▪ Housing Rehabilitation Program 	<ul style="list-style-type: none"> ▪ 5 housing units 	<ul style="list-style-type: none"> ▪ SL-1
Support Special Needs Programs and Services	<ul style="list-style-type: none"> ▪ El Monte Legal Assistance Clinics ▪ Community and Senior Services Integrated Care Management ▪ Senior Lap Swim and Exercise Program ▪ ESG: Street Outreach ▪ ESG: Homelessness Prevention ▪ ESG: Rapid Re-Housing 	<ul style="list-style-type: none"> ▪ 320 persons ▪ 35 persons ▪ 100 persons ▪ 60 persons ▪ 20 persons ▪ 20 persons 	<ul style="list-style-type: none"> ▪ SL-1 ▪ SL-1 ▪ SL-1 ▪ SL-1 ▪ DH-2 ▪ DH-2
Construct and Upgrade Public Facilities and Infrastructure	<ul style="list-style-type: none"> ▪ Jack Crippen Senior Center and Community Center Re-Roofing Project ▪ Zamora Park Revitalization Project ▪ Aquatic Center Section 108 Loan Repayment ▪ Peck/Ramona Triangle Section 108 Loan Repayment 	<ul style="list-style-type: none"> ▪ 500 persons ▪ 600 persons ▪ N/A ▪ N/A 	<ul style="list-style-type: none"> ▪ SL-3 ▪ SL-3 ▪ N/A ▪ N/A
Fair Housing	<ul style="list-style-type: none"> ▪ Fair Housing Program 	<ul style="list-style-type: none"> ▪ 300 persons 	<ul style="list-style-type: none"> ▪ SL-1
Planning and Administration	<ul style="list-style-type: none"> ▪ 2019/20 CDBG Program Administration ▪ 2019/20 HOME Program Administration ▪ 2019/20 ESG Program Administration 	<ul style="list-style-type: none"> ▪ N/A ▪ N/A ▪ N/A 	<ul style="list-style-type: none"> ▪ N/A ▪ N/A ▪ N/A

2. Summarize the objectives and outcomes identified in the Plan

See table above.

3. Evaluation of past performance

Each year, HUD assesses the City of El Monte's management of CDBG, HOME, and ESG program funds, the City's compliance with the Con Plan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Con Plan. The City evaluated its last fiscal year performance in order to improve its policies and procedures as they relate to achieving the goals and strategies established in the Con Plan.

4. Summary of Citizen Participation Process and consultation process

As a condition to receiving federal funds, the City of El Monte must engage stakeholders and the public regarding the community's needs in the areas of community development, homelessness, and housing. To guide in this effort, the City has adopted a Citizen Participation Plan which outlines the citizen participation and consultation efforts necessary for the development of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

All of El Monte's citizens are encouraged to participate in the planning, development, and implementation of the Annual Action Plan. Three public hearings are held by the City each year to discuss issues related to the Consolidated Plan as well as the Annual Action Plan. The first two hearings focus on the needs of the community and development of the Annual Action Plan and provide citizens with an opportunity to comment on the Annual Action Plan. Citizens who participated in the process received extensive information about the AAP, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. The third public hearing focuses on performance as they relate to housing, homelessness, hazards associated with lead-based paint, accessibility, and community development needs, such as infrastructure and public services. In all cases, a Notice of Public Hearing was published at least 15 days prior to the hearing to provide residents with adequate notice.

The first public hearing was held March 19, 2019, at 6:00 p.m. at El Monte Community Center – Grace T. Black Auditorium. At this meeting, information was provided about proposed projects for funding during the 2019-2020 fiscal year.

A draft 2019/20 Annual Action Plan will be available for public comment for over a 30-day period commencing on April 4, 2019, and closing on May 7, 2019. Copies of the AAP are available to the public at the following locations:

- United States Post Office - El Monte Branch
- Los Angeles County Public Library – El Monte (Tyler Avenue) and Norwood (Peck Road) locations
- El Monte Senior Center
- City’s Clerk office - City Hall East
- Housing Division Public Counter - City Hall West Counter
- City’s website

City Council public hearings were held on March 19, 2019, and May 7, 2019, providing residents and interested parties a final opportunity to comment on the Annual Action Plan prior to adoption and submittal to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community’s needs and available resources. Department staff provided input on how CDBG, HOME, and ESG resources could be used and leveraged to provide services.

5. Summary of public comments

[To be completed after 2nd public hearing to approve FY 2019/20 Annual Action Plan.]

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

[To be completed after 2nd public hearing to approve FY 2019/20 Annual Action Plan.]

7. Summary

City staff developed a detailed participation plan that is part of this AAP. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the AAP.

Citizens participated through community meetings, public hearings, and individual meetings. Citizens who participated in the process received considerable information about the AAP, the Citizen Participation process, HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	El Monte	Economic Development/City of El Monte
HOME Administrator	El Monte	Economic Development/City of El Monte
ESG Administrator	El Monte	Economic Development/City of El Monte

Table 1 – Responsible Agencies

Narrative (optional)

The City of El Monte’s Economic Development Department is the lead agency for overseeing the development of the Consolidated Plan. This Department is also responsible for the preparation of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

The following are several ways in which an interested party can contact the City of El Monte staff with comments regarding the City of El Monte’s PY 2019/20 Annual Action Plan:

Telephone: (626) 580-2070

Hearing Impaired: 1-800-735-2922

Email: Housing@elmonteca.gov

In Person: City of El Monte, Housing Division - City Hall West, 11333 Valley Blvd. 2nd Floor, El Monte, CA 91731

Mail: City of El Monte, Housing Division - City Hall West, 11333 Valley Blvd. El Monte, CA 91731

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Introduction

Under the El Monte City Council-Manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City's daily operations. As the elected legislative body of the City of El Monte, the City Council has the overall responsibility for the scope, direction, and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations, and receives comments from the general public during open forums.

In the preparation of the AAP, the City has consulted with public and private departments, agencies, social service, and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the AAP and its processes. Department staff provided input on how CDBG, HOME and ESG resources could be used and leveraged to provide services.

Additionally, cities and governments within the region were contacted and consulted as well. During the consultation process, the City provided detailed information about the AAP and the CDBG, HOME and ESG processes, the City's distribution of funds and current projects using CDBG, HOME and ESG funds.

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

The City works closely with the Baldwin Park Housing Authority to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents. The City also consults with the PHA to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing.

In the preparation of the AAP, the City consulted with public and private departments, agencies, and social services and non-profit organizations to understand the community's needs and available resources. To enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited several agencies to participate in public hearings; reviewed, when applicable, agency

plans; and/or directly contacted agencies to discuss housing, community development and social services needs of City residents.

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

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in the community including programs that provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS. In addition, the City of El Monte received a grant through the Los Angeles County Homeless Initiative to develop a local Homeless Plan. The City has worked extensively with the San Gabriel Valley Council of Governments as well as neighboring cities, service providers, LASHA and community members to develop a homeless plan to better understand community needs to best address the crisis of homelessness. The City of El Monte Plan to Prevent and Combat Homelessness was adopted by the City Council on June 5, 2018.

El Monte's coordination with the Los Angeles Continuum of Care (LACoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness is primarily performed through a countywide joint power's authority led by LAHSA. LAHSA partners with cities to provide homeless services throughout the county. The City currently works with nonprofit agencies in the community to fund vouchers, permit transitional housing, and support agencies providing services.

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

The City of El Monte coordinates with the LACoC to prioritize ESG objectives, which are currently Street Outreach and Homelessness Prevention. These priorities are evaluated annually and take into account standardized performance standards and outcomes, at which time the City, in consultation with the LACoC and subrecipients, have the opportunity to suggest changes or revisions to the existing standards. The LACoC made funding recommendations regarding the ESG program directly to City Staff. Additionally, City staff attended LACoC subcommittee meetings throughout the year to participate and lead ongoing discussions related to funding and policies.

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

Table 2 – Agencies, groups, organizations who participated

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of El Monte	Other government – Local	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy	Agency was invited to participate in public hearings and 30-day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
ACTION Food Pantry	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless	Homeless Needs - Families with children Homelessness Strategy	Notification of Annual Action Plan, proposed activities, and process
California Housing Partnership	Housing Services – Housing	Housing Services - Housing Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	Notification of Annual Action Plan, proposed activity, and process
Catholic Charities	Services - Housing Services-Children	Housing Need Assessment Public Housing Needs	Notification of Annual Action Plan, proposed

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	activities, and process
Cory's Kitchen	Services – Homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Notification of Annual Action Plan, proposed activities, and process.
Delhaven Community Center	Services – Children	Housing Need Assessment Homeless Needs - Families with children	Notification of Annual Action Plan, proposed activities, and process.
Volunteers of America	Services – Homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Notification of Annual Action Plan, proposed activities, and process.
Food Finders	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	Notification of Annual Action Plan, proposed activities, and process.
Habitat for Humanity of Los Angeles	Housing Services – Housing	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied	Notification of Annual Action Plan, proposed activities, and process.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		youth Homelessness Strategy	
L.A. House of Ruth	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Notification of Annual Action Plan, proposed activities, and process.
Housing Authority, County of Los Angeles	Housing PHA	Housing Need Assessment Public Housing Needs	Notification of Annual Action Plan, proposed activities, and process.
Housing Rights Center	Service – Fair Housing	Public Services	Notification of Annual Action Plan, proposed activities, and process.
Human Services Association	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	Notification of Annual Action Plan, proposed activities, and process.
Information and Referral Federation of Los Angeles County	Housing Services - Housing Services-Children Services-Elderly Persons	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans	Notification of Annual Action Plan, proposed activities, and process.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services- Education Service-Fair Housing Services - Victims	Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	
Inland Valley Hope Partners	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services- Education Service-Fair Housing	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development	Notification of Annual Action Plan, proposed activities, and process.
Los Angeles Housing Services Authority (LAHSA)	Services – Homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy	Notification of Annual Action Plan, proposed activities, and process.
Rio Hondo Community	Housing Services - Housing	Housing Need Assessment Homeless Needs - Families with children	Notification of Annual Action Plan, proposed

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/ Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Development Corporation		Non-Homeless Special Needs Economic Development Lead-based Paint Strategy	activities, and process.

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

The City of El Monte consulted a variety of agencies servicing El Monte residents and the region. No agency types were specifically left out of the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Los Angeles Homeless Services Authority (LAHSA) is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of El Monte Strategic Plan will provide support to nonprofits that meet the social services needs of the City residents with an emphasis on the homeless.
Housing Element	City of El Monte	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods and promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.

AP-12 Citizen Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of El Monte holds a minimum of two public hearings to encourage participation of low- and moderate-income persons in conjunction with the development of its Annual Action Plan. Citizens who participated in the process received extensive information about the AAP, the citizen participation process, HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The first public hearing was held March 19, 2019, at 6:00 p.m. at El Monte Community Center – Grace T. Black Auditorium. At this meeting, information was provided about proposed projects for funding during the 2019/20 fiscal year. The final public hearing will be held May 7, 2019 at 7:00 p.m. at El Monte City Hall. At this hearing, members of the public will be asked to provide comments on the draft AAP. The City Council will also be asked to approve the required Entitlement Community documents before submission to HUD.

Upon completion of the Draft AAP, it was available for public review and comment for 30 days, from April 4, 2019 to May 7, 2019 utilizing estimated allocations to comply with the Citizen Participation Plan process requirements. Copies of the AAP were available to the public at the following locations:

- United States Post Office - El Monte Branch
- Los Angeles County Public Library – El Monte (Tyler Avenue) and Norwood (Peck Road) locations
- El Monte Senior Center
- City's Clerk office - City Hall East
- Housing Division Public Counter - City Hall West Counter
- City's website

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on 1/28/19 notifying interested parties of a NOFA release on 1/31/19.	No comments were received; however, seven applications were submitted.	No comments were received.	N/A
2	Other – Application Workshop	Non-targeted/broad community	Two application workshops were held on 2/6/19 to assist interested agencies in completing the CDBG/ESG NOFA.	No comments were received.	No comments were received.	N/A
3	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on 1/28/19 notifying the public of a Community Meeting/Public Hearing to be held on 2/28/19.	No comments were received.	No comments were received.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
4	Community Meeting/Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	A community meeting/public hearing was held before the City Council on 2/28/19 to solicit input on needs and priorities for the 2019/20 Annual Action Plan.	No comments were received.	No comments were received.	N/A
5	Other – City Council Workshop	Other – El Monte City Council	The El Monte City Council held a workshop on March 19, 2019 to review CDBG/ESG funding applications.	[To be completed after the Council workshop.]	[To be completed after the Council workshop.]	N/A
6	Other – Advisory Committee	Other – Grants Review Committee	The Advisory Committee met on April 1, 2019 to review CDBG/ESG funding applications and staff recommendations for funding.	[To be completed after the Advisory Committee meeting.]	[To be completed after the Advisory Committee meeting.]	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
8	Newspaper Ad	Non-targeted/broad community	A public hearing notice was published on 3/7/19 notifying the public of the final public hearing to adopt the 2019/20 AAP on 5/7/19.	[To be completed after public notice is published.]	[To be completed after public notice is published.]	
9	Public Hearing	Non-targeted/broad community	A final public hearing will be held before the City Council on May 7, 2019 for adoption of the FY 2019/20 Annual Action Plan.	[To be completed after public hearing.]	[To be completed after public hearing.]	

Expected Resources

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

Introduction

Table 5 summarizes the major sources of funding available to carry out housing, community development, and homeless activities during the 2019/20 fiscal year.

For fiscal year 2019/20, the City of El Monte will have a total of approximately \$2,664,927 in CDBG funds. This total amount is comprised of an estimated \$1,556,607 in Fiscal 2019/20 CDBG entitlement funds, \$1,006,320 in prior year unallocated CDBG funds carried forward, and an estimated \$102,000 in program income. The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, loans outstanding or written off, CDBG acquired property available for sale, or lump sum drawdown payments. The City is not funding any “urgent need activities.” CDBG funds will be used for public services, a public facility project, housing rehabilitation, homebuyer assistance, repayment of Section 108 loans, CDBG administration, and fair housing services.

The City of El Monte will also have approximately \$4,278,607 in HOME Program funds comprised of an estimated FY 2019/20 allocation of \$659,764, a carryover balance of \$3,518,843, and estimated program income in the amount of \$100,000. The City will use HOME funds for administration of the HOME program and for affordable housing development.

Finally, the City of El Monte will have approximately \$129,383 in ESG funds made up of a projected entitlement allocation. ESG funds will be used for administration, street outreach, homeless prevention, and rapid re-housing.

Anticipated Resources

Table 3 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,556,607	\$102,000	\$1,006,320	\$2,664,927	\$0	Entitlement funds allocation plus estimated program income plus prior-year resources.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$659,764	\$100,000	\$3,518,843	\$4,278,607	\$0	Entitlement funds allocation plus estimated program income plus prior-year resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	Homelessness Prevention Rapid Re-Housing Street Outreach HMIS Financial Assistance Emergency shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$129,383	\$0	\$0	\$129,383	\$0	Entitlement funds allocation plus estimated plus prior-year resources.

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 will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City will add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding. HOME and ESG funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte. In the 2018 Action Plan, for the ESG projects, Volunteers of America provides substantial matching funds for Street Outreach, Homeless Prevention, and Rapid Re-Housing projects.

Federal funds may also be leveraged with Los Angeles County Measure H funds which are used to prevent and combat homelessness in the City.

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

Not Applicable

Discussion

Not Applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 4 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation	2015	2019	Affordable Housing	City Wide	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation	\$350,000 (CDBG) \$698,965 (HOME) \$3,513,666 (HOME)	Direct Financial Assistance to Homebuyers – 5 Households (Homebuyer’s Assistance Program) Rental Units Rehabilitated – 5 Housing Units (CHDO Set-Aside Project) Rental Units Constructed – 20 Housing Units (Acquisition/Rehab/New Construction)
2	Maintain and Promote Neighborhood Preservation	2015	2019	Affordable Housing	City Wide	Maintain and Promote Neighborhood Preservation	\$254,753 (CDBG)	Homeowner Housing Rehabilitated – 5 Housing Units (Housing Rehabilitation Program)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support Special Needs Programs and Services	2015	2019	Non-Homeless Special Needs	City Wide	Support Special Needs Programs and Services	\$30,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 320 Persons Assisted (El Monte Legal Assistance)
							\$30,654 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 35 Persons Assisted (Community and Senior Services Integrated Care Management)
							\$42,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 100 Persons Assisted (Senior Lap Swim and Exercise Program)
							\$77,630 (ESG)	Homelessness Prevention – 60 Persons Assisted (Street Outreach)
							\$77,000 (ESG)	Homelessness Prevention – 20 Persons Assisted (Homeless Prevention)
\$77,000 (ESG)	Homelessness Prevention – 20 Persons Assisted (Rapid Re-Housing)							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support Special Needs Programs and Services	2015	2019	Non-Homeless Special Needs	City Wide	Fair Housing	\$27,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (Fair Housing Program)
5	Construct and Upgrade Public Facilities and Infrastructure	2015	2019	Non-Housing Community Development	City Wide Qualified Census Tracts	Construct and Upgrade Public Facilities and Infrastructure	\$480,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 500 Persons Assisted (Jack Crippen Senior Center and Community Center Re-Roofing Project)
							\$751,918 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 600 Persons Assisted (Zamora Park Revitalization Project)
6	Economic Development	2015	2019	Non-Housing Community Development	City Wide	Maintain and Promote Neighborhood Preservation	\$214,537 (CDBG)	Other (Aquatic Center Section 108 Loan Repayment)
							\$152,344 (CDBG)	Other (Peck/Ramona Triangle Section 108 Loan Repayment)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Grant Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Provide Decent Affordable Housing Maintain and Promote Neighborhood Preservation Support Special Needs Programs and Services Construct and Upgrade Public Facilities and Infrastructure Fair Housing	\$331,721 (CDBG) \$65,976 (HOME) \$9,704 (ESG)	N/A (CDBG Program Administration, HOME Program Administration, ESG Program Administration)

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Goal Descriptions

1	Goal Name	Provide Decent Affordable Housing
	Goal Description	Using CDBG and HOME funds, the City of El Monte aims to provide decent affordable housing city wide. (Projects: Homebuyer’s Assistance Program; CHDO Set-Aside Affordable Housing; Acquisition/Rehabilitation/New Construction)
2	Goal Name	Maintain and Promote Neighborhood Preservation
	Goal Description	Using CDBG funds, the City of El Monte will maintain and promote neighborhood preservation activities. (Projects: Housing Rehabilitation Program)
3	Goal Name	Support Special Needs Programs and Services
	Goal Description	Using both CDBG and ESG funding, the City will offer support services to both special needs populations and the homeless. (Projects: El Monte Legal Assistance Clinics; Community and Senior Services Integrated Care Management; Senior Lap Swim and Exercise Program; ESG Street Outreach, Homeless Prevention, and Rapid Re-Housing; Fair Housing)
4	Goal Name	Construct and Upgrade Public Facilities and Infrastructure
	Goal Description	The City will utilize CDBG funds to preserve, rehabilitate, and enhance public facilities and infrastructures. (Projects: Jack Crippen Senior Center and Community Center Re-Roofing Project; Zamora Park Revitalization Project)
5	Goal Name	Economic Development
	Goal Description	The City will utilize CDBG funds to pay off two Section 108 Loans. (Projects: Aquatic Center Section 108 Loan Repayment; Peck/Ramona Triangle Section 108 Loan Repayment)
6	Goal Name	Grant Administration
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG, HOME, and ESG programs, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement, up to 10% of the HOME entitlement, and 7.5% of the ESG entitlement is allowed for administration activities. (Project: CDBG Program Administration; HOME Program Administration; ESG Program Administration)

Projects

AP-35 Projects – 91.220(d)

Introduction

The City plans to undertake the following CDBG, HOME, and ESG activities during Fiscal Year 2019/20 to address its priority housing, community development, and homeless needs. All proposed activities are eligible and meet program service targets. Additionally, the City of El Monte has not exceeded any of its maximum allocations for CDBG public services, CDBG administration, HOME administration, or ESG administration. With a proposed CDBG allocation of \$1,556,607, the City of El Monte is allowed to allocate a maximum of 15%, or \$233,491, in public services. This Annual Action Plan proposes to allocate only eight percent (8%) in public services towards the following activities: Fair Housing Program (\$27,000); El Monte Legal Assistance Clinics (\$30,000); Community and Senior Services Integrated Care Management (\$30,654); and Senior Lap Swim and Exercise Program (\$42,000). CDBG regulations also permit a maximum allocation of 20%, or \$331,721, for CDBG administration activities. Next, a maximum of 10%, or \$65,976, in HOME administration activities is allowed to be allocated in FY 2019/20. The City has allocated this amount for the HOME Program Administration activity in the Annual Action Plan. Finally, a maximum allowance of 7.5% is allowed for ESG Program Administration; therefore, the City has allocated \$9,704 to ESG Program Administration.

It is important to note that the activities are only proposed; as such the funding commitments have not been issued to the respective agencies or organizations. Each planned activity must first complete all due diligence requirements as required by City of El Monte and by HUD Regulations as necessary. Upon completion of the due diligence and approval by the City of El Monte staff, the City and the respective organizations shall enter into a funding agreement (or contract) for delivery of the activity. In all cases, activities must be primarily for the benefit of low- to moderate-income persons and/or households within the City of El Monte jurisdiction.

Projects

Table 5 - Project Information

#	Project Name
1	CDBG: Homebuyer's Assistance Program
2	HOME: CHDO Set-Aside Affordable Housing
3	HOME: Acquisition/Rehabilitation/New Construction
4	CDBG: Housing Rehabilitation Program
5	CDBG: El Monte Legal Assistance Clinics
6	CDBG: Community and Senior Services Integrated Care Management
7	CDBG: Senior Lap Swim and Exercise Program
8	ESG: 2019 Street Outreach
9	ESG: 2019 Homelessness Prevention
10	ESG: 2019 Rapid Re-Housing
11	CDBG: Jack Crippen Senior Center and Community Center Re-Roofing Project
12	CDBG: Zamora Park Revitalization Project
13	CDBG: Aquatic Center Section 108 Loan Repayment
14	CDBG: Peck/Ramona Triangle Section 108 Loan Repayment
15	CDBG: Fair Housing
16	CDBG: CDBG Program Administration
17	HOME: HOME Program Administration
18	ESG: ESG Program Administration

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

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities that benefit the needs of low to moderate income residents and those with special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

One of the greatest obstacles in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG, HOME and ESG funding to support public services agencies that address special needs populations, including, the homeless, those at risk of homelessness, seniors, female-headed households, victims of domestic violence, and disabled youth and adults.

AP-38 Project Summary

Project Summary Information

1	Project Name	Homebuyer's Assistance Program
	Target Area	City Wide
	Goals Supported	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Needs Addressed	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Funding	CDBG: \$350,000
	Description	The City's Economic Development Department Housing Division is in the process of designing a homebuyer assistance program for eligible households. Direct homeownership assistance may include: 1) Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer or 2) Paying up to 50 percent of the down payment required by the mortgagee for the purchase on behalf of the homebuyer. (The 50 percent limitation on down payment assistance is a statutory requirement. Grantee records must document what amount of down payment is required by the mortgagee, and must clearly distinguish between the amount of CDBG funds being provided for down payment assistance vs. the amount provided for subsidizing the mortgage principal, for closing costs, for mortgage insurance, etc.).
	Target Date	June 30, 2020
	Location Description	The Homebuyer's Assistance Program is implemented from the Economic Development Department/Housing Division located at 11333 Valley Boulevard, El Monte; however, the program is available to eligible homeowner's city wide.
	Planned Activities	Same as description.

2	Project Name	CHDO Set-Aside Affordable Housing
	Target Area	City Wide
	Goals Supported	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Needs Addressed	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Funding	HOME: \$698,965
	Description	HUD regulations require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of El Monte will partner with a local certified CHDO to develop additional affordable housing units within the jurisdiction.
	Target Date	June 30, 2020
	Location	To be determined.
	Description	
	Planned Activities	Same as description.

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3	Project Name	Acquisition/Rehabilitation/New Construction
	Target Area	City Wide
	Goals Supported	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Needs Addressed	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
	Funding	HOME: \$3,503,666
	Description	The City of El Monte will provide HOME funds for acquisition, rehabilitation, and/or new construction of multifamily housing to benefit low to moderate income renters.
	Target Date	June 30, 2020
	Location	To be determined.
	Description	
	Planned Activities	Same as description.

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4 Project Name	Housing Rehabilitation Program
Target Area	City Wide
Goals Supported	Provide Decent Affordable Housing & Maintain and Promote Neighborhood Preservation
Needs Addressed	Provide Decent Affordable Housing
Funding	CDBG: \$254,753
Description	The City of El Monte's Housing Rehabilitation Program provides two forms of assistance to eligible El Monte property-owners: the Housing Rehabilitation Loan Program and the Minor Home Repair Grant Program. The Housing Rehabilitation Loan Program is a second mortgage loan designed to assist income eligible El Monte Homeowners improve the condition of their homes to meet the City's health and safety code requirements. Program eligibility is based on household size and level of income. Households with income at or below 80% of Area Median Income may be eligible for a minimum loan amount of \$15,000 up to a maximum loan amount of \$80,000. The Minor Home Repair Program provides funds in the form of a grant to income eligible El Monte Homeowners to be used for a minimal level of rehabilitation projects including handicap access, energy conservation, weatherization, and emergency repairs. Program eligibility is based on household size and level of income. Households with income at or below 50% of Area Median Income may be eligible for a minimum grant amount of \$2,000 up to a maximum grant amount of \$25,000.
Target Date	June 30, 2020
Location Description	The Housing Rehabilitation Program is implemented from the Economic Development Department/Housing Division located at 11333 Valley Boulevard, El Monte; however, the program is available to eligible homeowner's city wide.
Planned Activities	Same as description.

5 Project Name	El Monte Legal Assistance Clinics
Target Area	City Wide
Goals Supported	Support Special Needs Programs and Services
Needs Addressed	Support Special Needs Programs and Services
Funding	CDBG: \$30,000
Description	In support of El Monte’s Consolidated Plan, to provide “homeless prevention” through “supportive services,” NLSLA proposes to establish The El Monte Legal Assistance (TELA) Clinics to provide supportive legal services to residents of El Monte, including those who are homeless or at risk of becoming homeless. The City of El Monte has identified that some of the greatest obstacles in meeting the underserved needs of low- income persons is not having access to: 1) affordable housing; 2) income stabilizing benefits such as CalWorks, and CalFresh; and 3) affordable health care. NLSLA’s TELA project will address these legal barriers, helping El Monte residents secure a foothold on the path to economic security.
Target Date	June 30, 2020
Location	3629 Santa Anita Avenue, Suite 109, El Monte, CA 91731
Description	
Planned Activities	Same as description.

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6 Project Name	Community and Senior Services Integrated Care Management
Target Area	City Wide
Goals Supported	Support Special Needs Programs and Services
Needs Addressed	Support Special Needs Programs and Services
Funding	CDBG: \$30,654
Description	The purpose of the Integrated Care Management program is to provide case management services to individuals who require assistance to maintain independence and age at home safely and with dignity. Special focus is given to enroll the frail elderly and severely disabled that have little to no support system. The program will provide a high level of involvement in the lives of the frail, homebound and elderly clients. The proposed program provides quality supportive services so that elderly and persons with special needs live as independently as possible. With CDBG funding, the Community and Senior Services Division looks to modify the existing program by collaborating with Meals on Wheels in providing Integrated Care Management to Meals on Wheels participants' community as needed. The purpose of the Meals on Wheels organization is to deliver hot well-balanced meals Monday through Friday to El Monte residents who are unable by reason of age, circumstances, or infirmity to prepare an adequate meal for them. Currently, the participation ratio is 32 meals per day which equates to 2 routes with 16 participants per route. Meals on Wheels are a volunteer-based organization with 501 3c status.
Target Date	June 30, 2020
Location	3120 Tyler Avenue, El Monte, CA 91731
Description	
Planned Activities	Same as description.

7	Project Name	Senior Lap Swim and Exercise Program
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services
	Funding	CDBG: \$42,000
	Description	<p>The El Monte Aquatic Center currently offers a popular and ever-growing Senior Lap Swim and Exercise Program. The program provides low impact physical activity at a low cost for senior citizens that reside within the city. Additionally, the target focus group for this program is senior citizens (elderly adults) who are also an identified population that is presumed to be of a lower-income status. All participants experience interaction through exercise and social activities that encompass a development of positive social skills and a sense of teamwork. The daily participants actively participate in physical activity that promotes a healthy lifestyle and assists in decreasing the risk of obesity and various health concerns.</p> <p>The CDBG funding will be used for salaries allowing the continuation of this program. Currently the program is offered Monday through Thursday from 10:00 a.m. - 11:30 a.m. This year we look to extend services to Tuesday and Thursday from 7:00 p.m. - 9:00 p.m. Over the last couple of years, we have seen a growth in senior attendance in the evenings. Adding this new time slot would bring additional accessibility to low income seniors on Tuesday and Thursday evenings.</p>
	Target Date	June 30, 2020
	Location	11001 Mildred Street, El Monte, CA 91731
	Description	
	Planned Activities	Same as description.

8 Project Name	2019 Street Outreach
Target Area	City Wide
Goals Supported	Support Special Needs Programs and Services
Needs Addressed	Support Special Needs Programs and Services
Funding	ESG: \$77,630
Description	VOALA's Street Outreach Program works to address the challenge of homelessness in El Monte. The program serves a wide range of sub-populations, including the chronically homeless, individuals, families, Veterans, persons with substance abuse dependency, those with mental illness, and the dually diagnosed. These programs directly address several key consolidated plan priorities, including providing homeless prevention, general short-term rental assistance, and supportive services for the homeless; and increasing supportive services for persons recovering from substance abuse and persons with mental illness. The proposed program services have been designed based on VOALA's experience providing outreach services over the past year, as well as VOALA's significant experience in serving those who are homeless in El Monte through our El Monte Outreach and Access Center. In FY 2019/20, VOALA proposes to provide comprehensive outreach services to 60 individuals/families.
Target Date	June 30, 2020
Location	VOALA's El Monte Outreach and Access Center, located at 4501 Santa Anita Avenue, El
Description	Monte, CA 91731; however, the program is offered city wide.
Planned Activities	Same as description.

9	Project Name	2019 Homeless Prevention
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services
	Funding	ESG: \$77,000
	Description	VOALA's Homelessness Prevention Program works to address the challenge of homelessness in El Monte. Our programs serve a wide range of sub-populations, including the chronically homeless, individuals, families, Veterans, persons with substance abuse dependency, those with mental illness, and the dually diagnosed. These programs directly address several key consolidated plan priorities, including providing homeless prevention, general short-term rental assistance, and supportive services for the homeless; and increasing supportive services for persons recovering from substance abuse and persons with mental illness. The proposed program services have been designed based on VOALA's experience providing homelessness prevention services over the past year, as well as VOALA's significant experience in serving those who are homeless in El Monte through our El Monte Outreach and Access Center. VOALA will provide a minimum of 20 households at risk of homelessness with housing stability services.
	Target Date	June 30, 2020
	Location	VOALA's El Monte Outreach and Access Center, located at 4501 Santa Anita Avenue, El
	Description	Monte, CA 91731; however, the program is offered city wide.
	Planned Activities	Same as description.

10 Project Name	2019 Rapid Re-Housing
Target Area	City Wide
Goals Supported	Support Special Needs Programs and Services
Needs Addressed	Support Special Needs Programs and Services
Funding	ESG: \$77,000
Description	VOALA's Rapid Re-Housing Program works to address the challenge of homelessness in El Monte. Our programs serve a wide range of sub-populations, including the chronically homeless, individuals, families, Veterans, persons with substance abuse dependency, those with mental illness, and the dually diagnosed. These programs directly address several key consolidated plan priorities, including providing homeless prevention, general short-term rental assistance, and supportive services for the homeless; and increasing supportive services for persons recovering from substance abuse and persons with mental illness. The proposed program services have been designed based on VOALA's experience providing Rapid Re-Housing services over the past year, as well as VOALA's significant experience in serving those who are homeless in El Monte through our El Monte Outreach and Access Center. VOALA will provide rapid re-housing services, including case management, housing placement, and financial assistance to a minimum of 20 households who are homeless.
Target Date	June 30, 2020
Location	VOALA's El Monte Outreach and Access Center, located at 4501 Santa Anita Avenue, El Monte, CA 91731; however, the program is offered city wide.
Description	Monte, CA 91731; however, the program is offered city wide.
Planned Activities	Same as description.

11 Project Name	Jack Crippen Senior Center and Community Center Re-Roofing Project
Target Area	City Wide, Qualified Census Tracts
Goals Supported	Construct and Upgrade Public Facilities and Infrastructure
Needs Addressed	Construct and Upgrade Public Facilities and Infrastructure
Funding	CDBG: \$480,000
Description	The City of El Monte Parks, Recreation and Community Services Department strive to promote a healthy, active El Monte alongside their mission statement to create community through people, parks, and programs. The Jack Crippen Senior Center and Community Center are utilized by the public on a daily basis. CDBG funds will be used to re-roof the buildings to protect the interior amenities and provide shelter to the patrons from inclement weather conditions.
Target Date	June 30, 2020
Location	3120 Tyler Ave, El Monte, CA 91731
Description Planned Activities	Same as description.

DRAFT

12 Project Name	Zamora Park Revitalization Project
Target Area	City Wide
Goals Supported	Construct and Upgrade Public Facilities and Infrastructure
Needs Addressed	Construct and Upgrade Public Facilities and Infrastructure
Funding	CDBG: \$751,918
Description	The City approved an allocation of \$545,801 in the FY 2018/19 Annual Action Plan. An additional \$206,117 is recommended in the FY 2019/20. The El Monte Parks, Recreation and Community Services Department received a CDBG is proposing to make significant improvements to the City of El Monte's Zamora Park consistent with their mission statement to create community through people, parks and programs. The department, in collaboration with the Trust for Public Land (TPL), will enhance Zamora Park, an existing 5.17 - acre park in a densely populated and critically underserved community in El Monte. The park has largely exposed turf, with outdated amenities and unsafe play equipment, and goes underutilized by the nearly 18,000 residents who live within walking distance of the park. The department and TPL envision a green retrofit that maximizes the potential of this public asset and creates vibrant, shaded, safe and inviting recreation destination. Park improvements will include construction or replacement of structures (small sunshades, restroom buildings), water splash pad and basketball court, playground equipment, landscaping, and walkways/pathways.
Target Date	June 30, 2020
Location	3820 Penn Mar Ave, El Monte, CA 91732
Description	
Planned Activities	Same as description.

13 Project Name	Aquatic Center Section 108 Loan Repayment
Target Area	City Wide
Goals Supported	Economic Development
Needs Addressed	Maintain and Promote Neighborhood Preservation
Funding	CDBG: \$214,537
Description	CDBG funds will be used to make a Section 108 loan payment for the Aquatic Center Project.
Target Date	June 30, 2020
Location	11333 Valley Boulevard, El Monte, CA 91731
Description	
Planned Activities	Same as description.

DRAFT

14 Project Name	Peck/Ramona Triangle Section 108 Loan Repayment
Target Area	City Wide
Goals Supported	Economic Development
Needs Addressed	Maintain and Promote Neighborhood Preservation
Funding	CDBG: \$152,344
Description	CDBG funds will be used to make a Section 108 loan payment for Peck/Ramona Triangle.
Target Date	June 30, 2020
Location	11333 Valley Boulevard, El Monte, CA 91731
Description	
Planned Activities	Same as description.

DRAFT

15 Project Name	Fair Housing Program
Target Area	City Wide
Goals Supported	Support Special Needs Programs and Services
Needs Addressed	Fair Housing
Funding	CDBG: \$27,000
Description	The goal of the Housing Rights Center's Fair Housing Program is to "affirmatively further fair housing" and to prevent homelessness. HRC proposes to serve 300 unduplicated El Monte resident households in the 2019/20 program year. This number will include 15 investigations of housing discrimination cases, and at least 50 residents will be assisted in languages other than English. Since the commencement of the 2008/09 program year, 100% of El Monte residents served by HRC were of low- to moderate-income, thus confirming a high probability that HRC's proposal will enable El Monte to satisfy HUD's guidelines for use of CDBG funds. The goals of the Housing Rights Center's Fair Housing Program are three-fold: (1) to educate the community on the fair housing laws, (2) to resolve complaints of housing discrimination, and (3) to ensure equal housing opportunity for those living in El Monte and for those that seek housing in El Monte.
Target Date	June 30, 2020
Location	City wide.
Description	
Planned Activities	Same as description.

16 Project Name	CDBG Program Administration
Target Area	City Wide
Goals Supported	Grant Administration
Needs Addressed	Provide Decent Affordable Housing, Maintain and Promote Neighborhood Preservation, Support Special Needs Programs and Services, Construct and Upgrade Public Facilities and Infrastructure, and Fair Housing
Funding	CDBG: \$331,721
Description	The City will conduct the following administration/planning activities: (1) General Administration of the CDBG Program, including preparation of budget, applications, certifications, agreements, and CDBG Service Area Resolution, (2) Coordination of all CDBG-funded capital improvement projects, (3) Coordination of the Public Service Subrecipients, (4) Monitoring of all CDBG projects/programs to ensure compliance with federal regulations, (5) Preparation of the Annual Action Plan, and (6) Preparation of the Consolidated Annual Performance and Evaluation Report (CAPER).
Target Date	June 30, 2020
Location	Not applicable.
Description	
Planned Activities	Same as description.

17 Project Name	HOME Program Administration
Target Area	City Wide
Goals Supported	Grant Administration
Needs Addressed	Provide Decent Affordable Housing, Maintain and Promote Neighborhood Preservation, Support Special Needs Programs and Services, Construct and Upgrade Public Facilities and Infrastructure, and Fair Housing
Funding	HOME: \$65,976
Description	The City may use up to ten (10) percent of the HOME allocation for administration of the HOME Program. The City will use HOME funds to ensure the development, management, coordination (including coordination with Community Housing Development Organizations) and monitoring of all HOME-funded projects/programs to ensure compliance with federal regulations of the HOME program.
Target Date	June 30, 2020
Location	Not applicable.
Description Planned Activities	Same as description.

DRAFT

18 Project Name	ESG Program Administration
Target Area	City Wide
Goals Supported	Grant Administration
Needs Addressed	Provide Decent Affordable Housing, Maintain and Promote Neighborhood Preservation, Support Special Needs Programs and Services, Construct and Upgrade Public Facilities and Infrastructure, and Fair Housing
Funding	ESG: \$9,704
Description	The City may use up to 7.5% of the ESG allocation for the administration of the ESG Program. The City will use ESG funds to ensure the development, management, coordination of all street outreach, homelessness prevention, and rapid re-housing programs.
Target Date	June 30, 2020
Location Description	Not applicable.
Planned Activities	Same as description.

DRAFT

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

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is established somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in areas that directly benefit low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Geographic Distribution

Table 6 - Geographic Distribution

Target Area	Percentage of Funds
City Wide	83
Qualified Census Tracts	17

Rationale for the priorities for allocating investments geographically

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is established somewhat on the nature of the activity to be funded. All public service programs, including those for the homeless, and housing projects funded with CDBG, HOME, or ESG will be available citywide to eligible persons. Public facility and infrastructure improvements are generally eligible based on an area benefit, meaning the projects are located in a predominately low- and moderate-income neighborhood.

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

Table 7 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	5
Acquisition of Existing Units	5
Total	30

Discussion

The City has an annual goal to provide assistance to 35 households through three housing projects in FY 2019/20. First, the City estimates that five households could receive assistance through the Homeowner Assistance Program. While the program is in the process of being developed, CDBG guidelines allow for homeownership assistance to include: 1) Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer or 2) Paying up to 50 percent of the down payment required by the mortgagee for the purchase on behalf of the homebuyer.

Next, the City proposes to assist an additional five households with housing rehabilitation assistance in the form of a loan for larger rehabilitation projects, or a grant for smaller projects. The Housing Rehabilitation Loan Program is a second mortgage loan designed to assist income eligible El Monte homeowners improve the condition of their homes to meet the City's health and safety code requirements. Program eligibility is based on household size and level of income. Households with income at or below 80% of the Area Median Income may be eligible for a minimum loan amount of \$15,000 up to a maximum loan amount of \$80,000. The Minor Home Repair Program provides funds in the form of a grant to income eligible El Monte homeowners to be used for a minimal level of rehabilitation projects including handicap access, energy conservation, weatherization, and emergency repairs. Program eligibility is based on household size and level of income. Households with income at or below 50% of the Area

Median Income may be eligible for a minimum grant amount of \$2,000 up to a maximum grant amount of \$25,000.

Finally, the City aims to produce five additional units through the CHDO Set-Aside Affordable Housing Program and/or the Acquisition/Rehabilitation/New Construction Program. No sites have been identified at this time; however, the City has retained an outside consultant, Rosenow Spevacek Group, Inc. (RSG), to strategize with the City on how to best utilize HOME funds.

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AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing within the City. As such, the various sections in this AP are not applicable within the City.

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

Not applicable within the City.

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

Not applicable within the City.

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

Not applicable within the City.

Discussion

Not applicable within the City.

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

Introduction

Homelessness is a critical issue for all jurisdictions throughout the San Gabriel Valley and the Los Angeles Metropolitan region. Every community has a homeless population and providing adequate housing and services is a significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

In March 2017, Los Angeles County voters approved Measure H, a one-quarter percent special transactions and use tax on the gross receipts of any retailer from the sale of all personal property in the incorporated and unincorporated territory of the County. Proceeds from the tax, an estimated \$355 million over the next 10 years, will fund variety of strategies to combat homelessness in the County, including funding mental health, substance abuse treatment, health care, education, job training, rental and housing subsidies, case management and services, emergency and affordable housing, transportation, outreach, prevention, and supportive services for homeless children, families, foster youth, veterans, battered women, seniors, disabled individuals, and other homeless adults, consistent with the strategies developed through the Homeless Initiative adopted by the Board, and as otherwise directed by the Board to address the causes and effects of homelessness.

In an effort by the Homeless Initiative to combat and prevent homelessness, the Los Angeles County Board of Supervisors allocated funding for a City Planning Grant opportunity to support the development of city specific homeless plans. The intention of the development of a homeless plan was to help cities identify and gain a better understanding of the needs related to homelessness within their boundaries.

In October 2017, the City of El Monte received a conditional award of \$70,000 and on June 5th, 2018, the El Monte City Council adopted the El Monte Plan to Prevent and Combat Homelessness.

The El Monte Plan to Prevent and Combat Homelessness was developed in a concerted effort with input from residents, businesses, service providers, elected officials, City staff, and LeSar Development Consultants. The Plan will serve as a reference for the City's future endeavors in the homeless crisis facing our City.

The City of El Monte is also coordinating with the San Gabriel Valley Council of Governments to ensure regional alignment and a shared responsibility across jurisdictions on the issue of homelessness.

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

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

In FY 2019/20, the City will partner with Volunteers of America of Los Angeles (VOALA) to deliver a multi-faceted homeless outreach program through its Emergency Solutions Grant Program. ESG funds will be used to deliver comprehensive street outreach services to 60 individuals/families. Outreach case managers go out in vans and on foot to places where homeless individuals are known to gather, including “hot spots” and encampments. VOALA’s Outreach Case Managers will engage homeless individuals, conduct assessments (using the VISPDAT), provide case management services, and will connect individuals to housing and supportive services to the extent to which clients are willing to engage.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the Plan to Prevent and Combat Homelessness, the Los Angeles Homeless Services Authority reported that the city of El Monte had 509 homeless persons in 2017, up 89 percent from the count in 2016. Of the 509 individuals, 236 were unsheltered, which is more than double the unsheltered count of 2016 (22 percent). The unsheltered homeless population were found living on the streets (94 persons), in makeshift shelters (51 persons), or in their vehicles such as cars, vans, and RV’s (91 persons). The remaining 273 were housed in either an emergency shelter or transitional housing.

To address the emergency shelter and transitional housing needs of homeless persons in FY 2019/20, the City will continue to proactively network with external housing organizations and service providers to meet the needs of its homeless population. This includes shelters and permanent supportive housing as well as outreach, prevention, and case management services through its nonprofit and faith-based community partners.

The City funds its homelessness housing and services programs with CDBG and ESG funding. For example, in FY 2019/20, the City will continue its partnership with Volunteers of America of Los Angeles (VOALA) to implement an ESG-funded multifaceted street outreach, homeless prevention, and rapid-re-housing program with a goal to assist 100 persons total.

The City also supports 376 beds/units for homeless persons including a 250-bed emergency shelter, 42 transitional housing units, 6 rapid re-housing units, 44 permanent supportive housing (The El Monte Veterans Village), and 34 units of permanent supportive housing

(Community Housing Options and Independent Supportive Sites).

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

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City will focus on the development of sustainable and effective programming, including: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless prevention and case management; and engage the homeless through a street outreach component in order to better connect them to available services. The City's goal is to expand on current homeless programs and activities to assist with their successful transition toward self-sufficiency.

In FY 2019/20, the City will provide ESG funds to Volunteers of America to conduct intake, assessment, and case management services. VOALA case managers will conduct a thorough assessment of each homeless person (if willing) using the VI-SPDAT tool that addresses a variety of issues. The case manager and client use the information from the VI-SPDAT to develop an individualized housing plan with the ultimate goal of helping the client find and retain permanent housing.

VOALA also assists homeless persons with rapid re-housing search and placement services. VOALA has a database of more than 100 landlords and available housing listings. Staff works with homeless clients with their housing search and move in. The average time it takes to enroll a client to placement into permanent housing is approximately 30-45 days.

Finally, VOALA also provides financial assistance to eligible households with costs associated with security deposit, utility arrears, short-term rental assistance, and moving expenses. Based on past experience with homelessness prevention, VOALA anticipates an average need of \$3,000 per household.

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.

In addition to using ESG funding to support VOALA's street outreach, homelessness prevention, and rapid re-housing services, the City will support the CDBG-funded Fair Housing Program with the Housing Rights Center to provide a wide range of fair housing services to ensure equal housing opportunities for its residents.

Additionally, homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Economic Development Department Housing Division, the El Monte Police Department, the Parks, Recreation, and Community Services Department, and faith-based community partners such as Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry which provide a variety of services including emergency food and shelter, as well as health clinics.

Lastly, the Los Angeles County Board of Supervisors directed County Departments, the Los Angeles Homeless Services Authority, the Community Development Commission, Regional Planning, and Military and Veterans Affairs to discuss coordination of the discharge practices among County departments and enhancement of service integration for the benefit of at-risk and homeless persons. Through their efforts, this working group facilitated the development and implementation of discharge plans throughout the Los Angeles Continuum of Care (LA CoC). The City of El Monte will continue to support LA CoC policies which ensure that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

The City's one-year goal is to reach, assess, and assist at least 60 homeless persons through its Street Outreach services, 20 at-risk or homeless persons through the Homelessness Prevention Program, and 20 at-risk or homeless persons through the Rapid Re-Housing Program.

To address the needs for persons who are not homeless, but have other special needs, the City funds the following supportive services programs:

- Fair Housing Program - \$27,000: Provides advocacy for landlord-tenant counseling, discrimination investigation for fair housing rights, and provide education for the benefit of

low-to-moderate persons. [Estimated beneficiaries: 300]

- Integrated Care - \$ 30,654: Care Management assists low-to-moderate income dependent adults and frail elderly to maintain independence and age at home safely, with dignity, and avoid premature or unnecessary institutionalization. [Estimated beneficiaries: 35]
- Senior Lap Swim and Exercise Program - \$42,000: Assist in decreasing risk of susceptibility of obesity and additional serious health concerns for low-to-moderate income individuals 62 years of age or older. [Estimated beneficiaries: 100]

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

Introduction:

El Monte has a strong history of supporting affordable housing. The City has a number of policies intended to provide additional flexibility in housing site planning and has promoted more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that has been used to promote the maximum use of residential land. The density floor establishes a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City will utilize this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

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

To address the decline in sources of housing funds, the City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Additionally, as part of the City's Housing Element update, the City must assess and to the extent feasible, mitigate, its governmental constraints to housing for lower and moderate-income households and persons with disabilities. The Housing Element addresses the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing.

The following objectives in the City's 2014-2021 Housing Element Implementation Plan specifically address the variety of regulatory and financial tools used by the City to remove barriers and facilitate the provision of affordable housing:

- Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.
- Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals.
- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community
- Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.
- Inform and encourage developers to utilize the Density Bonus Program by promoting the program on the City's website and at City Hall, and by offering technical assistance at City Hall.
- Continue to allow mixed/multi-use housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.
- Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.
- Continue to implement the residential home loan program for single-family residences citywide and lead-based paint hazards inspections as part of the Rehabilitation Loan Program.
- Support nonprofit funding applications and conduct hearings to assist developers in obtaining funds for preservation.
- Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available.
- Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, transitional and supportive housing, and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.
- Encourage the development of second units to provide lower income households an affordable housing opportunity within single-family neighborhoods. Encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The City's Housing Sites Inventory Program helps ensure that the City continuously monitors available sites in the area that may be appropriate for residential uses. A density floor is another tool that can be used to promote the maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land-use designation. The availability of developable acreage in upper density ranges allows for the development of certain types of housing.

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

Actions planned to address obstacles to meeting underserved needs

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

- The City will continue to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding.
- The City will look for innovative and creative ways to make its delivery systems more comprehensive and will continue existing partnerships with both for-profit and not-for-profit organizations.
- The City will use HOME and CDBG funds to concentrate on affordable rental housing, homebuyer, and homeowner rehabilitation programs.
- The City is currently addressing certain housing needs with federal funds such as availability, condition, and fair housing practices to prevent homelessness.

- The City is also addressing community development needs with federal funds such as improving public infrastructure and facilities and providing public services.
- The City is working with surrounding jurisdictions on a regional approach to meeting the underserved needs.

Actions planned to foster and maintain affordable housing

The City's Consolidated Plan has identified the provision of decent affordable housing and the maintenance and promotion of neighborhood preservation during the 2015/16 – 2019/20 timeframe.

In PY 2019/20, the City has proposed to fund various housing activities to maintain affordable housing. Under the CDBG program, the City will fund both a rehabilitation loan program for larger single-family rehabilitation projects, and a minor home repair grant program for single-family homes requiring less work. The City has allocated \$254,753 to this effort with the goal of assisting as least five households. Also funded with CDBG, the Homebuyers Assistance Program is currently being developed with the help of an outside consulting firm. Once the City's guidelines for the program are approved, the City hopes to assist five eligible households during PY 2019/20. The City has allocated \$350,000 to this effort.

Under the HOME program, over \$4.2 million is available for the acquisition, rehabilitation, and/or new construction of multi-family rental housing units. While no sites have been selected for development at this point, the City has been in discussions with local developers to conceptualize affordable housing ideas.

Actions planned to reduce lead-based paint hazards

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification;
- Lead Hazard Evaluation;
- Lead Hazard Reduction;
- Ongoing Maintenance; and
- Response to Children with Environmental Intervention Blood Lead Level.

The City has implemented HUD Lead Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead poisoning education and

abatement efforts in El Monte are provided through the cooperative efforts of the Los Angeles County Public Health Department. Lead-based paint abatement is part of the City's Housing Rehabilitation Program, Homeowner's Assistance Program, and the Acquisition/Rehabilitation/New Construction of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected and is paid for by either the developer of the project, or with CDBG or HOME funds, as appropriate.

Actions planned to reduce the number of poverty-level families

El Monte's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services.

Based on the Consolidated Plan's Needs Assessment and available resources for program year 2019/20, the City will allocate available resources (CDBG, HOME, and ESG) 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:

- Creating new affordable housing by leveraging limited funding resources with private, federal, and state governmental subsidies and grants;
- Allocating a maximum of 15 percent of CDBG entitlement funds for public services to lower income households; and
- Supporting homeless outreach via the City's contract with Volunteers of America of Los Angeles (VOALA).

The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

The City will fully comply with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of

regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

Actions planned to develop institutional structure

As the recipient of CDBG and HOME funds, the City has delegated the Economic Development Department Housing Division to be the lead department responsible for the overall administration of HUD grants. In that regard, the Division will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations.

The City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2015/2016 – 2019/2020. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in overcoming gaps in service delivery. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

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

The City's Economic Development Department maintains primary management and coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout El Monte. The administration of program activities includes housing, public facility and infrastructure improvements; public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Program Specific Requirements

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

Introduction:

The City of El Monte participates in HUD's CDBG Program that is used for creating decent affordable housing, suitable living environments, and economic opportunities. The new program year (2019/20) will begin on July 1, 2019. The FY 2019/20 CDBG allocation is estimated to be \$1,556,607.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
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.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	Total Program Income anticipated in FY 2019/20 is \$102,000

Other CDBG Requirements

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

The City's CDBG Program will not have activities to fund in FY 2019/20 under Urgent Needs.

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

For the 2019/20 Program Year, no other forms of investment will be used beyond what is identified in Section 92.205.

- 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:**

The City of El Monte is not undertaking any HOME activities that require the resale or recapture provision. The City will incorporate the resale or recapture provision if HOME funds are utilized for activities that require this provision.

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

The City of El Monte is not undertaking any HOME activities that require the resale or recapture provision. The City will incorporate the resale or recapture provision if HOME funds are utilized for activities that require this provision.

- 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:**

Not applicable. The City of El Monte does not intend to use HOME funds for these purposes during the period covered by this AAP.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

The City has established ESG Policies and Procedures. In addition, the City has adopted LAHSA's written standards, as they are the community's Continuum of Care (CoC). The City ensures compliance with these standards amongst its subrecipients through the use of written agreements and ESG requirements compliance will be ensured during monitoring. Please see attached written standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All ESG sub-recipients are required to accept referrals through the Coordinated Entry System (CES) for individuals and the Homeless Family Solutions System (HFSS) for families. Consistent with ESG recordkeeping and reporting requirements found at 24 CFR 576.500(x), the CES and HFSS take appropriate measures to ensure participant confidentiality. When an individual actively fleeing domestic violence presents at a non-victim service organization, the organization will make every effort to connect the individual with a victim's services provider. Agencies notify survivors of domestic violence about the use of their data within the HMIS system prior to entry into CES. Victims of domestic violence, dating violence, sexual assault, and stalking are given the option to opt-out of participating in CES. The LACoC Coordinated Entry system (CES) ensures that individuals experiencing homelessness have equitable, centralized, and timely access to housing resources in a person-centered approach that preserves choice and dignity. CES is a process through which the most vulnerable homeless residents within the CoC are prioritized to be matched with the available and appropriate resources in a systematic and efficient manner.

3. Identify the process for making sub-awards and describe how the ESG allocation is made available to private nonprofit organizations (including community and faith-based organizations).

To provide reasonable access to the funding consideration process, the City releases a Notice of Funding Availability (NOFA) to solicit proposals from interested organizations (including community and faith-based organizations) that provide programs and services to homeless, extremely low, low and moderate-income citizens. The NOFA process includes the release of an application as well instructions for applying for CDBG, HOME or ESG funds.

The application review process has three phases. In the first phase, all applications are reviewed by the Housing Division staff for completeness and eligibility under the Federal program guidelines. In the second phase, eligible programs and projects are then reviewed according to their contribution to the goals and objectives of the City's approved Consolidated Plan. Preference is given if an application/program has the ability to help the City meet federal program objectives and local priorities. Organizational capacity, experience, and past performance are also considered. Based on this review, Housing Division staff prepares general funding recommendations that are forwarded to the Advisory Committee (Committee). The Committee considers all eligible applications and prepares funding recommendations for the City Council. For the final phase of this process, a public hearing before City Council will be held to consider the Draft Annual Action Plan. The Draft Action Plan includes the funding recommendations made by the Committee. The action of the City Council adopts the Annual Action Plan, which acts as the CDBG, HOME and ESG program annual budget. Upon completion of this process, the City forwards the adopted Annual Action Plan to the U.S. Department of Housing and Urban Development for approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City meets this requirement. The City will continue to be active members in collaborative networks such as LACoC, Volunteers of America and the East San Gabriel Valley Coalition for the Homeless. The City relies on these groups to make policies and decisions regarding any services that receive ESG funding to assist El Monte residents. In accordance with federal regulations, the leadership of these agencies is comprised of homeless or formerly homeless representatives.

Additionally, the City requires that its ESG subrecipients meet the homeless participation requirements in 24 CFR 576.405(a) by providing evidence that a homeless or formerly homeless individual is a member of its Board of Directors or are consulted in the development of programs services.

5. Describe performance standards for evaluating ESG.

ESG projects are evaluated through monitoring and with data pulled from HMIS. Programs performance standards are set in consultation with the CoC based on PIT homelessness data and overall goals for ending homelessness. Individual programmatic goals are

developed through the RFP process. Programs that do not meet established goals are subject to reduction or non-renewal of funding.

A. Standards for determining the share of rent and utilities costs that each program recipient must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.

Assistance is based on providing "the least amount of assistance for the least amount of time" while providing enough initial support to ensure families are able to maintain their housing. Families placed into housing may receive security deposit, move-in assistance, and short-term rental assistance (household must contribute at least half of the monthly rent).

B. Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.

A "progressive engagement" model, intended to provide as little support as needed to divert or re-house households quickly and reserve resources as much as possible for other households, while allowing for increased assistance if needed will be implemented.

C. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participant receives assistance; or the maximum number of times the program participant may receive assistance.

Clients will be provided support as needed to divert or re-house households quickly and reserve resources unless during the client intake /case management phase the clients require additional support. The security deposit will begin with 1 to 3 months rental assistance. Depending on the level of need, program participants may be eligible to receive a full or partial subsidy. Program participants will be reassessed at 3 months for additional assistance. Case managers/housing stabilization experts will provide services to those who need longer-term assistance.