



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, and homeless 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 Partnership Act (HOME) programs. The goals are to assist low- and moderate-income persons, provide decent housing, create suitable living environments, and expand economic opportunities. Included in the Consolidated Plan are broad five-year objectives and strategies to accomplish these goals. Specific identifiable benchmarks for measuring progress in realizing the City's strategy are proposed in the 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). It 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 over \$7.7 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, 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 ▪ El Monte Metro Affordable Housing Project ▪ CHDO Set-Aside (15%) Affordable Housing ▪ Acquisition/Rehab/New Construction 	<ul style="list-style-type: none"> ▪ 5 households ▪ 13 housing units ▪ 5 housing units ▪ 5 housing units 	<ul style="list-style-type: none"> ▪ DH-2 ▪ 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"> ▪ 10 housing units 	<ul style="list-style-type: none"> ▪ SL-1
Support Special Needs Programs and Services	<ul style="list-style-type: none"> ▪ El Monte Neighborhood Legal Assistance Program ▪ Community and Senior Services Integrated Care Management ▪ Senior Lap Swim and Exercise Program ▪ ESG: Street Outreach ▪ ESG: Homeless 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 Kitchen Renovation and Re-Roofing Project ▪ Zamora Park Revitalization Project ▪ Fletcher Fetch and Skate Park Improvement Project ▪ El Monte TELA Clinics Public Facility Project ▪ Aquatic Center Section 108 Loan Repayment ▪ Peck/Ramona Triangle Section 108 Loan Repayment 	<ul style="list-style-type: none"> ▪ 14,629 persons ▪ 1,225 persons ▪ 735 persons ▪ TBD persons ▪ N/A ▪ N/A 	<ul style="list-style-type: none"> ▪ SL-3 ▪ 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
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 ConPlan 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 ConPlan. 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 ConPlan.

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, homeless, 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 20, 2018 at 7:00 p.m. at El Monte City Hall. At this meeting, information was provided about proposed projects for funding during the 2018-2019 fiscal year.

A draft 2019/20 Annual Action Plan was 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 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

City Council public hearings were held on February 28 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

During the Citizen Participation Process, only two comments were made at the Development Ad Hoc Committee meeting held on April 8, 2019. The Development Ad Hoc Committee made the following comments: 1) to implement a homebuyer’s program to attract working professionals that grew up in El Monte and would like to stay in the community; and 2) to provide funds for tenant improvements for Neighborhood Legal Services Los Angeles.

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

All comments made were accepted and included in this 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.

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, City Hall West 11333 Valley Blvd. 2nd Floor, El Monte, CA 91731

Mail: City of El Monte, 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 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 and agencies and social service 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 service 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 been working with the San Gabriel Valley Council of Governments as well as neighboring cities, service providers, LASHA and Community members to develop this plan to combat homelessness and to better determine the use of local funds.

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. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. 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

City of El Monte coordinates with the LACoC to prioritize ESG objectives, which is currently Street Outreach and Homeless 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, policies, and procedures for the administration of HMIS.

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 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 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 - Victims	Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs	
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 youth Homelessness Strategy	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?
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 Services-Persons with Disabilities	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	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 HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services- Education Service-Fair Housing Services - Victims	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 Development Corporation	Housing Services - Housing	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development	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?
		Lead-based Paint Strategy	

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 through 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 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 February 28, 2019 at 7:00 p.m. at El Monte City Hall. At this meeting, information was provided about proposed projects for funding during the 2019/20 fiscal year. The final public hearing was 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 1/29/19 notifying interested parties of a NOFA release on 1/31/19.	No comments were received; however, seven applications were received.	No comments were received.	
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.	
3	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published on 2/12/19 notifying the public of a public hearing to be held on 2/28/19.	No comments were received.	No comments were received.	

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	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	A 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.	
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.	No comments were received.	No comments were received.	
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.	No comments were received.	No comments were received.	

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)
7	Other –Advisory Committee	Other – Development Advisory Committee	The Advisory Committee met on April 8, 2019 to review CDBG/ESG funding applications and staff recommendations for funding.	The Development Ad Hoc Committee made the following comments: 1) to implement a homebuyer’s program to attract working professionals that grew up in El Monte and would like to stay in the community; and 2) to provide funds for tenant improvements for Neighborhood Legal Services Los Angeles.	All comments made were received.	

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	Other – City Council Workshop	Other – El Monte City Council	The El Monte City Council held a 2 nd workshop on April 16, 2019 to discuss funding recommendations for CDBG and ESG projects and activities.	No comments were received.	No comments were received.	
9	Newspaper Ad	Non-targeted/broad community	A public hearing notice was published on 4/16/19 notifying the public of the final public hearing to adopt the 2019/20 AAP on 5/7/19.	No comments were received.	No comments were received.	
10	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.	No comments were received.	No comments were received.	

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 \$3,211,681 in CDBG funds. This total amount is comprised of \$1,717,255 in Fiscal 2019/20 CDBG entitlement funds, \$1,392,426 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. Nor is the City funding any “urgent need activities.” CDBG funds will be used for public services, two public facility projects, housing rehabilitation, homebuyer’s assistance, repayment of Section 108 loans, CDBG administration, and fair housing services.

The City of El Monte will also have approximately \$4,241,417 in HOME Program funds comprised of a FY 2019/20 allocation of \$649,927, a carryover balance of \$3,491,490, 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 \$258,707 in ESG funds made up of an entitlement allocation of \$146,757 and prior year funds of \$111,950. ESG funds will be used for administration, street outreach, homeless prevention, and rapid re-housing.

Anticipated Resources

Table 5 - 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	\$1,717,255	\$102,000	\$1,392,426	\$3,211,681	\$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	\$649,927	\$100,000	\$3,491,490	\$4,241,417	\$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	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$146,757	\$0	\$111,950	\$258,707	\$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 3 – 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	\$250,000 (CDBG) \$2,500,000 (HOME) \$698,965 (HOME) \$967,459 (HOME)	Direct Financial Assistance to Homebuyers – 5 Households (Homebuyer’s Assistance Program) Rental Units Rehabilitated – 13 Housing Units (El Monte Metro Affordable Housing Project) Rental Units Rehabilitated – 5 Housing Units (CHDO Set-Aside Project) Rental Units Constructed – 5 Housing Units (Acquisition/Rehab/New Construction)
2	Maintain and Promote Neighborhood Preservation	2015	2020	Affordable Housing	City Wide	Maintain and Promote Neighborhood Preservation	\$420,859 (CDBG)	Homeowner Housing Rehabilitated – 10 Housing Units (Housing Rehabilitation Program)

3	Support Special Needs Programs and Services	2015	2019	Non-Homeless Special Needs	City Wide	Support Special Needs Programs and Services	\$80,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 320 Persons Assisted (El Monte Neighborhood Legal Assistance Program)
						Fair Housing	\$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)
							\$88,054 (ESG)	Homeless Prevention – 60 Persons Assisted (Street Outreach)
							\$79,823 (ESG)	Homeless Prevention – 20 Persons Assisted (Homeless Prevention)
							\$79,823 (ESG)	Homeless Prevention – 20 Persons Assisted (Rapid Re-Housing)
		\$27,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted					

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								(Fair Housing Program)
5	Construct and Upgrade Public Facilities and Infrastructure	2015	2020	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 – 14,629 Persons Assisted (Jack Crippen Senior Center Kitchen Renovation and Re-Roofing Project)
							\$880,436 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 1,225 Persons Assisted (Zamora Park Revitalization Project)
							\$170,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – 735 Persons Assisted (Fletcher Fetch and Skate Park Improvement Project)
							\$100,000 (CDBG)	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit – TBD Persons Assisted (El Monte TELA Clinics Public Facility Project)
6	Economic Development	2015	2020	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	2020	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	\$363,851 (CDBG) \$74,993 (HOME) \$11,007 (ESG)	N/A (CDBG Program Administration, HOME Program Administration, ESG Program Administration)

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; El Monte Metro Affordable Housing Project; 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 Neighborhood Legal Assistance Program; 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 Kitchen Renovation and Re-Roofing Project; Zamora Park Revitalization Project; Fletcher Fetch and Skate Park Improvement Project; El Monte TELA Clinics Public Facility 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 Program, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement, 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 \$1,717,255, the City of El Monte is allowed to allocate a maximum of 15%, or \$257,588, in public services. This Annual Action Plan proposes to allocate just over ten percent (10%) in public services towards the following activities: Fair Housing Program (\$27,000); El Monte Neighborhood Legal Assistance Program (\$80,000); 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% of entitlement plus program income, or \$363,851, for CDBG administration activities. Next, a maximum of 10% of the HOME entitlement plus program income, or \$74,993, 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 \$11,007 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 for the benefit of low- to moderate-income persons and/or households within the El Monte jurisdiction.

Projects

Table 4 - Project Information

#	Project Name
1	CDBG: Homebuyer's Assistance Program
2	HOME: El Monte Metro Affordable Housing Project
3	HOME: CHDO Set-Aside Affordable Housing
4	HOME: Acquisition/Rehabilitation/New Construction
5	CDBG: Housing Rehabilitation Program
6	CDBG: El Monte Neighborhood Legal Assistance Program
7	CDBG: Community and Senior Services Integrated Care Management
8	CDBG: Senior Lap Swim and Exercise Program
9	ESG: 2019 Street Outreach, Homeless Prevention, and Rapid Re-Housing
10	CDBG: Fair Housing
11	CDBG: Jack Crippen Senior Center Kitchen Renovation and Re-Roofing Project
12	CDBG: Zamora Park Revitalization Project
13	CDBG: Fletcher Fetch and Skate Park Improvement Project
14	CDBG: El Monte TELA Clinics Public Facility Project
15	CDBG: Aquatic Center Section 108 Loan Repayment
16	CDBG: Peck/Ramona Triangle Section 108 Loan Repayment
17	CDBG: CDBG Program Administration
18	HOME: HOME 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 in the areas most directly affected by the needs of 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.

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: \$250,000
	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) Subsidizing interest rates and mortgage principal amounts to make loan payments affordable. This may include making grants to reduce the effective interest rates charged on the loans. Low-or no-interest subordinate loans can also be used to reduce overall loan repayment amounts; 2) Financing the cost of acquiring property already occupied by renter households at terms needed to make the purchase affordable; 3) Paying all or a part of the premium on behalf of the homebuyer for mortgage insurance required upfront by a private mortgagee; 4) Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer; or 5) 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 downpayment assistance is a statutory requirement. Grantee records must document what amount of downpayment is required by the mortgagee, and must clearly distinguish between the amount of CDBG funds being provided for downpayment 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	El Monte Metro Affordable Housing Project
	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: \$2,500,000
	Description	The City of El Monte is proposing to construct a 53-unit large family development, with 27 units restricted to veterans that meet the criteria set forth by the Veterans Affairs Supportive Housing (VASH) Program. The Proposed Project will consist of 25 1-bedroom/1-bathroom units, 14 2-bedroom/1-bathroom units, and 14 3-bedroom/1-bathroom units. The average square footages are 569 square feet (SF), 810 SF, and 1,095 SF for the 1-, 2-, and 3-bedroom units. All units will have a full bathroom, a full kitchen, a clothing closet, storage space, a living room, and a balcony. Along with HOME funds, the project is proposed to be leveraged with Mental Health Housing Program (MHHP) funds, LA County Veterans Affairs Supportive Housing (PBVASH) funds, and 4% and 9% TCAC funds.
	Target Date	June 30, 2021
	Location	3650 Center Avenue, El Monte
	Description	
	Planned Activities	Same as description.

3	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.

4	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: \$967,459
	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.

5	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 & Maintain and Promote Neighborhood Preservation
	Funding	CDBG: \$420,859
	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.

6	Project Name	El Monte Neighborhood Legal Assistance Program
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services
	Funding	CDBG: \$80,000
	Description	Neighborhood Legal Services of Los Angeles's (NLSLA) El Monte Legal Assistance Clinics (TELA Clinics) will provide supportive legal services to residents of El Monte who are currently homeless or at risk of becoming homeless. NLSLA conducts a weekly housing legal clinic at the El Monte City Hall. The TELA project will add a weekly clinic at NLSLA's El Monte office to address other legal barriers to housing stability. The new TELA Clinic will target low-income residents and those with other special needs, including the elderly, victims of domestic violence and those with disabilities. The clinic will provide holistic legal assistance to deal with other legal matters that can hinder establishing economic security, including securing child support and custody orders, or legal separation/divorce, unemployment compensation, immigration matters, access to health care and/or consumer issues. Two clinics make up the TELA Clinics project: 1) the One-Stop Housing Clinic; and 2) the TELA Clinic at NLSLA's El Monte office. The One-Stop Housing Clinic will continue to provide limited and extended services focusing on housing matters, such as evictions, return of security deposits and requests for reasonable accommodations. The TELA clinic will provide holistic legal services to clients, by creating: (1) a detailed assessment of the full scope of a client's legal situation; and (2) a comprehensive advocacy strategy to address the client's myriad legal needs and goals.
	Target Date	June 30, 2020
	Location	3629 Santa Anita Avenue, El Monte, CA 91731
	Description	
	Planned Activities	Same as description.

7	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 themselves. 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.

8	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 target areas. 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 susceptibility of obesity and various health concerns.</p> <p>The CDBG funding will be used to offset salaries allowing the continuation of this program. Currently the program is offered Monday thru Thursdays from 10:00 a.m. - 11:30 a.m. This year we look to extend our services during Tuesdays and Thursdays from 7:00 p.m. - 9:00 p.m. Over the last couple of years, we have seen a growth in our senior attendance in the evenings. Adding this new time slot would bring additional accessibility to our 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.

9	Project Name	2019 Street Outreach, Homeless Prevention, and Rapid Re-Housing
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services
	Funding	HESG: \$258,707
	Description	<p>VOALA’s street outreach, rapid re-housing and homelessness prevention programs work to address the challenge of homelessness in El Monte. 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 outreach, rapid re-housing, and 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. In FY 2019/20, VOALA proposes to provide comprehensive outreach services to 60 individuals/families; a minimum of 20 households at risk of homelessness with housing stability services; and rapid re-housing services, including case management, housing placement, and financial assistance to a minimum of 20 households who are homeless. A total of 100 persons are proposed to be served.</p> <p>The City may use up to 7.5% of the ESG allocation for the overall administration of the ESG Program. The City will use ESG funds to ensure the overall development, management, coordination of all street outreach, homeless prevention, and rapid re-housing programs.</p>
	Target Date	June 30, 2020
	Location	VOALA’s offices are located at 3600 Wilshire Boulevard, Suite 1500, Los Angeles, CA 90010;
	Description	however, the program is offered city wide.
	Planned Activities	Same as description.

10 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 2008/09program 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.

11 Project Name	Jack Crippen Senior Center Kitchen Renovation and 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	<p>The 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 is the primary service agency for aging, health care, and City services for seniors residing in the City of El Monte. The center is strategically located just south of Downtown, where the majority of senior housing is located in the community. The center provides a wide range of support services, activities, and classes for seniors, including financial and legal planning seminars, health care, an AARP Driver Safety Program, and various enrichment classes for seniors. The City also provides transit services for senior residents as well.</p> <p>The City of El Monte is proposing to successfully and efficiently replace the Jack Crippen Senior Center roof and rehabilitate the industrial kitchen to include appliances, non-porous cabinetry and counter tops, exhaust fan, non-slip flooring, and nutrition room non-porous cabinetry bringing both the industrial kitchen, nutrition room cabinetry to compliance with all food safety regulations, standards and codes as set by the Los Angeles County Health Department.</p>
Target Date	June 30, 2020
Location	3120 Tyler Ave, El Monte, CA 91731
Description	
Planned Activities	Same as description.

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: \$880,436
Description	The 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 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.
Target Date	June 30, 2020
Location	3820 Penn Mar Ave, El Monte, CA 91732
Description	
Planned Activities	Same as description.

13 Project Name	Fletcher Fetch and Skate Park Improvement 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: \$170,000
Description	The City of El Monte is proposing to rehabilitate Fletcher Park located at 3404 Fletcher Park Way. The almost 3-acre park will undergo improvements including new signage, a new skate park, rubberized jogging and walking trails, bisectonal enclosed dog park, water/drinking fountains, lighting, picnic tables and benches, trash enclosures, and trees.
Target Date	June 30, 2020
Location	3404 Fletcher Park Way, El Monte, CA 91733
Description	
Planned Activities	Same as description.

14 Project Name	El Monte TELA Clinics Public Facility 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: \$100,000
Description	The City of El Monte is considering loaning a local non-profit organization, Neighborhood Legal Services of Los Angeles County, \$100,000 to fund tenant improvements of a public facility that proposes to provide free legal services to residents of El Monte who are currently homeless or at-risk of becoming homeless. Tenant improvements will include the construction of a new reception area and community meeting room.
Target Date	June 30, 2020
Location Description	3629 Santa Anita Avenue, Suite 109, El Monte
Planned Activities	Same as description.

15	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.

16	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 the Peck/Ramona Triangle Project.
	Target Date	June 30, 2020
	Location	11333 Valley Boulevard, El Monte, CA 91731
	Description	
	Planned Activities	Same as description.

17 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: \$363,851
Description	The City will conduct the following administration/planning activities: (1) General Administration of the overall 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.

18 Project Name	HOME Program Administration
Target Area	City Wide
Goals Supported	Grant Administration
Needs Addressed	Provide Decent Affordable Housing, Maintain and Promote Neighborhood Preservation
Funding	HOME: \$74,993
Description	The City may use up to ten (10) percent of the HOME allocation for the overall administration of the HOME Program. The City will use HOME funds to ensure the overall development, management, 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 Description	Not applicable.
Planned Activities	Same as description.

AP-50 Geographic Distribution – 91.220(f)

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

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 the areas affected by the needs of 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	80%
Qualified Census Tracts	20%

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 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	13
Non-Homeless	25
Special-Needs	0
Total	38

Table 6 - 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	13
Rehab of Existing Units	20
Acquisition of Existing Units	5
Total	38

Discussion

The City has an annual goal to provide assistance to 38 households through five housing projects/programs in FY 2019/20. First, the City is proposing to provide HOME funds in the amount of \$2,500,000 to the El Monte Metro Affordable Housing Project. The project will consist of 53-units for veteran homeless persons and families. Thirteen of the 53 units will be HOME restricted rental units.

The City also 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) Subsidizing interest rates and mortgage principal amounts to make loan payments affordable. This may include making grants to reduce the effective interest rates charged on the loans. Low-or no-interest subordinate loans can also be used to reduce overall loan repayment amounts; 2) Financing the cost of acquiring property already occupied by renter households at terms needed to make the purchase affordable; 3) Paying all or a part of the premium on behalf of the homebuyer for mortgage insurance required upfront by a private mortgagee; 4) Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer; or 5) 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 10 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 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.

Finally, the City aims to produce 10 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 how best to utilize HOME funds.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing within the City. As such, the various sections in this Annual Action Plan 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.

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 homeless, 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 of outside housing 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 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, homeless 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.

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 submit grant applications for infill projects for the El Monte Gateway and other projects along the corridors.
- 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/multiuse 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, and 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 both 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 \$531,161 to this effort with the goal of assisting as least 10 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 \$359,698 to this effort.

Under the HOME program, the City of El Monte proposes to allocate \$2.5 million in HOME funds towards the El Monte Metro Affordable Housing Project, a 53-unit large family development, with 27 units restricted to veterans that meet the criteria set forth by the Veterans Affairs Supportive Housing (VASH) Program. The Proposed Project will consist of 25 1-bedroom/1-bathroom units, 14 2-bedroom/1-bathroom units, and 14 3-bedroom/1-bathroom units. Along with HOME funds, the project is proposed to be leveraged with Mental Health Housing Program (MHHP) funds, LA County Veterans Affairs Supportive Housing (PBVASH) funds, and 4% and 9% TCAC funds. Of the 53 units, 13 will be HOME-restricted to eligible households.

Finally, nearly \$1.7 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
- 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.
- 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 \$1,717,255.

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	\$102,000
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:

El Monte is not proposing any HOME-funded homebuyer activities in FY 2019/20; however, the following resale or recapture guidelines will apply should the City opt to fund these homebuyer activities with HOME funds:

The City of El Monte believes homeownership activities supported by HOME funds should become long-term assets of the community and continue to provide benefits to the extent permitted to low-income households. As such, the Housing Division shall impose and monitor compliance with the HOME affordability requirements for programs involving homeownership and property rehabilitation activities.

HOME regulations state that a homebuyer must maintain the assisted property as a principal residence during the affordability period. This residency requirement will be enforced and evidenced by the recording of the deed of trust. The lien shall be duly recorded in the appropriate office of county government. To ensure long-term affordability, HOME-assisted homeownership properties will be governed by the resale/recapture guidelines in accordance to provisions of 24 CFR Section 92.254(a)(5) during the required affordability period. This provision allows PJs to impose either resale or recapture requirements on properties that are sold or are no longer the primary residence of the individuals that have been assisted with HOME funds. The City of El Monte will utilize the recapture method.

This provision will be imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, a deed restriction or affordability covenants running with the land will be recorded as an enforcement mechanism. The recapture provision will be triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. The City must be repaid the HOME funds that it contributes to a homeownership project out of the net proceeds if a property is sold while in the affordability period or through payment from the

homeowner if the property is no longer being used as a primary residence.

The resale provision will be used by the City of El Monte if HOME assistance is provided to develop the unit and HOME funds are not used to lower the purchase price from fair market value to an affordable price. More about the administration of this regulation is in the activity section of this manual.

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:

El Monte is not proposing any HOME-funded homebuyer activities in FY 2019/20; however, the following resale or recapture guidelines will apply should the City opt to fund these homebuyer activities with HOME funds:

The City of El Monte believes homeownership activities supported by HOME funds should become long-term assets of the community and continue to provide benefits to the extent permitted to low-income households. As such, the Housing Division shall impose and monitor compliance with the HOME affordability requirements for programs involving homeownership and property rehabilitation activities.

HOME regulations state that a homebuyer must maintain the assisted property as a principal residence during the affordability period. This residency requirement will be enforced and evidenced by the recording of the deed of trust. The lien shall be duly recorded in the appropriate office of county government. To ensure long-term affordability, HOME-assisted homeownership properties will be governed by the resale/recapture guidelines in accordance to provisions of 24 CFR Section 92.254(a)(5) during the required affordability period. This provision allows PJs to impose either resale or recapture requirements on properties that are sold or are no longer the primary residence of the individuals that have been assisted with HOME funds. The City of El Monte will utilize the recapture method. This provision will be imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, a deed restriction or affordability covenants running with the land will be recorded as an enforcement mechanism. The recapture provision will be triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. The City must be repaid the HOME funds that it contributes to a homeownership project out of the net proceeds if a property is sold while in the affordability period or through payment from the homeowner if the property is

no longer being used as a primary residence.

The resale provision will be used by the City of El Monte if HOME assistance is provided to develop the unit and HOME funds are not used to lower the purchase price from fair market value to an affordable price.

More about the administration of this regulation is in the activity section of this manual.

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 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 Grants Review Committee (GRC). The GRC 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 GRC. 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 subrecipient's 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, in 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.



APPENDIX A

CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

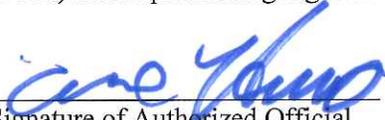
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official



Date

City Manager
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019/20 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official



Date

City Manager
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official



Date

City Manager
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

5-9-19

Date

City Manager
Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

5-9-19
Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



APPENDIX B

APPLICATION FOR FEDERAL ASSISTANCE (SF 424) FOR CDBG PROGRAM

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
---	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-19-MC-06-0517
--	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

8. APPLICANT INFORMATION:

* a. Legal Name: City of El Monte	
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6000705	* c. Organizational DUNS: 0925198000000

d. Address:

* Street1:	11333 Valley Boulevard
Street2:	
* City:	El Monte
County/Parish:	
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	91731-3293

e. Organizational Unit:

Department Name: Economic Development	Division Name: Housing
--	---------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mrs.	* First Name: Carol
Middle Name:	
* Last Name: Averell	
Suffix:	

Title: Housing Manager

Organizational Affiliation: City Staff

* Telephone Number: (626) 258-8616	Fax Number: (626) 580-2293
------------------------------------	----------------------------

* Email: CAverell@elmonteca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

The CDBG Program is designed to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities for LMI persons.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,717,255.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="916,018.00"/>
* f. Program Income	<input type="text" value="102,000.00"/>
* g. TOTAL	<input type="text" value="2,735,273.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:



APPENDIX C

ASSURANCES – CONSTRUCTION PROGRAM (SF 424D) FOR CDBG PROGRAM

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of El Monte	DATE SUBMITTED 5-9-19



APPENDIX D

APPLICATION FOR FEDERAL ASSISTANCE (SF 424) FOR HOME PROGRAM

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-19-MC-06-0509

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of El Monte

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6000705

* c. Organizational DUNS:

0925198000000

d. Address:

* Street1:

11333 Valley Boulevard

Street2:

* City:

El Monte

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

91731-3293

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

* First Name:

Carol

Middle Name:

* Last Name:

Averell

Suffix:

Title: Housing Manager

Organizational Affiliation:

City Staff

* Telephone Number:

(626) 258-8616

Fax Number:

(626) 580-2293

* Email:

CAverell@elmonteca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

14.239

* Title:
Home Investment Partnerships Program(HOME)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

The HOME Program is designed to expand the supply of decent, safe, sanitary, and affordable housing to very low and low income persons.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="649,927.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="3,491,490.00"/>
* f. Program Income	<input type="text" value="100,000.00"/>
* g. TOTAL	<input type="text" value="4,241,417.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:



APPENDIX E

ASSURANCES – CONSTRUCTION PROGRAMS (SF 424D) FOR HOME PROGRAM

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of El Monte	DATE SUBMITTED 5-9-19



APPENDIX F

APPLICATION FOR FEDERAL ASSISTANCE (SF 424) FOR HESG PROGRAM

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
---	---	--

* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>
--	---

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="E-19-MC-06-0517"/>
---	--

State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
--	--

8. APPLICANT INFORMATION:

*** a. Legal Name:**

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-6000705"/>	* c. Organizational DUNS: <input type="text" value="0925198000000"/>
---	--

d. Address:

* Street1:	<input type="text" value="11333 Valley Boulevard"/>
Street2:	<input type="text"/>
* City:	<input type="text" value="El Monte"/>
County/Parish:	<input type="text"/>
* State:	<input type="text" value="CA: California"/>
Province:	<input type="text"/>
* Country:	<input type="text" value="USA: UNITED STATES"/>
* Zip / Postal Code:	<input type="text" value="91731-3293"/>

e. Organizational Unit:

Department Name: <input type="text" value="Economic Development"/>	Division Name: <input type="text" value="Housing Division"/>
--	--

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Carol"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Averell"/>	
Suffix: <input type="text"/>	

Title:

Organizational Affiliation:

* Telephone Number: <input type="text" value="(626) 258-8616"/>	Fax Number: <input type="text" value="(626) 580-2293"/>
--	--

*** Email:**

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

14.231

* Title:

Emergency Solutions Grant (ESG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="146,757.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="111,950.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="258,707.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:



APPENDIX G

ASSURANCES – CONSTRUCTION PROGRAMS (SF 424D) FOR HESG PROGRAM

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
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6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
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13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of El Monte	DATE SUBMITTED 



APPENDIX H

PUBLIC NOTICES

El Monte Examiner

125 E. Chestnut Ave
Monrovia, CA 91016
(626) 301-1010

(This space is for the County Clerk's Filing Stamp only)

PROOF OF PUBLICATION

(2015.5 C.C.P.)

0

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **El Monte Examiner**, a newspaper published in the English language for the city of EL MONTE, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of February 14, 2012, Case Number KS015872; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

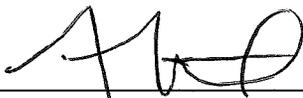
March 07, 2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California,

This 07th Day of March 2019

X



Signature

Proof of Publication of

**CITY OF EL MONTE NOTICE OF PUBLIC HEARING REGARDING
A PROPOSED 2019-2020 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT,
HOME INVESTMENT PARTNERSHIPS PROGRAM,
AND EMERGENCY SOLUTIONS GRANT**

Hearing Date: Tuesday, March 19, 2019
Time: 6:00 p.m. or as soon thereafter may be heard
Place: El Monte Community Center – Grace T. Black Auditorium
3130 N. Tyler Avenue, El Monte, California

Description: Consider the 2019-2020 Annual Action Plan. The 2019-2020 Annual Action Plan, which sets forth specific activities and expenditures using funds received through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs administered by the United States Department of Housing and Urban Development (HUD).

The City requires that the public be notified and a Public Hearing be held to allow the public an opportunity to comment on proposed Action Plan. Interested persons may also appear at the time of the public hearing and present comments and testimony to the City Council.

The City encourages activities that benefit and contribute to the goals and objectives of the City's approved Consolidated Plan. Preference will be given if an application/program has the ability to help the City meet federal program objectives and local priorities.

Proposed Annual Action Plan Schedule of Events:

30 Day Public Comment and Review Begins	Thursday, April 4, 2019
City Council Study Session/Workshop	Tuesday, March 19, 2019
City Council 2 nd Study Session/Workshop	Tuesday, April 16, 2019
Action Plan Adopted	Tuesday, May 7, 2019

Availability of Document for Public Comment: The City of El Monte encourages citizen participation in the planning process. A Public Hearing regarding the 2019-2020 Action Plan will be held on Tuesday, March 19, 2019, 6:00 p.m. at the Grace T. Black Auditorium, 3130 Tyler Avenue, El Monte, CA 91731, California.

A copy of the Plan is on file and available for public review at the City at the address noted below Monday through Thursday, between the hours of 7:00 a.m. and 5:30 p.m.

- El Monte City Clerk's Office, City Hall East, 11333 E. Valley Boulevard, El Monte, CA
- El Monte Housing Division, City Hall West, 11333 E. Valley Boulevard, El Monte, CA

Written comments will be accepted at the El Monte Housing Division at the address listed above until 5:00 PM, Tuesday, May 7, 2019.

Accessibility: It is the intention of the City of El Monte to comply with the Americans with Disabilities Act (ADA) in all respects. The City of El Monte will attempt to accommodate attendees in every reasonable manner. Please contact Carol Averell at least 72 hours prior to the above scheduled public hearing to establish need and to determine if additional accommodation is feasible.

For more information, call Carol Averell, Housing Manager for the City of El Monte Economic Development Department at (626) 258-8616 or via e-mail at caverell@elmonteca.gov

Dated: March 4, 2019

Published: March 7, 2019

Griselda Contreras, Chief Deputy City Clerk

**CIUDAD DE EL MONTE AVISO DE AUDIENCIA
PÚBLICA RELATIVA
A UN PLAN DE ACCIÓN ANUAL PROPUESTO
PARA 2019-2020
PARA LA CONCESIÓN DE BLOQUE DE
DESARROLLO COMUNITARIO,
ALIANZAS DE INVERSIÓN EN CASA, Y
PROGRAMAS
DE SUBVENCIÓN DE SOLUCIONES DE
EMERGENCIA**

Audiencia Pública: Martes 19 de Marzo del 2019
Horario: 6:00 p.m. o tan pronto como el asunto pueda ser escuchado

Lugar: Auditorio Grace T. Black, 3130 N. Tyler Avenue,
El Monte, CA 91731

Descripción: Considerar el Plan de Acción Anual 2019-2020. El Plan de Acción Anual 2019-2020, que establece actividades y gastos específicos utilizando fondos recibidos a través de los programas de Subvención de Desarrollo Comunitario (CDBG), HOME Sociedad de Inversión (HOME) y Subsidio de Soluciones de Emergencia (ESG) administrados por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD),

La Ciudad requiere que el público sea notificado y que se lleve a cabo una Audiencia Pública para permitir al público una oportunidad para comentarios sobre el Plan de Acción propuesto. Las personas interesadas también pueden aparecer en el momento de la audiencia pública y presentar comentarios y testimonios al Concejo Municipal.

La Ciudad fomenta actividades que benefician y contribuyen a las metas y objetivos del Plan Consolidado aprobado por la Ciudad. Se dará preferencia si una aplicación / programa tiene la capacidad de ayudar a la Ciudad a cumplir con los objetivos del programa federal y las prioridades locales.

Plan de acción anual propuesto Calendario de eventos:

Revisión Pública de 30 días	Jueves 4 de Abril 2019
Sesión de Estudio del Ayuntamiento	Martes 19 de Marzo 2019
Sesión de Estudio del Ayuntamiento 2ª sesión	Martes 16 de Abril, 2019
Adopción del Plan de Acción	Martes 7 de Mayo, 2019

Disponibilidad del Documento Para Comentario Público: La Ciudad de El Monte alienta la participación ciudadana en el proceso de planificación. Una audiencia pública sobre el Plan de Acción 2019-2020 se llevará a cabo el Martes 19 de Marzo de 2019 a las 6:00 pm en el Auditorio Grace T. Black, 3130 Avenida Tyler, El Monte, California.

Una copia del Plan está archivado y disponible para revisión pública en la Ciudad en la dirección indicada abajo, de lunes a jueves, entre las 7:00am y 5:30p.m.

- El Monte, Oficina del Secretario de la Ciudad, Ayuntamiento, Este, 11333 E. Valley Boulevard, El Monte, CA
- El Monte, División de Viviendas, Ayuntamiento, Oeste, 11333 E. Valley Boulevard, El Monte, CA

Los comentarios por escrito serán aceptados en la División de Viviendas de El Monte en la dirección indicada arriba hasta las 5:00PM el Martes 7 de Mayo del 2019.

Accesibilidad: Es la intención de la Ciudad de El Monte cumplir con la Ley de Americanos con Discapacidades (ADA) en todos los aspectos. La Ciudad de El Monte tratará de acomodar a los asistentes de manera razonable. Por favor comuníquese con Carol Averell, por lo menos 72 horas antes de la audiencia pública, programada arriba para establecer la necesidad y para determinar si el alojamiento adicional es factible.

Para más información, favor de comunicarse con Carol Averell, Gerente de Viviendas, para el Departamento de Desarrollo Económico de la Ciudad de El Monte al (626) 258-8616 o por correo electrónico a: caverell@elmonteca.gov

Fecha: 4, Marzo, del 2019
Publicado: 7 de Marzo, del 2019

Griselda Contreras, Diputada Secretaria de La Ciudad

Publish March 7, 2019
EL MONTE EXAMINER