



CITY OF EL MONTE

2020 -2024 CONSOLIDATED PLAN

&

PY 2020 ANNUAL ACTION PLAN

U.S. Department of Housing & Urban Development



Executive Summary

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

1. Introduction

The Consolidated Plan (the “ConPlan”) is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, Community Development plan and submission for funding under any of HUD’s entitlement formula grant programs. The ConPlan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and Community Development activities are required to prepare a comprehensive three-to-five-year plan for using those funds.

The entitlement formula utilizes population information, poverty, and overcrowded housing data to establish funding allocations. The City of El Monte (the “City”) qualifies as a Community Development Block Grant (CDBG), ESG and HOME Investment Partnerships Program Entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of El Monte that identifies and prioritizes the future use of the City’s CDBG funds. The 2020-2025 ConPlan covers the timeframe from July 1, 2020, to June 30, 2025.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low- income and low- income households
- Homeless persons
- Seniors and frail elderly
- Youth
- Persons with disabilities
- Other special needs populations (ie: large families, female-headed households)

Several types of projects were also identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts

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- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e-senior, low income, youth households with a cost burden)
- Programs that improve the living environment of low and moderate-income families residing in substandard housing
- Programs that expand the stock of affordable housing within the City
- Programs that promote fair housing, especially targeting extremely low and low-income households
- Services for the Homeless and Homeless Prevention

The City’s priority needs objectives and outcomes are based on the availability of \$2,304,180 in CDBG; \$2,380,968 in HOME; and \$5,157,737 in ESG-CV funding. The figures are based on 2020 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, the U.S. Department of Housing and ESG assesses the City of El Monte’ management of CDBG & HOME 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 performance during the last ConPlan period (2015-2020) in order to set goals and strategies for this ConPlan.

4. Summary of the citizen participation process and consultation process

The section below is a placeholder until the citizen process is updated and will be updated with new information.

City staff developed a detailed participation plan that is part of this ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the ConPlan, 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.

Citizens were encouraged to participate in a community meeting, as well as one (1) public hearing held on:

DATE: Tuesday, March 17, 2020

TIME OF MEETING: 7:00 p.m.

LOCATION OF: City of El Monte, Council Chambers 11333 Valley Boulevard, El Monte, CA 91731

At this hearings, information (agenda items) regarding the draft ConPlan and Annual Action Plan (AAP) was provided to the public and City Council before the final drafting of the ConPlan.

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 resources could be used and leveraged to provide services.

Upon completion of the draft ConPlan, it was available for public review and comment for 5 days. The City is exercising the 5-day comment waiver provided as a result of the COVID- 19 pandemic. Due to the enforced social distancing measures, public facilities are closed and the document is available on the city’s website from September 4 – 15, 2020. Copies of the ConPlan/ AAP were available to the public at through the City website and social media platforms.

5.Summary of public comments

City staff developed a detailed participation plan that is part of this ConPlan. Citizens who participated in the process received extensive information about the ConPlan, 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. Below is a summary of comments:

- 1. Community Meeting/Public Hearing:

No Comments Provided

- 1. During the preparation of the Consolidated Plan, a Housing and Community Development Survey (in both English and Spanish) was administered (see attached surveys). Surveys were made accessible on the City website and social media platforms.

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

Not Applicable

7. Summary

Based on the public participation process, review of regional data and reports (i.e. Housing Element and Continuum of Care Homeless Survey,) and study session held with City Council, El Monte has the following housing and community priorities to address over the next five years:

- Public Infrastructure and Capital Improvements within qualified census tracts

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- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e.-senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low and moderate-income families residing in substandard housing
- Programs that expand the stock of affordable housing within the City,
- Programs that promote fair housing, especially targeting extremely low and low-income households
- Services for the Homeless and Homeless Prevention

The Process

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City Hall East

11333 Valley Boulevard

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

El Monte, CA 91731

Phone: 626-580-2001

Fax: 626-453-3612

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Under the Community's 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.

To prepare the consolidated plan, the City has consulted with public and private departments as well as agencies and 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 ConPlan and its processes. Department staff provided input on how CDBG resources could be utilized and leveraged to provide services. The City of El Monte specifically contacted the following agencies:

- Access Transportation
- Baldwin Park Housing Authority
- Bet Tzedek Legal Services
- California Life Line
- Catholic Charities
- City of El Monte - Housing Division
- Community Presbyterian Church
- Department of Children and Family Services
- El Monte/ South El Monte Emergency Resources Association
- Foothill Family
- God Provides Ministry
- Housing Rights Center (CDBG funded)
- In Home Supportive Services
- Jeff Seymour Resource Center
- Los Angeles County Department of Public Health

- Los Angeles County Department of Public Social Services
- Neighborhood Legal Services (CDBG funded)
- Our Savior Center Food Pantry
- San Gabriel Valley Service Center
- Social Security Administration
- Transportation - Dial A Ride
- USC Family Caregiver Support Center
- Volunteers of America (CDBG funded)
- Senior Services Integrated Care Management (CDBG funded)

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 main provider of community development and economic development programs, housing projects, and financial support will be the City of El Monte. The Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting of the Housing Authority’s Plan and Baldwin Park Housing Authority. The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents. Other key health, mental health, and service agencies that the City works closely with are listed in the previous section. Each was consulted during the City's ConPlan and Annual Action plan process.

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

El Monte is part of the Countywide Los Angeles Continuum of Care (LACoC), which is coordinated by the Los Angeles Homeless Services Agency (LAHSA), a joint powers authority. LAHSA works with Cities to provide services throughout the County. The City works with the LAHSA, who has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA was established as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages over \$300 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing, and services to homeless persons in Los Angeles City and County. The programs provide service-enriched housing for the mentally ill and permanent

supportive housing for individuals with HIV/AIDS. The City of El Monte conducted the 2019 homeless count with the assistance of local volunteers.

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

The City works closely with the continuum of care homeless system to create funding policies and procedures for ESG. The City El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2018, El Monte created a “Plan to Prevent and Combat Homelessness”. Goals and supporting actions of the plan include “Increase engagement activities and links to crisis response systems”. Additionally, in 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City supports the network of homeless service providers existing in and outside of the community to fund vouchers, permit transitional housing, and support agencies providing services. The City is also associated with LA County 2-1-1 phone line, which offers services and referrals to persons throughout LA.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, and other entities

1	Agency/Group/ Organization	Access Transportation
	Agency/Group/ Organization Type	Transportation services
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
2	Agency/Group/ Organization	Baldwin Park Housing Authority
	Agency/Group/ Organization Type	Housing programs/ Section 8
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for	The organization was invited to the consultations. No comments were submitted

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	improved coordination?	
3	Agency/Group/ Organization	Bet Tzedek Legal Services
	Agency/Group/ Organization Type	Free- low cost legal services
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
4	Agency/Group/ Organization	California Life Line
	Agency/Group/ Organization Type	Free telephone Services
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
5	Agency/Group/ Organization	Catholic Charities
	Agency/Group/ Organization Type	Food bank/ Utility Assistance
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
6	Agency/Group/ Organization	City of El Monte - Housing Division
	Agency/Group/ Organization Type	First Time Homebuyer & Minor Home Repair Program - Housing Clinic
	What section of the Plan was addressed by Consultation?	Not applicable

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
7	Agency/Group/ Organization	Community Presbyterian Church
	Agency/Group/ Organization Type	Food bank
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
8	Agency/Group/ Organization	Department of Children and Family Services
	Agency/Group/ Organization Type	Child welfare
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
9	Agency/Group/ Organization	El Monte/ South El Monte Emergency Resources Association
	Agency/Group/ Organization Type	Food bank
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
10	Agency/Group/ Organization	Foothill Family

Demo

	Agency/Group/ Organization Type	Education, prevention, family services
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
11	Agency/Group/ Organization	God Provides Ministry
	Agency/Group/ Organization Type	Food bank
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
12	Agency/Group/ Organization	Housing Rights Center (CDBG funded)
	Agency/Group/ Organization Type	Education, advocacy and litigation
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
13	Agency/Group/ Organization	In Home Supportive Services
	Agency/Group/ Organization Type	Home care for low income seniors, blind or disabled individuals.
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted

Demo

	improved coordination?	
14	Agency/Group/ Organization	Jeff Seymour Resource Center
	Agency/Group/ Organization Type	Various Resources
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
15	Agency/Group/ Organization	Los Angeles County Department of Public Health
	Agency/Group/ Organization Type	Various Resources
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
16	Agency/Group/ Organization	Los Angeles County Department of Public Social Services
	Agency/Group/ Organization Type	Various Resources
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
17	Agency/Group/ Organization	Neighborhood Legal Services (CDBG funded)
	Agency/Group/ Organization Type	Advocacy
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the	The organization was invited to the consultations.

	Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	No comments were submitted
18	Agency/Group/ Organization	Our Savior Center Food Pantry
	Agency/Group/ Organization Type	Food bank
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
19	Agency/Group/ Organization	San Gabriel Valley Service Center
	Agency/Group/ Organization Type	Food bank
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
20	Agency/Group/ Organization	Social Security Administration
	Agency/Group/ Organization Type	Retirement, disability, Medicare, etc.
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
21	Agency/Group/ Organization	Transportation - Dial A Ride
	Agency/Group/ Organization Type	Low cost transportation

	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
22	Agency/Group/ Organization	USC Family Caregiver Support Center
	Agency/Group/ Organization Type	Caregiver services
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
23	Agency/Group/ Organization	Volunteers of America (CDBG funded)
	Agency/Group/ Organization Type	Motel vouchers, security deposits, rental assistance.
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
24	Agency/Group/ Organization	Senior Services Integrated Care Management (CDBG funded)
	Agency/Group/ Organization Type	Jack Crippen Center
	What section of the Plan was addressed by Consultation?	Not applicable
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted

Table 2 – Agencies, groups, organizations who participated

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

Not applicable.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care for Los Angeles County and City	Los Angeles Homeless Services Authority (LAHSA)	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Burbank participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.
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.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. The City also works with the State of California Department of Fair Employment and Housing to track reported fair housing data.

Narrative (optional):

Revert to the narratives above

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of the citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

City staff created a detailed participation plan that is part of this ConPlan in the table below. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process obtained extensive information about the ConPlan, 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 also given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including a review of HUD Data and relevant policy documents, assisted the City in its goal-setting efforts.

The current version of El Monte's Consolidated Plan was open for public comment from September 4 to September 15, 2020.

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	Focus group	social service agencies and other stakeholders	None	None	None	Not applicable
2	Community needs survey	All city residents	Not applicable	Respondents considered Park & Recreation Facilities, Youth Centers, Street/Alley Improvements , water/sewer treatment ,Youth Activities,Health Services,the Cleanup of Abandoned Lots and Building,Graffiti Removal ,Homeless Shelters and/or services and Neglected/Abused Children Center/Services as High Priority Needs	None	https://www.surveymonkey.com/r/El_Monte_conplansurvey
3.	Community meetings	All residents	None	None	None	Not applicable

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment analyzes information about housing for the City of El Monte. This section shows information about housing and demographic data received from the US Census, HUD's Comprehensive Housing Affordability Strategy (CHAS), and the American Community Survey (ACS) Estimates. The Needs Assessment portion of the document assists with the prioritization of housing, homelessness, and community development programs and activities for the use of CDBG, and HOME funds between FY 2020 - 2025 for the City. From this Needs Assessment, the City identified high priority areas, which will form the basis for the Strategic Plan and the programs and projects to be administered. The following summary of key findings gives an overview of the Needs Assessment results, with more detail included in each corresponding section of the Needs Assessment.

NA-10 Housing Needs

- Housing overpayment and overcrowding continue to be the most significant problems low-income residents in El Monte face.

NA-15 Disproportionately Greater Need: Housing Problems

- A disproportionately greater need exists at the highest rate in the 0-30 percent of the AMI income category for the jurisdiction as a whole at 84.61 percent. This is followed closely by the very low -income category (30 -50 percent of AMI) at 79.28 percent.
- Additionally, 80-100 percent of AMI has the lowest disproportionately greater need when compared to other income categories at 37.78 percent.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- A disproportionately greater need exists at the highest rate in the 0-30 percent AMI category, representing extremely low-income households at 75.70 percent. This is followed by the very low- income category (30% -50% of AMI) at 49.65 percent.
- The least affected group is 80-100 percent of the AMI category, representing moderate-income households at 21.39 percent.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- A disproportionately greater need exists among households that have a cost burden of 50 percent or higher at 29.06 percent for the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion

- There are no specific areas or neighborhoods where Pacific Island, American Indian or Alaska Native households are located.

NA-35 Public Housing

- The City of El Monte does not own any public housing and works with the Housing Authority of Los Angeles County (HACOLA) and Baldwin Park Housing Authority (BPHA) to provide public housing within the City.
- BPHA administers the housing voucher rental choice program for El Monte. Residents in public housing and housing choice voucher holders often require additional services to allow for self-efficiency.
- The greatest housing facing El Monte’s residents is a cost burden, paying more than 30 percent of their annual income towards the cost of housing.

NA-40 Homeless Needs

- 2019 LAHSA Homeless Count data reports 428 people being homeless in the City El Monte, with 214 persons or 53 percent estimated to be living on the streets and 73.7 persons or 18.3 percent of El Monte’s homeless living in makeshift shelters.
- El Monte has seen a rise in the number of homeless families and veterans between 2018 and 2019.

NA-45 Non-Homeless Special Needs

- The City of El Monte recognizes the following subgroups as special needs households: Senior household, Female headed households, Large families, Persons with Disabilities, Veterans, Farmworkers.
- Housing assistance, including financial support, social services and physical accommodations may be necessary for these special needs groups.

NA-50 Non-Housing Community Development Needs

The general plan for the city identifies these as fundamental building blocks for new neighborhoods to be built over the next two decades.

- Health Care Facilities
- Park and recreation Facilities
- Youth Centers
- Libraries
- Fire Stations & Equipment
- Community Centers
- Child Care Centers
- Senior Centers

The needs of these facilities for the jurisdiction are ranked from the most needed as follows:

1. Youth Centers
2. Parks and recreation facilities
3. Senior Centers
4. Libraries
5. Fire Stations and Equipment
6. Health Care Facilities

7. Child Care Centers
8. Community Centers

How were these needs determined?

The community survey for the 2020-2025 Consolidated plan ranked the choices with the following scale: H = High Need; M = Medium Need; L = Low Need; N/C = No Concern

The needs are determined through the identified high priority needs which will determine the strategic plan and subsequent annual action plans to fulfil these needs.

Describe the jurisdiction’s need for Public Improvements:

Public improvements are required to maintain the following infrastructural elements:

- Street/Alley Improvements
- Drainage Improvements
- Sidewalk Improvements
- Street Lighting
- Water/Sewer Treatment

The community survey ranked the improvements required as follows from the most important:

1. Street/Alley Improvements
2. Water/Sewer Treatment
3. Sidewalk Improvements
4. Drainage Improvements
5. Street Lighting

How were these needs determined?

The community survey for the 2020-2025 Consolidated plan ranked the choices with the following scale: H = High Need; M = Medium Need; L = Low Need; N/C = No Concern

The needs are determined through the identified high priority needs which will determine the strategic plan and subsequent annual action plans to fulfil these needs.

Describe the jurisdiction’s need for Public Services:

Public services are not only what the city provides in the public facilities mentioned above, but also involves transit, legal and security services. These services are mentioned below as indicated in the community survey:

- Anti-Crime Programs
- Youth Activities
- Health Services
- Transportation Services

- Mental Health Services
- Senior Activities
- Child Care Services
- Legal Services

They were ranked as follows from most needed in the survey results:

1. Youth Activities
2. Anti-Crime Programs
3. Health Services
4. Senior Activities
5. Mental Health Services
6. Transportation Services
7. Legal Services
8. Child Care Services

How were these needs determined?

The community survey for the 2020-2025 Consolidated plan ranked the choices with the following scale: H = High Need; M = Medium Need; L = Low Need; N/C = No Concern

The needs are determined through the identified high priority needs which will determine the strategic plan and subsequent annual action plans to fulfil these needs.

Describe the jurisdiction’s need for Special Need Services:

Special Needs Services help the City’s most vulnerable populations through social safety nets and government support, including homeless shelters and counseling services. In the City of El Monte the following services are considered

Special Needs Services

- Neglect/Abused Children Center/Services
- Homeless Shelters and/or services
- Substance-Abuse Services and Counseling
- Domestic Violence Services and Counseling
- Centers/Services for Disabled Persons
- Accessibility Improvements (ADA)
- HIV/AIDS Centers & Services

They were ranked as follows from most needed in the survey results:

1. Homeless Shelters and/or Services
2. Neglected/Abused Children Center/Services
3. Domestic Violence Services and Counseling
4. Substance-Abuse Services and Counseling
5. Centers/Services for Disabled Persons
6. Accessibility Improvements (ADA
7. HIV/Aids Centers & Services

How were these needs determined?

The community survey for the 2020-2025 Consolidated plan ranked the choices with the following scale: H = High Need; M = Medium Need; L = Low Need; N/C = No Concern

The needs are determined through the identified high priority needs which will determine the strategic plan and subsequent annual action plans to fulfil these needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

To provide a context for housing planning, this section discusses a variety of demographic, economic, housing, special needs characteristics and trends to identify issues that affect the City of El Monte’s existing and future housing needs. This section explores household characteristics and housing problems experienced by different income levels:

- 0-30% of AMI- Extremely low income
- 30%-50% of AMI -Very low Income
- 50%-80% of AMI - Low income
- 80%-100% OF AMI - Moderate Income

Summary of Housing Needs

Demographics	Base Year: 2011	Most Recent Year: 2018	% Change
Population	113,763	115,586	1.9%
Households	28,022	31,157	11.18%
Median Income	\$41,820	\$47,121	12.67%

Table 5 - Housing Needs Assessment Demographics

Data Source:	2007-2011 ACS (Base Year), 2014-2018 ACS (Most Recent Year)
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Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,815	7,290	6,860	2,435	5,355
Small Family Households	3,490	3,485	3,615	1,175	3,120
Large Family Households	1,720	1,625	1,650	655	1,185
Household contains at least one person 62-74 years of age	1,930	1,530	1,655	720	1,515
Household contains at least one person age 75 or older	1,520	765	670	315	590
Households with one or more children 6 years old or younger	2,270	1,695	1,355	375	555

Table 6 - Total Households Table

Data Source:	2011-2015 CHAS
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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	65	35	10	200	10	15	20	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	610	435	215	40	1,300	4	105	125	55	289
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,225	835	660	190	2,910	85	180	195	205	665
Housing cost burden greater than 50% of income (and none of the above problems)	3,855	1,155	115	0	5,125	785	830	515	20	2,150
Housing cost burden greater than 30% of income (and none of the above)	570	1,750	1,485	40	3,845	215	410	680	360	1,665

Demo

problems)										
Zero/negative Income (and none of the above problems)	190	0	0	0	190	75	0	0	0	75

Table 7 – Housing Problems Table

Data	2011-2015 CHAS
Source:	

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,785	2,495	1,025	240	9,545	885	1,125	855	280	3,145
Having none of four housing problems	1,155	2,180	3,090	700	7,125	720	1,490	1,890	1,210	5,310
Household has negative income, but none of the other housing problems	190	0	0	0	190	75	0	0	0	75

Table 8 – Housing Problems 2

Data	2011-2015 CHAS
Source:	

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,660	1,880	935	5,475	485	835	760	2,080
Large Related	1,525	775	299	2,599	85	365	350	800
Elderly	1,390	365	134	1,889	455	165	155	775

Demo

Other	680	830	465	1,975	40	90	105	235
Total need by income	6,255	3,850	1,833	11,938	1,065	1,455	1,370	3,890

Table 9 – Cost Burden > 30%

Data Source:	2011-2015 CHAS
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4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,355	565	55	2,975	460	615	325	1,400
Large Related	1,240	200	4	1,444	60	225	75	360
Elderly	1,045	90	15	1,150	270	60	75	405
Other	640	435	45	1,120	40	70	65	175
Total need by income	5,280	1,290	119	6,689	830	970	540	2,340

Table 10 – Cost Burden > 50%

Data Source:	2011-2015 CHAS
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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-family households	1,595	985	540	170	3,290	84	200	155	79	518
Multiple, unrelated family households	240	315	330	60	945	0	90	175	175	440
Other, non-family households	35	0	4	0	39	4	0	0	4	8

Demo

Total need by income	1,870	1,300	874	230	4,274	88	290	330	258	966
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Table 11 – Crowding Information – 1/2

Data Source:	2011-2015 CHAS
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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single-person households in need of housing assistance.

Subject	Total Occupied Units	Owner Occupied Units	Renter Occupied Units
One Person Household	4,406	1,487	2,919
15-34 years old	487	20	467
35- 64 years old	2,025	526	1,499
Householder 65 years and older	1,894	941	953

ACS estimates 2013-2017, City of El Monte

According to the 2014- 2018 ACS estimates, there are a total of 31,157 households, with 4,406 or 14.9 percent being single-person households. As demonstrated in the table above, approximately 33.7 percent are owner-occupied units, with 66.3 percent considered renter-occupied units. The majority (45.9 percent) of one-person households are between the age of 35- 64 years old. The second-largest group of single-person households is those above the age of 65 years (42.9 percent). Senior households who live alone represent 6.4 percent of El Monte’s households. This population may need rental assistance as a result of being on a fixed income and may also need accessible features in the unit due to potentially limited mobility. Mortgage assistance and rehabilitation may also be required for senior households since approximately one- third of one-person households in El Monte are homeowners, and more than half of those homeowners are over the age of 65.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disability

According to 2014- 2018 ACS Estimates, 6.1 percent of El Monte’s population under the age of 65 identify with having some form of disability. Additionally, 2013- 2017 ACS data estimates that 10.2 percent of El Monte’s senior residents (age 65 or over) identify with having some form of disability. The City’s Housing Element defines a disability as having a mental, physical, mobility, or developmental disability. Disabled persons may earn very low incomes or a fixed income, have higher health costs, and are often dependent on supportive services. As a result, supportive housing options, including group housing and shared housing, are essential means for meeting the needs of persons with disabilities. These housing choices include supportive services onsite to meet the social needs of persons with disabilities as well as physical accessibility features to meet the needs of those with mobility limitations.

Domestic Violence

People facing domestic violence include those facing dating violence, sexual assault, and stalking. According to the National Coalition of Against Domestic Violence, more than 30 percent of women and 27 percent of men in the State of California have experienced some form of domestic violence in their lifetime. Additionally, 2019 LAHSA Homeless Count data identifies that within Service Planning Area (SPA) 3, where the City of El Monte is located, 38 percent of the homeless population (over the age of 18) have experienced domestic or intimate partner violence, and of that population 9 percent report being homeless due to fleeing those forms of violence. The Family Violence Prevention and Services Act (FVPSA), the Violence Against Women Act (VAWA), and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act create federal protections and support lifesaving programs for victims of domestic violence, sexual assault, dating violence, and stalking. These advocates identify housing as a primary need of victims and a critical component in survivors’ long-term safety and stability.

What are the most common housing problems?

Housing problems refer to substandard housing (lack complete plumbing or kitchen facilities), overcrowdedness, or cost burden. Housing cost burden followed by overcrowdedness continue to be the most prevalent issues El Monte residents face, as seen in table 7 above. Housing cost burden occurs when a household pays more than 30 percent of their annual income towards rent or mortgage. Severe housing cost burden occurs when 50 percent or more of household annual income goes towards rent or mortgage. Housing overcrowding occurs when there is 1.01-1.5 people per room. Additionally, a severely overcrowded household occurs when more than 1.51 people are living per room.

Of the households reporting having a housing problem (13,380 renter and 4,814 owners), 70.2 percent report that the cost of housing continues to be the problem they face. Severe housing cost burden continues to be the most significant housing problem residents in El Monte face at 40 percent (7,275 households). The second largest problem El Monte's households face is a housing cost burden at 30 percent (5,510 households). An overcrowded household comes in third, with 19 percent of households and severely overcrowded is reported as the fourth largest housing problem with 9 percent of households.

Overcrowding occurs when a household is unable to afford a unit with suitable space to accommodate their household. Other situations (retirement, children moving back home, loss of job, etc.) can also result in housing problems. In these situations, a household can choose to either overpay for housing or find roommates in a small unit to afford housing, which can result in overcrowding. Like many other cities in California, the cost of housing continues to be a prevalent issue residents of El Monte face.

Are any populations/household types more affected than others by these problems?

Circumstances that lead to a more significant burden for payment and overcrowding may be one's employment status, age, disability, family type, or other characteristics. The City of El Monte's Housing Element defines special needs groups as the following: senior households, female-headed households, large families, disabled people, veterans, homeless people, and farm workers. These populations require housing and service support.

Additionally, severe housing cost burden and overcrowding have a disproportionately greater effect on households making 0 - 30 percent AMI. Table 7 above shows that households with a 0-30 percent AMI, comprise more than half (52.9 percent) of low-income households facing a severe housing cost burden. The same AMI group also experiences an uneven number of households facing overcrowding, comprising more than one-third (36 percent) of low-income households. This is also evidenced by Table 10, which shows that households at 0 -30 percent AMI experience severe housing cost burden when compared to 30- 50 percent AMI or 50 - 80 percent AMI at 67.6 percent. Tables 7 and 8 above highlight the housing problems facing extremely low and very low-income households in El Monte. 2013- 2017 ACS estimates report 22.6 percent of individuals in El Monte are living below the poverty level, which is 7.5 percent higher when compared to the State's poverty level.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD (2012) defines individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered as an individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
- (iii) Meets one of the following conditions:

Demo

- (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
- (B) Is living in the home of another because of economic hardship; OR
- (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- (D) Lives in a hotel or motel and the cost are not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
- (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- (F) Is exiting a publicly funded institution or system of care; OR
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan

Individuals and families that are at the highest risk of homelessness also are likely to experience a severe housing cost burden. Table 10 above illustrates a total of 6,689 renter households and 2,340 owner households with an AMI between 0-80 percent who experience a severe housing cost burden. A high cost for housing, therefore, takes away from a household's ability to pay for other necessities, including food, healthcare, and clothing. Renter households at 0-30 percent AMI are most at risk of becoming homeless, and they also comprise 5,280 of El Monte's households who experience a severe housing cost burden.

This risk of homelessness is also high for elderly persons who have a fixed-income and increase in medical needs. As already discussed above, 2013-2017 ACS estimates indicate that seniors are one of the largest individual household populations in El Monte, at 43 percent or 1,894 persons. Senior households living alone may need rental assistance, as they are likely living on a fixed income. The same can be said for persons with disabilities, and families with members that are from either one or both special needs groups.

Large families that are also within the extremely low-income category are also at a very high risk of homelessness. Table ten above indicates there are a total of 1,240 extremely low-income, large families who also experience a severe housing cost burden. These families are likely to struggle in acquiring basic necessities, including food and health care for a larger family (more than five people) due to the fact that they use more than half of their income for rent.

Additionally, formerly homeless families and individuals require access to healthcare and counselling services due to the reasons for homelessness that may include substance abuse and domestic violence. Rapid rehousing programs provide a temporary solution for formerly homeless families or individuals who then need access to rental assistance and economic

programs. Economic programs allow for skill building along with access to job boards and training that would allow them to rejoin the labor force and improve their standard of living.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Risk of Homelessness

As already discussed, lower-income households with a high cost of housing are more likely to become homeless or experience overcrowding in housing. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Consequently, renters are vulnerable and subject to constant changes in the housing market. Renters experiencing a housing cost burden lead to less in less disposable income for other necessities, including food and health care. Table 9 and 10 above indicate that within low-income households (22,965 households), 39.3 percent (9,029 households) report experiencing a severe housing cost burden and 68.9 percent (15,828 households) experience a housing cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As stated earlier in this section, rising rents and home prices continue to make it difficult for residents to afford housing in the City of El Monte. Overcrowding is another housing characteristic that has been linked with instability and an increased risk of homelessness. According to 2013- 2017 ACS data, 13.7 percent of households experience overcrowding. Additionally, overpayment leads to less funding allocated for healthcare, food, and clothing. As a result, these families may have little emergency funds if they were to lose a job, or income, therefore risking their loss of housing.

Discussion

See above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need for any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the Federal register as per regulations from section 91.205(b) (2), 91.305(b) (2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of a racial/ ethnic group at a given income level experience housing problems at a higher rate (10 percentage points or more) when compared to the jurisdiction as a whole. The final column in the red text shows the calculation to determine if a disproportionately greater need exists.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	7,455	1,090	265	84.61%
White	385	165	15	68.14%
Black / African American	0	0	0	0
Asian	1,745	545	75	73.78%
American Indian, Alaska Native	4	0	0	100%
Pacific Islander	30	0	0	100%
Hispanic	5,270	380	175	90.47%

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source:	2011-2015 CHAS
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*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	5,780	1,510	0	79.28%
White	210	210	0	50%
Black / African American	30	20	0	60%
Asian	1,165	350	0	76.89%
American Indian, Alaska Native	0	4	0	0
Pacific Islander	10	0	0	100%
Hispanic	4,355	925	0	82.48%

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	4,045	2,820	0	58.92%
White	135	270	0	33.33%
Black / African American	0	0	0	0

Demo

Asian	1,270	755	0	62.71%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,620	1,785	0	59.47%

Table 15 - Disproportionately Greater Need 50 - 80% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	920	1,515	0	37.78%
White	95	190	0	33.33%
Black / African American	0	10	0	0
Asian	335	460	0	42.13%
American Indian, Alaska Native	0	14	0	0
Pacific Islander	4	60	0	6.25%
Hispanic	490	765	0	39.04%

Table 16 - Disproportionately Greater Need 80 - 100% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Demo

The housing problems being examined in this section are:

- Lack of complete kitchen facilities,
- Lack of complete plumbing facilities,
- More than one person per room, (Overcrowding)
- Cost Burden greater than 30%

A disproportionately greater need exists at the highest rate in the 0-30 percent of the AMI income category for the jurisdiction as a whole at 84.61 percent. This is followed closely by the very low -income category (30 -50 percent of AMI) at 79.28 percent. Additionally, 80-100 percent of AMI has the lowest disproportionately greater need when compared to other income categories at 37.78 percent. Details of the racial/ethnic groups most affected will be discussed later in the document in Needs Assessment 30.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need is determined when members of a race or ethnic community experience housing problems at ten percentage points or more when compared to the jurisdiction as a whole’s disproportionately greater need. In this section, severe housing problems will be assessed by race/ethnic communities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	6,670	1,875	265	75.70%
White	285	260	15	50.89%
Black / African American	0	0	0	0
Asian	1,435	850	75	60.80%
American Indian, Alaska Native	4	0	0	100%
Pacific Islander	30	0	0	100%
Hispanic	4,895	760	175	83.96%

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	3,620	3,670	0	49.65%
White	50	370	0	11.9%
Black / African American	0	50	0	0
Asian	810	705	0	53.46%
American Indian, Alaska Native	0	4	0	0
Pacific Islander	10	0	0	100%
Hispanic	2,735	2,535	0	51.89%

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	1,880	4,980	0	27.4%
White	30	370	0	7.5%
Black / African American	0	0	0	0

Demo

Asian	600	1,425	0	29.62%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,230	3,170	0	27.95%

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Disproportionately greater need
Jurisdiction as a whole	520	1,910	0	21.39%
White	45	240	0	15.78%
Black / African American	0	10	0	0
Asian	135	655	0	17.08%
American Indian, Alaska Native	0	14	0	0
Pacific Islander	4	60	0	6.25%
Hispanic	335	920	0	26.69%

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The four severe housing problems in this section are:

- Lack of complete kitchen facilities,
- Lack of complete plumbing facilities,
- More than 1.5 persons per room (severe overcrowding)
- Cost Burden over 50%

Similar to Need Assessment 15 above, a disproportionately greater need exists at the highest rate in the 0-30 percent AMI category, representing extremely low-income households at 75.70 percent. This is followed by the very low- income category (30% -50% of AMI) at 49.65 percent. The least affected group is 80-100 percent of the AMI category, representing moderate-income households at 21.39 percent. Details of the racial/ethnic groups most affected will be discussed in Needs Assessment 30, below.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden refers to the amount of income that households must spend to afford shelter. Based on HUD guidelines, housing should cost less than 30 percent of a household’s income to be considered affordable. This section does not show other housing problems experienced. The same method used in Needs Assessment 15 and 20 is used here to calculate disproportionately greater need. This is determined when members of a particular racial or ethnic community experience housing problems at a higher rate (ten percentage points or more) when compared to the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	%	30-50%	%	>50%	%	No negative income (not computed) /
Jurisdiction as a whole	13,825	44.95%	7,545	24.53%	9,105	29.06%	280
White	1,405	63.57%	430	19.45%	360	16.28%	15
Black / African American	95	76%	30	24%	0	0	0
Asian	4,830	52.18%	1,985	21.44%	2,360	25.49%	80
American Indian, Alaska Native	40	90.90%	0	0	4	9.09%	0
Pacific Islander	100	71.42%	0	0	40	28.57%	0
Hispanic	7,300	38.70%	5,095	27.01%	6,285	33.32%	180

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source:	2011-2015 CHAS
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Discussion:

In this section, the first column sets a baseline for comparison between households that are considered affordable, paying less than 30 percent of their annual income towards housing payments within the City of El Monte. A disproportionately greater need exists among households that have a cost burden of 50 percent or higher at 29.06 percent for the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has a disproportionately greater need than the needs of that income category as a whole?

NA 15- Housing Problems:

- 0-30% AMI - Pacific Islander, American Indian, Alaska Native households have a disproportionately greater need at 100 percent.
- 30%-50% AMI- Pacific Islander households have a disproportionately greater need at 100 percent.
- 50-80% AMI- No race/ethnicity has a disproportionately greater need at this income category.
- 80-100% AMI- No race/ethnicity has a disproportionately greater need at this income category.

NA 20- Severe Housing Problems:

- 0-30% AMI - Pacific Islander, American Indian, and Alaska Native households have a disproportionately greater need at 100 percent.
- 30%-50% AMI- Pacific Islander households have a disproportionately greater need at 100 percent.
- 50-80% AMI- No race/ethnicity has a disproportionately greater need at this income category.
- 80-100% AMI- No race/ethnicity has a disproportionately greater need at this income category.

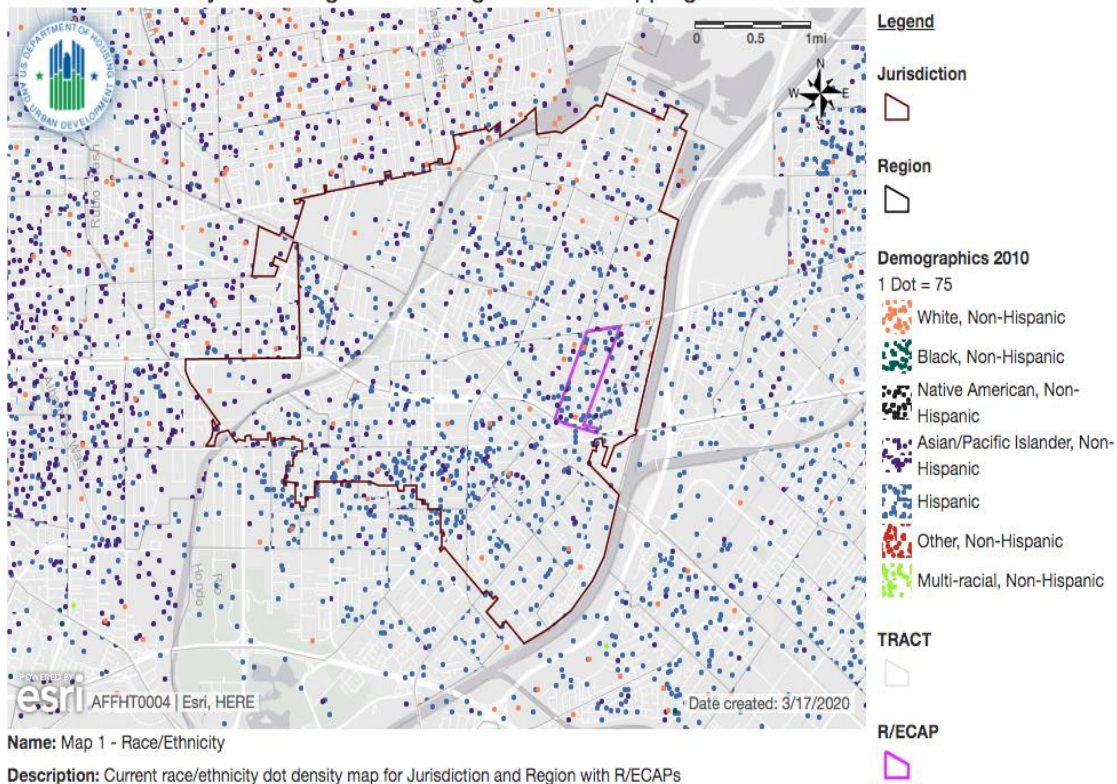
If they have needs not identified above, what are those needs?

No other needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The map below indicates that there are no specific areas or neighborhoods where Pacific Island, American Indian or Alaska Native households are located. Asian/Pacific Islanders and Hispanic racial/ethnic groups are the most dominant in El Monte. Racial/ ethnic groups seemingly evenly spread throughout the City, with a slight concentration of Hispanics in the South Western parts of El Monte.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 1 - Race/Ethnicity

Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Jurisdiction: El Monte (CDBG, HOME, ESG)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Image: HUD AFFH, Race/ Ethnicity for City of El Monte

NA-35 Public Housing – 91.205(b)

Introduction

El Monte’s Analysis of Impediments to Fair Housing Choice states that the City does not own any public housing and works in close collaboration with the Housing Authority of Los Angeles County (HACOLA) and Baldwin Park Housing Authority (BPHA) to provide public housing within the City. El Monte will continue to work with the HACOLA, local, and regional nonprofits to develop affordable housing projects in El Monte. The Baldwin Park Housing Authority administers the housing voucher rental choice program for El Monte.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source:	PIC (PIH Information Center)
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Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842	

Demo

Income								
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Race of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are at least 3 levels of accessibility identified in the 2011 American Housing Survey (AHS):

Level 1: Potentially Modifiable- The home has some essential structure features for accessibility, but would not be accessible without further modifications. This includes stepless entry from the exterior, bathroom and bedroom on the entry level or presence of the elevator in the unit.

Level 2: Livable for individuals with moderate mobility difficulties- A person with moderate mobility difficulties can live in the home. This includes all the elements in level 1 plus no steps between rooms or rails/grab bars along all steps and an accessible bathroom with grab bars.

Level 3: Wheelchair accessible- The home has a minimum level of accessibility so that a wheelchair user can live in the home and prepare his or her own meals. This includes all the elements in levels 1 and 2, but removes the possibility of any steps between rooms, even if grab bars are present, and adds door handles and sink handles/levers

Table 22 above demonstrates that within LA County, 59 Special Purpose vouchers are administered to the disabled population. Table 24 also indicates that 47 project-based families and 20,550 tenant-based voucher families are requesting accessibility features.

The Housing Choice Voucher Waiting List last opened on August 2016 for 1 week. There were 720 applications from El Monte residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents of public housing and housing choice voucher holders are additional services to allow for self-efficiency among those residents. Services may include workforce development, training, educational support, and access to health services. Other needs include more affordable housing and housing choice vouchers to be offered.

How do these needs compare to the housing needs of the population at large?

As already discussed in Need Assessment 10, many residents of El Monte are facing a cost burden. Cost burden leads to less money to allocate on other necessities, including medicine, food, and clothing. Table 9 and 10 above shows that within low-income (0-80 percent AMI) households (22,965 households), 39.3 percent (9,029 households) report experiencing a severe housing cost burden and 68.9 percent (15,828 households) experience a housing cost burden (. Additionally, renter households at 0-30 percent AMI comprise 5,280 of El Monte’s households who experience a severe housing cost burden.

The Average Annual Total Income for voucher applicants is \$20,718 which is in the extremely low income category (0-30% of AMI). The levels & total numbers of families/individuals can be broken down as follows:

- Extremely Low Income: 78
- Low Income: 7
- Over Income: 388
- Very Low Income: 21

Discussion

See above

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness remains a significant crisis in California, with Los Angeles County experiencing the most significant number of homeless people in the State. El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), which is coordinated by the Los Angeles Homeless Services Agency (LAHSA), a joint powers authority. LAHSA works with Cities to provide services throughout the County. According to LAHSA, the number of individuals experiencing homelessness in Los Angeles County increased by 44 percent from 33,243 in 2010 to 58,936 in 2019. Eviction, foreclosure, unemployment, rent increases, and substance abuse issues are some reasons for the rise in homelessness in the County. Governor Newsom’s proposed 2020-21 Governor’s Budget would offer more than \$1 billion to fight homelessness, including \$750 million allocated towards housing and services, and a significant new investment to reform Medi-Cal so that health providers transform health care to deliver integrated physical and behavioral health.

Los Angeles County is divided into eight Service Planning Agencies (SPAs). El Monte is located within SPA 3, which includes the City of Pasadena, Arcadia, Alhambra, Diamond Bar, Pomona, Azusa, Altadena, Baldwin Park, and others. According to the 2019 Greater Los Angeles Homeless Count for Service Planning Area (SPA) 3, there are a total of 4,489 homeless people. 1,197 (27 percent) are estimated to be sheltered, and 3,292(73 percent) are expected to be unsheltered. The number of homeless people in SPA 3 has increased by 25 percent since 2018. It is estimated that approximately 616 (14 percent) are part of a family, with a significant increase in percent change from 2018, by 33.6 percent. 2019 LAHSA Homeless Count data also reports 428 people being homeless in the City El Monte.

In June 2018, the City of El Monte also adopted a “Plan to Prevent and Combat Homelessness.” Part of the plan assesses City-level data from the regional Coordinated Entry System (CES) about El Monte’s homeless population between July 2016 and November 2017. The data indicates that 55 percent of the City’s homeless reported being homeless 1-2 years and 24 percent for two or more years. Additionally, 39 percent reported chronic health issues related to the liver, kidneys, stomach, lungs, or heart, and 23 percent reported a mental health issue.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Estimating the precise number of homeless persons in a community is a difficult, if not impossible, challenge since homeless people are a transient group. Additionally, measuring the number of homeless individuals is a difficult task in part because, in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time,

not the exact number of homeless people at any given time. The City of El Monte does not have data on the "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness."

Definitions:

- Sheltered: LAHSA (2019) defines sheltered homeless people as those who sleep in an emergency shelter, transitional housing, or safe haven program.
 - Unsheltered: LAHSA (2019) defines unsheltered homeless people as those who sleep on the street or in a dwelling not meant for human habitation (car, van, camper/RV, tent, or makeshift shelter).
 - Chronically homeless individuals and families: HUD has defined chronic homelessness as an individual or family with a disabling condition who has been continuously homeless for a year or more and has had at least four episodes of homelessness in the past three years.
 - Homeless families with children: Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This applies to families with children or unaccompanied youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.
 - Homeless veterans and their families: A person who "served in the active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable." Also, are considered homeless if they meet the definition of "homeless individual" codified as part of the McKinney-Vento Homeless Assistance Act
- Homeless and unaccompanied youth: under 25 years of age that have not had a lease and have moved 2 or more times in the last 60 days. Unaccompanied youth who are unstably housed and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
American Indian or Alaska	1	10
Asian	2	2
Black or African American	40	52
Native Hawaiian/ Other Pacific Islander	0	1
White	18	100
Multiple Races or Other	2	4
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic or Latino	51	145
Non-Hispanic or Non-Latino	63	169

Data acquired from HC2019 SPA 3 City/Community Homelessness Report Estimates, pg. 28 in combination with data for percent sheltered vs not from the LAHSA 2019 Greater Los Angeles Homeless County- Data Summary for Service Planning Area 3 San Gabriel Valley Report.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

LAHSA’s 2019 Greater Los Angeles Homeless County- Data Summary for Service Planning Area 3- San Gabriel Valley Report shows that families comprise 14 percent of the entire homeless population, with a total of 616 people. Additionally, 95 percent (586 family members) are sheltered while 5 percent (30 family members) remain unsheltered, indicating a 33.6 percent increase (percent change) from the 2018 homeless count. Of the 616 family members, 58 percent (359 family members) identify as children, under the age of 18. Of the homeless family population, 7.9 percent (49 people) identify as chronically homeless. Data shows no veteran identifying as part of a family unit that is homeless in SPA 3.

Veterans comprise 6 percent (258 people) of the total homeless population within SPA 3, an increase of 11 percent when compared to data from the 2018 count. Only 5 percent (13 people) of veterans in SPA 3 are sheltered, leaving the majority unsheltered and in need of temporary housing and services to find housing. Forty-five percent (117 people) of veterans are identified as chronically homeless, with only 2.5 percent (3 people) having shelter.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Data acquired from HC 2019 SPA 3 City/Community Homelessness Report and LAHSA 2019 Greater Los Angeles Homeless County- Data Summary for Service Planning Area 3 San Gabriel Valley Report indicate that Hispanic/Latino ethnicities comprise 46 percent of the homeless population, leaving 56 percent of the area to be considered Non-Hispanic/ Latino. When looking at race, Whites have the highest rates of homeless at 27.6 percent, followed by Black/ African American at 21.5 percent. The Asian and Black/African American population are the race with the most significant percent sheltered at 50 percent and 43 percent, respectively. Approximately 27 percent of the Hispanic/Latino population in El Monte are sheltered, leaving the remaining 73 percent without shelter.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Using estimates from the table above, 26.6 percent (114 people) of El Monte’s homeless population are sheltered, leaving 73.4 percent (314 people) unsheltered. When looking at ethnicity, an estimated 26 percent of the Hispanic/Latino population are sheltered, leaving 84 percent without shelter. Additionally, 27 percent (63 people) of El Monte’s Non-Hispanic or Non-Latino populations are sheltered, leaving an estimated 73 percent (169 people) without shelter. American Indian or Alaska and White races are the populations with the least amount of people sheltered at 10 and 18 percent, respectively.

Discussion:

See above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs groups refer to population subgroups that may need more housing assistance when compared to the general population. Housing assistance, including financial support, social services, and physical accommodations, may be necessary for these special needs groups. The City of El Monte's 2014-2021 Housing Element recognizes the following subgroups as special needs households:

- Senior households
- Female headed households
- Large families
- Persons with Disabilities
- Veterans
- Farmworkers

It should be noted that the Housing Element also recognizes homeless people as a special needs group but understands that this section focuses on non-homeless special needs groups only.

Describe the characteristics of special needs populations in your community:

Senior Households

2013- 2017 ACS Estimates report that 12.6 percent of El Monte's population is 65 years old or more in age, with 45.5 percent identified as male and 54.5 percent as female. Senior populations are also the second largest group of people living alone when compared to other one-person households, with a total of 1,894 households. Approximately half of the seniors living on their own are homeowners, while the other half are renters.

Female Headed Households

2013- 2017 ACS Estimates report that approximately 20 percent of El Monte's households are female householders with no husband present. The majority of El Monte's female households with no husband present are between the ages of 35- 64 years old (9.2 percent) and are also renters (12.7 percent).

Large Families

The Department of Housing and Community Development defines large households as households having five or more members. 2013- 2017 ACS Estimates report that 45 percent of El Monte's households have four or more people in them. HUD's 2011- 2015 Comprehensive Housing Affordability Strategy (CHAS) data indicates there are in total 5,650 large family households with an AMI between 0 - 80 percent (Table 6, Need Assessment 10). These large family households make up 18.3 percent of El Monte's households.

Persons with Disabilities

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The City's Housing Element defines a disability as having a mental, physical, mobility, or developmental disability. 2014- 2018 ACS Estimates report that 6.1 percent of El Monte's population under the age of 65 identify with having some form of disability. Additionally, 2013-2017 ACS data estimates report that 10.2 percent of El Monte's senior residents (age 65 or over) identify with having some form of disability.

Veterans

2013- 2017 ACS Estimates report 1,665 veterans are residing in the City of El Monte. 50.6 percent of El Monte's veterans are over the age of 65, and 22.5 percent are between the ages of 35 and 64 years old. When looking at race, 62 percent or 1,034 veterans identify as "White alone" and 10 percent as "Asian alone." When looking at ethnicity, 50.5 percent or 841 veterans identified as Hispanic or Latino. When looking at education status, 34.9 percent of veterans identify as having "some college or associate degree," 31 percent identify with having a "high school graduate degree," and lastly, 19 percent have a "Bachelor's degree or higher."

Farmworkers

The State of California also recognizes the special housing needs of farmworkers, in particular, migrant farm laborers earning very low incomes. 2013- 2017 ACS Estimates for the workforce in the agriculture, forestry, fishing and hunting, and mining industry estimate 345 civilians employed, the majority (68 percent) of whom are male.

What are the housing and supportive service needs of these populations and how are these needs determined?

Senior Households

Senior households have special housing needs as a result of fixed/limited income, health care costs, and disabilities. Because of these needs, seniors often have greater difficulty finding suitable and affordable housing. Seniors may need to live near public transit and health care centers. Additionally, some may need to live in assisted living housing, have supportive services on-site or housing with handicap accessible features. With the aging of the baby boom generation, the number of seniors and elderly residents is anticipated to increase.

Female Headed Households and Large Families

Both populations need affordable housing opportunities to support them as they potentially face overcrowding and overpayment on housing. The majority of both subpopulations are renters because they can not afford to own quality homes. Families may also need access to affordable daycare. Additionally, large families may face discrimination from landlords who do not want large families living in their units, due to fear of property damage and noise complaints.

Persons with Disabilities

Disabled persons may earn very low incomes or a fixed income, have higher health costs, and are often dependent on supportive services. As a result, affordable and supportive housing options, including group housing and shared housing, are important means for meeting the needs of persons with disabilities. These housing choices include supportive services onsite to meet the social needs of persons with disabilities as well as physical accessibility features to meet the needs of those with mobility limitations.

Veterans

Approximately 50 percent of El Monte’s veterans are ages 65 or over; therefore, many veterans have similar needs as seniors, including affordable housing, onsite services, proximity to transit and health centers, as well as community care and skilled nursing facilities. Many veterans also experience high levels of post-traumatic stress disorders, injuries from service, and other conditions that can make it challenging for them to find a job post service. Veterans need access to mental health providers, affordable health care facilities, and educational advancement and workforce development services.

Farmworkers

The transitory nature of the labor force, the need for affordable housing, the unique educational needs, and the impact on the stability of children’s lives make this group particularly vulnerable. Farmworker housing needs can best be accommodated through permanent affordable rental housing in the community.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Los Angeles County Comprehensive HIV Plan (2017-2021) reports that between the years 2001 and 2013 in SPA 3, there were a total of 484 people diagnosed with HIV (PLWH), and in 2014 there were a total 3,153 PLWH. Individuals living with HIV/AIDS and their families have needs similar to the special needs’ groups discussed before, including access to medical care, counseling, transportation, and food. Such needs would be required as the life expectancy of individuals living with HIV/AIDS has increased. Additionally, providing stable housing can promote the health and wellness of individuals and can decrease risk factors that can lead to the transmission of HIV and AIDS.

Discussion:

See above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

The community survey for the 2020-2025 Consolidated plan ranked the choices with the following scale: H = High Need; M = Medium Need; L = Low Need; N/C = No Concern

The needs are determined through the identified high priority needs which will determine the strategic plan and subsequent annual action plans to fulfil these needs.

Describe the jurisdiction’s need for Public Facilities:

Public facilities offer social and recreational services that are useful to the entire population, including parks, youth centers, and fire houses, which provide emergency fire and other safety services. These facilities also offer additional support for special needs groups in El Monte such as childcare facilities, social services for the homeless, and healthcare facilities as well. In the City of El Monte the following facilities are considered:

- Park and Recreation Facilities
- Health Care Facilities
- Youth Centers
- Libraries
- Fire Stations and Equipment
- Community Centers
- Child Care Centers
- Senior Center

The following public facilities in El Monte have the highest priority in terms of community needs:

1. 64% of respondents considered Park & Recreation Facilities as a High Priority Need
2. 60% of respondents considered Youth Centers as a High Priority Need.

How were these needs determined?

These needs were determined by administering the City of El Monte Community Needs Survey.

They were ranked as follows from most needed in the survey results:

1. Park & Recreation Facilities
2. Youth Centers
3. Health Care Facilities
4. Libraries
5. Community Centers
6. Child Care Centers
7. Fire Stations & Equipment
8. Senior Centers

Describe the jurisdiction’s need for Public Improvements:

Public improvements ensure that infrastructure such as pavements and street lighting, benefit neighborhood residents by upgrading public works. In the City of El Monte the following facilities are considered:

- Street/ Alley Improvements
- Drainage Improvements
- Sidewalk Improvements
- Street Lighting
- Water/Sewer Treatment

The following public improvements in El Monte have the highest priority in terms of community needs:

1. 48% of respondents considered Street/Alley Improvements as a High Priority Need.
2. 40% of respondents considered water/sewer treatment as a High Priority Need.

How were these needs determined?

These needs were determined by administering the City of El Monte Community Needs Survey. They were ranked as follows from most needed in the survey results:

1. Street/Alley Improvements
2. Water/Sewer Treatment
3. Street Lighting
4. Sidewalk Improvements
5. Drainage Improvements

Describe the jurisdiction’s need for Public Services:

Both community service and neighborhood service questions were included in the Community Needs Survey and used to assess public service needs. Public services include those aimed to help special needs groups such as homeless people and persons facing HIV/AIDS. They also include community services such as legal services and transportation services, which are focused on improving quality of life for residents. In the City of El Monte, the following services are considered:

Community Services

- Anti-Crime Programs
- Youth Activities
- Health Services
- Transportation Services
- Mental Health Services
- Senior Services
- Child Care services
- Legal Services

The following community service programs in El Monte have the highest priority in terms of community needs:

Community Service Needs

1. 72% of respondents considered Youth Activities as a High Priority Need
2. 66.67% of respondents considered Health Services as a High Priority Need

Neighborhood Services

- Graffiti Removal
- Trash and Debris Removal
- Cleanup of abandoned lots and buildings
- Parking Facilities
- Tree Planting

The following neighborhood programs in El Monte have the highest priority in terms of community needs:

Neighborhood Service Needs

1. 60% of respondents considered the Cleanup of Abandoned Lots and Buildings as a High Priority Need
2. 52% of respondents considered Graffiti Removal as a High Priority Need

How were these needs determined?

These needs were determined by administering the City of El Monte Community Needs Survey. They were ranked as follows from most needed in the survey results:

Community Service Needs

1. Youth Activities
2. Health Services
3. Child Care Services
4. Anti-Crime Programs
5. Mental health Services
6. Legal Services
7. Transportation Services
8. Senior Activates

Neighborhood Service Needs

1. Cleanup of Abandoned Lots and Buildings
2. Graffiti Removal
3. Trash & Debris Removal
4. Tree Planting
5. Parking Facilities

Describe the jurisdiction’s need for Special Needs Services:

Special Needs Services help the City’s most vulnerable populations through social safety nets and government support, including homeless shelters and counseling services. In the City of El Monte the following services are considered

Special Needs Services

- Neglect/Abused Children Center/Services
- Homeless Shelters and/or services
- Substance-Abuse Services and Counseling
- Domestic Violence Services and Counseling
- Centers/Services for Disabled Persons
- Accessibility Improvements (ADA)
- HIV/AIDS Centers & Services

The following public services in El Monte have the highest priority in terms of special needs:

Special Needs Services

1. 68% of respondents considered Homeless Shelters and/or services as a High Priority Need
2. 60% of respondents considered Neglected/Abused Children Center/Services as a High Priority Need

How were these needs determined?

These needs were determined by administering the City of El Monte Community Needs Survey. They were ranked as follows from most needed in the survey results:

1. Homeless Shelters and/or Services
2. Neglected/Abused Children Center/Services

3. Domestic Violence Services and Counseling
4. Substance-Abuse Services and Counseling
5. Centers/Services for Disabled Persons
6. Accessibility Improvements (ADA)
7. HIV/Aids Centers & Services

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The sections below evaluate housing supply, cost, homeless, and community facilities in El Monte as well as the age and condition of the housing stock in the City. The Market Analysis gives insights into the housing needs in El Monte as well as how regional and state agencies' programs actualize local goals to improve housing in the jurisdiction. This section is broken down as follows:

MA 10 - Number of Housing Units:

- El Monte consists of mostly single-family homes, with 58 percent of residential properties being 1- unit detached structures.
- Majority of renter and owner households in El Monte live in two-bedroom units, at 61.3 percent and 67.1 percent, respectively.
- Two affordable housing developments, one senior and one developmentally disabled are set to expire between fiscal year 2020 and 2030.
- Between the years 2020 and 2035, it is estimated the population growth in El Monte will increase by 20 percent.
- SCAG's 5th RHNA Allocation shows a need for 1,196 low-income housing units and 946 above moderate-income housing units between 2014 and 2021.

MA 15- Housing Costs:

- Median home value has increased by 7.76 percent and median income has increased by 10 percent between the years 2010 and 2018.
- Median contract rent has increased by 16 percent between the years 2010 and 2018.
- In El Monte, a total of 6,689 renter households and 2,340 owner households with an AMI between 0-80 percent experience a severe housing cost burden.
- El Monte's residents are facing a continued rise in rent and purchase cost for housing.
- The City must continue to put forward efforts to build and preserve affordable housing and support first time homebuyers with purchasing a home.

MA 20 - Condition of Housing:

- The majority (over 80 percent) of El Monte's housing stock is dated, built more than 30 years ago, resulting in both owner and renter units needing home repairs at some point in the recent years.

- 2011- 2015 ACS data indicates that homeowners have safer housing conditions when compared to renters by at least 31 percentage points, indicating that landlords may not be maintaining their units, or renters are not pursuing action from their landlords to eliminate uninhabitable conditions in their units.
- 2011- 2015 ACS data indicates that 58 percent of renters and 40 percent of owners indicate having “one selected condition” in their housing.
- 2013-2017 ACS Data, 21,294 or 72 percent of units were built before 1980 and are at risk of lead-based paint hazard.

MA 25- Public and Assisted Housing:

- The City of El Monte does not own any public housing developments in its district, rather the Housing Authority of Los Angeles County and Baldwin Park Housing Authority work to provide public housing in the City.
- The Baldwin Park Housing Authority administers the housing voucher rental choice program for El Monte.

MA 30- Homeless Facilities and Services:

- LAHSA Homeless Count data reports a decrease in homelessness in El Monte, from 517 people in the year 2018 to 428 people in 2019.
- Health and mental health services are provided to homeless people in El Monte by using the City’s police department, as well as its TOUCH program and HOST program.
- Family Promise of San Gabriel Valley and Operation Healthy Hearts provide employment services to people who are at risk or are currently experiencing homelessness in El Monte.

MA 35- Special Needs Facilities and Services:

- El Monte recognizes the following subgroups as special needs households: Senior households, female-headed households, large families, persons with disabilities, farmworkers, and veterans.
- Affordable housing, supportive housing, policy to combat housing discrimination, onsite social services as well as close proximity to health services, public services and social services are supportive housing needs special needs populations in El Monte need.

MA 40- Barriers to Affordable Housing:

- Cost of parking, development fees and taxes, the City’s development and permit approval process, financing, and assembly bill 1482 are considered potential barriers to affordable housing being built in El Monte.

MA 45- Non-Housing Community Development Assets:

- The largest employment sector in El Monte is the production, transportation, and material moving industry, holding 26.2 percent or 13,527 of people employed.
- The following are considered major employers within the City: El Monte City Elementary, El Monte Union High School District, Mountain View Elementary, Long Toyota- Lexus, McGill Corporation, San Gabriel Transit, City of El Monte, Driftwood Dairy and El Monte Adult School.
- Five year, 2018 ACS estimates, approximately 10.9 percent of El Monte’s population have a bachelor’s degree or higher, 27.3 percent have a high school or equivalent education, and about two percent have a graduate or professional degree.

MA 50 - Needs and Market Analysis Discussion:

- In the City of El Monte, households experiencing one or more housing burdens are located predominantly in the southeast area of the City, with higher rates further east.
- Census Tract Codes 433304, 433302, 433901, 433402, 432801, and 432802 are concentrations with more than 70 percent of households indicating having any of the four housing problems.
- 2014-2018 ACS data indicates that El Monte’s largest ethnic group is Hispanic or Latino at 65.8 percent of the population.

MA 60 - Broadband Needs of Housing occupied by Low- and Moderate-Income Households:

- ACS data from 2014- 2018 for El Monte show that 74.9 percent of households have some form of internet subscription.
- According to 2014- 2018 ACS data, only 45 percent of households with an income less than \$20,000 have access to broadband services while 76.1 percent of households making an income between \$20,000 - \$74,999, have an internet subscription.
- Black or African/ American households have the lowest subscription rate at 58.7 percent when compared to other race/ethnic groups.
- Households with lower levels of educational attainment have a lower percentage of the subscription rate.

MA 65- Hazard Mitigation:

- Earthquakes, water, wastewater, and heat serve as examples of natural hazard risks associated with climate change.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section analyzes the City’s residential properties by the number of units and bedrooms, as well as El Monte’s affordable housing stock, assessing what affordable housing may be lost due to covenant expiring between fiscal years 2020 - 2030.

Table 31 below indicates that the majority of properties in El Monte are 1- unit detached structures (58 percent), the second-largest property type is ten or more units (14.2 percent). Table 31 makes it apparent that El Monte consists of mostly single-family homes.

When considering unit size by tenure (Table 32), the majority of renters and owners have two-bedroom units at 61.3 percent and 67.1 percent, respectively. A vast distinction is noticed when looking at three or more bedrooms, 28.2 percent of owner households have three or more bedrooms, compared to only 5.9 percent of renter households. The second-largest unit size by tenure for renters is one-bedroom units at 29.4 percent, a stark distinction when compared to owner households, with only 3.9 percent of their units having only one bedroom. This may impose a challenge for large families, who may be renting, leading to overcrowding in their homes.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,136	58%
1-unit, attached structure	3,323	11.2%
2 units	669	2.3%
3 or 4 units	1,380	4.7%
5 to 9 units	1,282	4.3%
10 or more units	4,194	14.2%
Mobile Home or other type of housing	1,566	5.3%
Total	29,550	100%

Table 31 – Residential Properties by Unit Number

Data Source:	2013-2017 ACS
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Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%

No bedroom	90	.8%	622	3.5%
1 bedroom	468	3.9%	5,165	29.4%
2 bedrooms	8,019	67.1%	10,779	61.3%
3 or more bedrooms	3,376	28.2%	1,031	5.9%
Total	11,953	100%	17,597	100%

Table 32 – Unit Size by Tenure

Data Source:	2013-2017 ACS
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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

El Monte Subsidized Multiple-Family Housing

Development Name	Type of Unit	Total Units	Year Subsidy Terminates
TELACU El Encanto 3843 Maxson Road	Senior	71	2040
TELACU Amador Manor 3436 N. Tyler Avenue	Senior	70	2036
Palm Garden Apts 10310 Valley Boulevard	Senior	89	2050
Blessed Rock of El Monte 4111 Tyler Avenue	Senior	137	2052
Singing Wood Apartments 10110 Valley Boulevard	Senior	110	2059
Rio Hondo CDC 3850 Penn Mar	Family	18	2058
Pacific Towers 10450 Valley Boulevard	Senior	100	2061
Senior Mixed Use 10024 Valley Boulevard	Senior	130	2057
Casa de Esperanza 12000 Denholm Drive	Dev. Disabled	8	2026

Cherrylee Gardens 11620 Cherrylee Drive	Senior	75	2024
Flamingo Gardens 3711 Cogswell Road	Senior	58	Expired 2019
Villa Raintree 11905 Ferris Road	Senior	70	Expired 2013

Data Source: Table Extracted from City of El Monte 2014- 2021 Housing Element, Background and Technical Report. Sources from: City of El Monte, 2013. HOME: Federal Home Funds LIHTC: California Low Income Housing Tax Credits RDA: El Monte Redevelopment Agency Housing Set-aside Funds Section 202/811 Federal loans for senior/disabled housing Sec 8-NC: Section 8 New Construction City of Industry City of Industry Tax Increment Funds CalHFA California Housing Finance Authority

The table above shows a summary of all El Monte Subsidized Multiple - Family Housing developments subsidized by federal, state, and local programs. In total there are 808 affordable housing units. The majority of El Monte’s affordable housing stock is dedicated to seniors (over 800 units). Additionally, one development has 18 affordable units committed to families as well as one development with eight units for the developmentally disabled.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Cherrylee Gardens, a Section 8 -NC project-based development, is a project at risk of being converted to market rate in the next ten years. The project’s covenant is set to expire in 2024 and is recognized as housing 75 senior households. Cherrylee Gardens is managed by Thomas Safran & Associates, an organization that has developed over 6,000 units of luxury, affordable and mixed-use rental housing in Southern California. Additionally, Casa de Esperanza, a developmentally disabled property is set to expire in 2026; it houses eight people with developmental disabilities.

Does the availability of housing units meet the needs of the population?

The Southern California Association of Governments (SCAG) projects the population in El Monte to increase between the years 2020 and 2035 from 115,958 to 140,100 due to population growth and an increase in employment opportunities. Employment growth will result from economic revitalization efforts underway in the Northwest Industrial District, Flair Business Park, Auto District, and Downtown. SCAG’s current (2014-2021) Regional Housing Needs Allocation (RHNA), determined that the City does not have sufficient housing for households at all income levels. Below is the total number of housing needed for the five-year planning period, based on income levels. SCAG is in the process of updating its RHNA Plan for the 2021-2028 year, but the information will not be released until October 2020.

Income Level	Total Number Units (2014-2021 Cycle)
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Very Low	529
Low	315
Moderate	352
Above Moderate	946
Total Allocated	2,142

Data from 2014- 2021 SCAG RHNA Allocation, Cycle 5

Describe the need for specific types of housing:

The City of El Monte needs to provide housing for all income levels, to meet SCAG’s estimated growth for the City of 20.8 percent by 2035. The City recognizes the need to develop multiple forms of housing to meet the needs of different populations, including people with special needs, seniors, large families, homeless persons, people living with HIV/AIDS, and those facing domestic violence/abuse. SCAG’s RHNA Allocation for Cycle 5 shows a need for the City to build 1,196 low- income (0 - 80% AMI) housing units between the years 2014 and 2021 as well as 946 above moderate-income housing units. Additionally, when looking at table 31 above, 58 percent of property types in El Monte are considered 1 - unit detached structures, with 10 units or more being the second highest number at 14.2 percent.

The City of El Monte’s 2014- 2021 Housing Element outlines goals as well as policies for each goal to assure housing is created and maintained for all people living in its City. Some of the policies relevant to the populations addressed above include the following:

- H-2.1 Housing Sites. Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, apartments, mobile homes, and special needs housing.
- H-2.4 Regulatory/Financial Incentives. Provide for regulatory and financial incentives, where feasible, to encourage the production of well-designed housing, special needs housing, and housing affordable to households of different income levels.
- H-2.8 Downtown Core. Direct the production of new quality housing, including mixed/multiuse and mixed-income housing along with appropriate amenities, as appropriate, into the Downtown Core.
- H-3.1 Rental Assistance. Continue to support the provision of rental assistance to lower income individuals and families in El Monte; provide emergency rental assistance where feasible.
- H-3.2 Homeownership Opportunities. Improve homeownership opportunities for El Monte residents and workforce by offering financial assistance, low-interest loans, and educational resources.
- H-3.3 Affordable Housing Preservation. Preserve multiple-family housing through the provision of loan and grant assistance that encourages the rehabilitation and improvement of properties.

- H-3.4 Regulatory and Financial Incentives. Offer financial incentives and regulatory concessions to facilitate production of affordable single-family, condominium, and apartment units.
- H-3.5 Inclusionary Housing. Encourage the integration of deed restricted affordable housing for low- and moderate-income households into new residential projects with regulatory and financial incentives.
- H-3.6 Partnerships. Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and others to provide affordable workforce housing, senior housing, and other housing types suited to lifestyle needs.
- H-3.8 Development Standards. Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.
- H-3.9 Mobile Home Park Rent Stabilization. Ensure that mobile homeowners and residents are protected from unreasonable space rental increases while recognizing the need of mobile home park owners to receive a just and reasonable return on their investment.
- H-4.1 Senior and Disabled Housing. Support development of accessible and affordable housing for seniors and disabled people; provide assistance for seniors and people with a disability to maintain and improve their homes to facilitate independent living.
- H-4.2 Family Housing. Facilitate and encourage the development of larger market rate rental and ownership units for families with children, including lower and moderate-income families, and the provision of supportive services such as childcare.

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section will assess the cost of housing, analyzing both rent and homeownership costs residents of El Monte must pay. Data on housing cost will be compared with rent values from HUD's Comprehensive Housing Affordability Strategy (CHAS), Fair Market Rent and HOME Rent values, detecting what El Monte must do in order to make housing more affordable for its residents in the coming years.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	\$396,600	\$427,400	7.76 %
Median Contract Rent	\$1,037	\$1,204	16.10 %

Table 33 – Cost of Housing

Data Source:	2006- 2010 ACS (Base Year), 2014-2018 ACS (Most Recent Year)
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Rent Paid	Number	Percent
Less than \$500	659	3.9%
\$500-999	3,987	23.6%
\$1,000-1,499	8,459	50.1%
\$1,500-1,999	3,079	18.2%
\$2,000 - \$2,499	620	3.7%
\$2,500- \$2,999	42	0.2%
\$3,000 or more	43	0.3%
Total	16,889	100.0%

Table 34 - Rent Paid

Data Source:	2014-2018 ACS
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Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,085	No Data
50% HAMFI	4,015	810
80% HAMFI	15,240	1,600
100% HAMFI	No Data	3,315
Total	20,340	5,725

Table 35 – Housing Affordability

Data Source:	2011-2015 CHAS
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Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

Table 36 – Monthly Rent

Data Source:	HUD FMR and HOME Rents
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Is there sufficient housing for households at all income levels?

There is insufficient housing at all income levels. As already identified in the Needs Assessment portion of this document, many of El Monte's residents are facing a housing cost burden. A total of 6,689 renter households and 2,340 owner households with an AMI between 0-80 percent experience a severe housing cost burden. Of the households reporting having a housing problem (13,380 renter and 4,814 owners), 70.2 percent report that cost burden continues to be the problem they face. A severe housing cost burden continues to be the most significant housing problem residents in El Monte face at 40 percent (7,275 households). This shows a need for more affordable housing options for low-income and special needs households.

Additionally, SCAG's RHNA allocation supports this, stating El Monte must commit to building more housing for all income levels between the years 2014 and 2021. Furthermore, Table 33 above shows approximately an eight percent increase in median home value between the years

2010 and 2018 and a 16 percent increase in the cost of rent between 2010 and 2018, while the median household income has only increased ten percent to \$47,121.

How is affordability of housing likely to change considering changes to home values and/or rents?

Median home value has increased by about eight percent or \$ 30,800 between 2010 and 2018, while the median household income has only increased by ten percent to \$47,121. Median contract rent has risen by 16 percent or \$167. The rising cost of housing can lead to a decrease in first-time homebuyers, unable to save enough money to put towards a down payment and/or mortgage payments. The costs of homeownership and rent can be compared to a household's ability to pay for housing, using the 2019 HUD estimated Area Median Family Income (MFI) limit for Los Angeles County of \$73,100. HUD's MFI indicates that El Monte's median and low-income residents are unable to afford housing since affordable housing cost is based on a maximum of 30 percent of gross household income being allocated to mortgage or rent costs. Table 34 above also shows that 50 percent of rent paid range between \$1,000 - \$1,499 per month, 23.6 percent of rent paid is between \$500- \$999, and 18.2 percent of rent paid is between \$2,000 to \$2,499. In order to spend 30 percent or less of one's annual income towards rent, when assessing AMI for El Monte, a household should not pay more than \$1, 178 towards rent per month. Table 34 shows that rent has become unaffordable. Housing affordability is unlikely to change in the coming years if trends continue to show throughout California of the cost of housing skyrocketing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair market rent is determined by the housing demand and supply in an area while the HOME Rent is what beneficiaries of the affordable housing programs pay. HOME rents are only comparable to market rents for studio/efficiency units in El Monte. One to four-bedroom fair market rent units are all higher when compared to HOME rents. For instance, HOME rents for a two-bedroom range between \$1,175 - 1,506, while fair market rent is at least \$205 more at \$1,791. Understanding that market rent is higher than HOME rents, the City must continue to preserve all its affordable housing developments as well as focus on building more in the coming years. Strategies to preserve and increase housing for all income levels are outlined in the City's Housing Element.

Discussion

See above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The section analyzes significant characteristics of El Monte’s housing market, including the condition of units, age of units, risk of units having lead-based paint hazard, and vacant units.

Definitions

According to California housing law and regulations, a housing unit is considered substandard when its condition endangers “the life, limb, health, property, safety, or welfare of the public or the occupants.” These conditions include inadequate or lack of sanitation facilities such as poor water supply, lavatory, and shower; Structural Hazards such as poor or deteriorating flooring, foundations, walls, and poor condition of wiring and plumbing. Households living in substandard conditions are considered to need housing assistance, even if they do not seek an alternative housing arrangement because of a threat to health and safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,895	40%	10,665	58%
With two selected Conditions	500	4%	3,000	16%
With three selected Conditions	8	0%	35	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	6,980	56%	4,660	25%
Total	12,383	100%	18,370	99%

Table 37 - Condition of Units

Data Source:	2011-2015 ACS
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Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2014 or later	17	.1%	67	.4%
2010 to 2013	8	.1%	117	.7%
2000 to 2009	887	7.4%	869	4.9%
1980 to 1999	2,565	21.5%	3,725	21.2%

1960 to 1979	2,527	21.1%	5,493	31.2%
1940 to 1959	4,906	41%	5,917	33.6%
1939 or earlier	1,043	8.7%	1,409	8.0%
Total	11,953	99.9%	17,597	100%

Table 38 – Year Unit Built

Data Source:	2013-2017 ACS
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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,476	70.9%	12,819	72.84%
Housing Units built before 1980 with children present	1,390	11%	410	2%

Table 39 – Risk of Lead-Based Paint

Data Source:	2013-2017 ACS (Total Units) 2011-2015 CHAS (Units with Children present)
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Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	TBD	TBD	TBD
Abandoned Vacant Units	TBD	TBD	TBD
REO Properties	TBD	TBD	TBD
Abandoned REO Properties	TBD	TBD	TBD

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

Housing built more than 30 years ago (built before 1990) requires maintenance to remain habitable. Homes built more than 70 years ago, unless regularly maintained, require substantial rehabilitation. Table 38 above estimates that approximately 80 percent of owner-occupied units and 83 percent of renter-occupied units are more than 30 years old, requiring some form of rehabilitation/ maintenance in prior years.

Additionally, table 37 above shows that 56 percent of owner-occupied units and 25 percent of renter-occupied units in El Monte have “no selected conditions,” indicating no health or safety issues on the property. Data from table 37 shows that homeowners have safer housing

conditions when compared to renters by at least 31 percentage points, indicating that landlords may not be maintaining their units, or renters are not pursuing action from their landlords to eliminate uninhabitable conditions in their units. Additionally, 58 percent of renters and 40 percent of owners indicate having “one selected condition” in their housing. This data suggests that both owners and renters may need financial support with maintaining their units, especially since the majority of housing in El Monte is more than 30 years old. Finally, 16 percent of renters and 4 percent of owners are estimated to have “two selected conditions”.

The City has not undertaken a comprehensive housing conditions survey. Still, the 2013-2017 ACS Survey data indicates that 76 housing units lack complete plumbing, and 327 units lack a complete kitchen, some of which are owners, others, which are renters. El Monte also understands that some need for an owner or rental rehabilitation may come from accessory dwelling units that may have been built without building permits, and do not meet current building, health, and safety codes. The City hopes that with recent state legislation passing on accessory dwelling units, residents will have an easier process to legalize their secondary units or build secondary units.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

The City of El Monte does have an older housing stock, making it clear that rehabilitation is necessary and may include lead-based paint (LBP) abatement. Since 1978, the federal government has banned the use of LBP, leaving older homes vulnerable to LBP as owners may need to paint over LBP or remove peeling paint. Homes built before 1978 are recognized as possibly containing lead-based paint (LBP). LBP can create several hazardous health conditions for children (specifically developmental delays). Health hazards occur when residents, more specifically, children inhale the paint chips.

According to 2013-2017 ACS Data, 21,294 or 72 percent of units were built before 1980 and are at risk of lead-based paint hazard. Of those units, 8,476 or 70.9 percent of owner-occupied units and 12,819 or 72.84 percent of renter-occupied units are at risk of lead-based paint hazard, illustrating again that both owners and renters are equally vulnerable to LBP hazard. All contractors performing renovation, repair, and painting projects that disturb LBP in homes, childcare facilities, and schools built before 1978 must be certified and follow specific work standards to prevent lead contamination.

Discussion

See above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of El Monte does not own any public housing. It works closely with the Housing Authority of Los Angeles County (HACOLA) and Baldwin Park Housing Authority (BPHA) to provide public housing within the City. El Monte will continue to work with the HACOLA, local, and regional nonprofits to develop affordable housing projects in El Monte. The Baldwin Park Housing Authority administers the housing voucher rental choice program for El Monte.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 41 – Total Number of Units by Program Type

Data Source:	PIC (PIH Information Center)
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Describe the supply of public housing developments:

The City of El Monte does not own any public housing developments in its district, rather the Housing Authority works to distribute housing vouchers to El Monte’s residents.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of El Monte does not have any public housing developments in its jurisdiction.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments in El Monte.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing developments in El Monte.

Discussion:

See above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

El Monte is part of the Countywide Los Angeles Continuum of Care (LACoC), which is coordinated by the Los Angeles Homeless Services Agency (LAHSA), a joint powers authority. LAHSA works with Cities to provide services throughout the County. According to LAHSA, the number of individuals experiencing homelessness in Los Angeles County increased by 44 percent from 33,243 in 2010 to 58,936 in 2019. LAHSA Homeless Count data reports a decrease in homelessness in El Monte, from 517 people in the year 2018 to 428 people in 2019. While the number of homeless people has decreased in El Monte, more must be done to prevent households from becoming homeless and helping those who are still homeless.

This section will focus on evaluating the number of shelters, transitional and permanent supportive housing beds, as well as health, mental health, and employment services offered to El Monte’s homeless population. Services offered specifically to homeless veterans, chronically homeless people, families, and unaccompanied youth will also be discussed in this section.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6,209	1,146*	1,273	5,343	n/a
Households with Only Adults	4,719	1,146*	2,133	14,876	n/a
**Chronically Homeless Households	n/a	1,146*	n/a	6,655	n/a
***Veterans	175	1,146*	472	6,071	n/a
Unaccompanied Youth	344	1,146*	724	242	n/a

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Accessed from HUD 2019 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, pg. 17. Data refers to the number of beds in LA City and County CoC.

*Number does not denote total amount for subcategory referencing, number represents total available for access in total for all subcategories. **Numbers for chronically homeless beds are a subset of total bed inventory under category. ***Numbers for veteran beds are a subset of total bed inventory under category

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

On June 5, 2018, El Monte’s City Council adopted a “Plan to Prevent and Combat Homelessness.” Goals and supporting actions of the plan include “Expanding access to workforce development and employment programs” and “Increase engagement activities and links to crisis response systems.” Additionally, The Los Angeles Homeless Services Authority (LAHSA) established as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$300 million annually in Federal, State, County and City funds for programs providing shelter, housing, and services to homeless persons in Los Angeles City and County. Through LAHSA, funding, program design, and other services are provided to more than 100 non- profit partner agencies that work with the homeless population in the greater Los Angeles area. Specialized programs funded through LAHSA address a wide- range of issues related to homelessness, including mental illness, substance abuse, job training, health, and mainstream benefits enrollment. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena. Each year, LAHSA conducts an annual homeless count in January to assess how many people are homeless in the County. Data is used to understand better homeless trends and what should be done to address the homeless population.

Health Services and Mental Health Services:

El Monte’s “Plan to Prevent and Combat Homelessness” reports that 324 homeless individuals were assessed between July 2016 and November 2017 under the City’s coordinated entry system. Of these individuals, 23 percent reported a mental health issue, and 39 percent reported chronic health issues related to the liver, kidneys, stomach, lungs, or heart.

El Monte’s Police Department conducts homelessness outreach and enforcement as needed. Additionally, its TOUCH Program provides a Mental Health Evaluation Team outreach worker one day per week, funded by the Los Angeles County Department of Mental Health. Furthermore, the Police Department has increased its outreach capacity by partnering with the Los Angeles Sheriff’s Department Homeless Outreach Services Team (HOST). The Los Angeles County health and human services departments have offices in El Monte that serve all of Service Planning Area 3. These include the Department of Public Social Services, the Department of Mental Health, the Department of Public Health, and the Department of Health Services. Local non-profits such as Foothill Family, also provide mental health and social services for at-risk children and families. Faith-based community partners, including Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry, provide a variety of services, including health clinics.

Furthermore, actions the City intends to take that are listed within its Homeless Plan include:

- Explore funding allocations to outreach activities, including to fund prevention services (e.g., through L.A. County’s 211 health and human services program).

- Explore feasibility of additional services capacity at the shelter site including medical and mental health services.

Employment Services:

Local and regional non-profit organizations Family Promise of San Gabriel Valley and Operation Healthy Hearts provide employment services to people who are at risk or are currently experiencing homelessness in El Monte.

As already outlined, El Monte’s “Plan to Prevent and Combat Homelessness” includes a goal to “expand access to workforce development and employment programs.” Actions for that goal include:

- Employ CalWORKS-Subsidized Program participants in City assignments.
- Recruit a percentage of homeless or formerly homeless individuals for City assignments.
- Engage local business groups, business owners, and those doing business with the City to encourage participation in workforce development programs and job placement.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Veterans Village provides permanent supportive housing for formerly homeless veterans, including rehabilitation and other services offered by New Directions. The development is located at 11240 Ramona Boulevard and is currently accepting applications for their 41 units supportive housing project. Additionally, El Monte has its chapter of the Veterans of Foreign Wars of the United States (VFW). The center is located at 11126 Ramona Blvd and considered a nonprofit veterans service organization composed of eligible veterans and military service members from the active, guard, and reserve forces. Volunteers of America, Los Angeles, also serves as an institution with programs for veterans and their families, including PTSD, homelessness, unemployment and substance use disorders. Health organizations included are the Veteran Health Administration, VA Clinics (located in Long Beach, Santa Fe Springs, East Los Angeles, Anaheim, and Los Angeles) and Meds by Mail. On this platform, the VA offers pharmacy services through the mail.

Additionally, El Monte has multiple partnerships focused on helping the homeless population, including families with children and people facing addiction and unaccompanied youth. The partnerships provide transitional housing, mental health services, food, clothing, and social services to help El Monte’s homeless population. Examples include Volunteers of America, Family Promise of San Gabriel Valley, and Union Station. The table below comes from the City’s Homeless Plan and identified all shelters and supportive housing available in El Monte.

Housing Project Type	Total Beds/ Units
Emergency Shelter	250
Transitional Housing	42
Rapid Re- Housing	6
Permanent Supportive Housing (El Monte Veterans Village, Mercy Housing)	44
Permanent Supportive Housing – Community Housing Options and Independent Supportive Sites (Alliance for Housing and Healing)	34

Table from El Monte’s 2018 Plan to Prevent and Combat Homelessness

Additionally, El Monte’s Homeless Plan outlines additional partnerships, which are listed below:

Provider/Organization	Services Offered
City of El Monte Housing Division - Housing Clinic	The City holds a one-stop housing clinic every Wednesday afternoon, helping residents with questions and services with regards to fair housing or landlord-tenant counseling.
Volunteers of America	Rapid rehousing, street outreach, homelessness prevention.
Operation Healthy Hearts	Provides meals and other services such as employment services and hygiene packages.
El Monte South El Monte Emergency Resources Association	Hosts a food pantry and distributes a limited number of emergency hotel/motel vouchers.
Foothill Family	Provides mental health and social services for at-risk children and families.
The El Monte City School District	Has a community hub for family wellness through the Jeff Seymour Family Center. Additionally, school districts work with families experiencing homelessness. These efforts are funded through the federal McKinney-Vento Homeless Assistance Act.
The Goodwill Worksource Center	Workforce development opportunities.

El Monte Rosemead Adult School	Workforce development opportunities.
Rio Hondo Community College	Workforce development opportunities.
Catholic Charities	Faith Based organization that provides a variety of services including emergency food and shelter, as well as health clinics.
Our Saviour Center	Faith Based organization that provides a variety of services including emergency food and shelter, as well as health clinics.
Valley Community Church	Faith Based organization that provides a variety of services including emergency food and shelter, as well as health clinics.
Cavalry	Faith Based organization that provides a variety of services including emergency food and shelter, as well as health clinics.
The San Gabriel Valley Churches Assisting Neighbors Network	Holds convenings and workshops regarding faith-based community activities that relate to homelessness.
Family Promise of San Gabriel Valley	Assists families who are homeless or at risk of homelessness with shelter and services such as housing location support and employment assistance.
El Monte Parks, Recreation, and Community Services Department	Provides assistance and information to homeless individuals as needed.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs groups refer to population subgroups that may need more housing assistance when compared to the general population. Housing assistance, including financial support, social services, and physical accommodations, may be necessary for these special needs' groups. The City of El Monte's 2014-2021 Housing Element recognizes the following subgroups as special needs households: Senior households, female-headed households, large families, persons with disabilities, farmworkers, and veterans. NA 45 above, Special Needs Assessment describes the characteristics of the special needs population in El Monte and explains the housing and supportive service needs for these populations.

This section will further describe the supportive housing needs of these special needs' populations, persons facing addiction, and persons with HIV/AIDS. Additionally, it will discuss programs available to ensure persons returning from mental and physical health institutions receive appropriate supportive housing. Furthermore, this section will outline El Montes's plan/ activities for FY 2020- 2021 to address housing and supportive service needs for people who are not homeless but have other special needs, linking them to goals for the year.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

NA-45 Non-Homeless Special Needs Assessment discusses what supportive housing services are needed for El Monte’s elderly, persons with physical disabilities, persons with developmental disabilities, families, persons with addictions, and those living with HIV/AIDS.

Senior Households

Senior households have special housing needs as a result of fixed/limited income, health care costs, and disabilities. Because of these needs, seniors often have greater difficulty finding suitable and affordable housing. Seniors may need to live close to public transit and health care centers. Additionally, some may need to live in assisted living housing, have supportive services on-site or housing with handicap accessible features. With the aging of the baby boom generation (between the years 1944 and 1964), the number of seniors and elderly residents is anticipated to increase.

Female Headed Households and Large Families

Both populations need affordable housing opportunities to support them as they potentially face overcrowding and overpayment on housing. The majority of both subpopulations are renters because they cannot afford to own a quality home. Families may also need access to affordable childcare. Additionally, large families may face discrimination from landlords who do not want large families living in their units, due to fear of property damage and noise complaints.

Persons with Disabilities

Disabled persons may earn very low incomes or a fixed income, have higher health costs, and are often dependent on supportive services, such as medical and social services. As a result, affordable and supportive housing options, including group housing and shared housing, are essential means for meeting the needs of persons with disabilities. These housing choices include supportive services onsite to meet the social needs of persons with disabilities as well as physical accessibility features to meet the needs of those with mobility limitations.

Veterans

Approximately 50 percent of El Monte’s veterans are ages 65 and over; therefore, many veterans have similar needs as seniors, including affordable housing, onsite services, proximity to transit and health centers, as well as community care and skilled nursing facilities. Many veterans also experience high levels of post-traumatic stress disorders, injuries from service, and other conditions that can make it challenging for them to find a job post service. Veterans need access to mental health providers, affordable health care facilities, and educational advancement and workforce development services.

Farmworkers

The transitory nature of this labor force, the need for affordable housing, the unique educational needs, and the impact on the stability of children’s lives make this group particularly vulnerable. Farmworker housing needs can best be accommodated through permanent affordable rental housing in the community.

People with Substance Abuse Problems

Access to affordable healthcare and detoxification programs are vital for people facing substance abuse and want help. Homeless persons are recognized as having a higher probability of drug and alcohol addiction in addition to their need for supportive housing. Detoxification programs participation fees have been out of the financial reach of persons who fall between extremely low and moderate-income levels and are services needed to better house these people.

Persons with HIV/AIDS and their Families

Access to medical care, counseling, transportation, and food would be necessary due to the increase in the life expectancy of individuals living with HIV/AIDS. The provision of stable housing can promote the health and wellness of individuals, reducing risk factors that can lead to the transmission of HIV and AIDS.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Supportive Housing Program (SHP) and Shelter Plus Care (S+C) program are both federal programs administered by the US Department of Housing and Urban Development (HUD). Both programs provide funds to non-profit agencies or local jurisdictions for the use of services and rental assistance to families and individuals who are disabled or homeless. Eligible disabilities can include serious mental illness, chronic substance abuse, AIDS, or related diseases. S+C grantees must match the rental assistance with an equal value of supportive services; additionally, participants of S+C pay 30 percent of their income towards rent.

The City of El Monte is also part of the Gateway Cities region, which has 677 units of permanent supportive housing. Three of the projects, totaling 249 units, are located in Long Beach and are managed by Mental Health America, PATH Ventures, and the US Veterans Initiative. Two of the projects are located in El Monte, totaling 42 units and are operated by Homes for Life Foundation. El Monte has also recently opened the Veterans Village, which will provide 41 units of supportive housing for veterans and has partnered with New Directions, a well-established non-profit that has provided 20 years of experience serving the homeless, veteran population.

Furthermore, eight agencies, the Los Angeles Department of Mental Health and the Long Beach Housing Authority, provide a total of 362 scattered-site units. The units are located throughout the Gateway region as well as in unincorporated areas of LA County. Each permanent supportive housing program has a specific population that it primarily serves. It is estimated

that approximately 208 of these units are reserved for persons with mental illness, 206 for veterans, 111 units for people facing substance abuse, 70 units for families, 49 units for chronically homeless individuals, and 33 units for persons living with HIV/ AIDS.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315€

The City will undertake the following projects to address housing and supportive services based on special needs groups. These groups include the elderly and frail elderly and persons belonging to protected classes that have been the victims of housing discrimination. This will be done through the projects below

Project Name
CDBG and HOME Administration
CDBG: Park Improvement- Zamora Park
CDBG: New Projects- Not Programmed
CDBG: Housing Rights Center
CDBG: Neighborhood Legal Services Clinics
CDBG: Integrated Care Management
CDBG: Elderly Nutrition Program
CDBG: Senior Swim Program and Exercise Program
CDBG: Peck/Ramona Triangle
HOME: CHDO Reserve
HOME: Domus (Tyler/Ramona)
HOME: Acquisition & New Construction- Not programmed

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not applicable

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, standards, requirements, and actions imposed by various levels of government upon land and housing ownership and development. These restrictions can include land use controls, building codes, growth management measures, development fees, processing, and permit procedures, and site improvement costs. Government regulations at all levels can have unintended negative consequences on housing affordability and residential investment. The State of California continues to fight the housing crisis, with the Governor of the State making it a priority to create more forms of affordable housing.

Parking Costs : Within El Monte’s General Plan, Housing Technical Report, there is a table showing residential development standards (Table 30, pg 53). In addition to the discussion over density, lot size and setbacks, parking space requirements are also listed. Regardless of how dense a unit is (0 - 25 units), a parking space requirement of 2 - spaces for each unit is required. Parking requirements can lead to fewer units built or even making a project infeasible for a developer who may not have enough room or money to accommodate for parking requirements. The City of El Monte Municipal Code currently provides options for developers to use to achieve reduced parking standards, including shared parking agreements, use of parking studies, proximity to public transportation, or other public facilities. Such choices give developers options if parking is considered to be a restriction to the development of new units.

Development Fees and Taxes: The City of El Monte charges various fees and assessments to cover the cost of processing development permits and ensure that adequate public facilities and services are available to support residential developments. Development fees range from \$15,800 to \$24,700 per unit depending on the size of the project, density, and location (see the table below). City fees are approximately 6 percent of the project per-unit sales price and are generally comparable to other local jurisdictions. To mitigate affordability in development, the City has subsidized the cost of housing construction through the financing of site improvements, a rebate of fees, and granting of density bonuses. Although fees do add to the cost of residential development, they are not considered to constrain the production of affordable housing.

City Fees	Single Family Project	20 Unit Condo Project	40 Unit Apartment Project
Planning fees	\$310	\$11,410	\$10,125
Engineering fees	\$2,718	\$6,926	\$9,145
Building fees	\$4,800	\$37,196	\$55,212
Park in lieu fee	\$6,032	\$110,000	\$220,800
Streets (\$815/ unit)	\$815	\$16,300	\$32,600

Traffic (\$67.90/unit)	\$67.90	\$1,358	\$2,716
Drainage & Sewer (\$1,980/MF unit)	\$2,474	\$39,600	\$79,200

Table extracted from Table 33 of 2014- 2021 City of El Monte Housing Element Background Technical Report. Notes: This analysis assumed a single-family home is 2,000 square feet, condominium unit is 1,500 square feet; and apartment unit is 1,200 square feet. For park fees, Quimby fees range from \$6,000 to \$8,200 per residential unit.

Development and Permit Approval Process: Costs to develop a property include the cost of land, demolition, entitlement process, development review, environmental review, and construction costs, as well as a conditional use permit or general plan amendment/ zone change in some cases. El Monte’s Housing Element Background Report states estimates the total time to process an application for residential development is two months for a single-family home and six months for a multiple-family project. Timeframes can increase if environmental clearance, zone change, modification, or general plan amendment is required, or the project is unusually complicated and requires enhanced review. Given the lack of vacant parcels and a continued rise in the cost of housing in California, existing land prices often include a structure that must be either reused or demolished to build on the property, posing a challenge to build more affordable housing as well as housing in general.

Financing: Loan underwriting has grown more conservative in construction, with an increase in leveraging and equity requirements. Additionally, more strict lending standards could pose a constraint to affordable housing. A rise of one percentage point can make a monthly payment out of reach for many lower-income households. Typically, conventional home loans will require 80% loan-to-value and represent the most significant constraint to homebuyers. Another impediment to homeownership is creditworthiness. According to the Federal Housing Authority, lenders consider a person’s debt-to-income ratio, cash available for a down payment, and credit history when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit ratings. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount inadequate to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan.

AB 1482: Expands rent control to protect units built over 15 years ago and places an annual cap on rent to 5% plus inflation. AB 1482 was signed by Governor Newsom on October 8, 2019 but did not go into effect until January 1, 2020. The unintended consequence of the passing of this bill has been the surge of eviction notices and a substantial increase in rent towards tenants, specifically for low- income households.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section addresses El Monte’s priority none- housing community development needs as well as data regarding the local economic condition of the jurisdiction and compares the ability of the local workforce to satisfy the needs of local businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	383	7	1	0	-1
Arts, Entertainment, Accommodations	5,126	1,839	13	7	-6
Construction	1,651	636	4	2	-2
Education and Health Care Services	7,275	5,593	19	21	3
Finance, Insurance, and Real Estate	1,806	2,969	5	11	7
Information	677	526	2	2	0
Manufacturing	5,366	2,958	14	11	-3
Other Services	1,413	867	4	3	0
Professional, Scientific, Management Services	2,475	2,246	6	9	2
Public Administration	0	0	0	0	0
Retail Trade	4,737	3,396	12	13	1

Transportation and Warehousing	1,481	1,988	4	8	4
Wholesale Trade	3,138	1,501	8	6	-2
Total	35,528	24,526	--	--	--

Table 45 - Business Activity

Data Source:	2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
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Labor Force

Total Population in the Civilian Labor Force	55,193
Civilian Employed Population 16 years and over	51,496
Unemployment Rate	6.5%
Unemployment Rate for Ages 16-24	41.3%
Unemployment Rate for Ages 25-65	30.7%

Table 46 - Labor Force

Data Source:	2014-2018 ACS
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Occupations by Sector	Number of People
Management, business and financial	9,012
Natural resources, construction and maintenance	5,793
Service	12,704
Sales and office	10,460
Production, transportation and material moving	13,527

Table 47 – Occupations by Sector

Data Source:	2014-2018 ACS
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Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,705	46%
30-59 Minutes	18,315	41%
60 or More Minutes	5,585	13%
Total	44,605	100%

Table 48 - Travel Time

Data Source:	2011-2015 ACS
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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	15,300	1,270	7,620
High school graduate (includes equivalency)	11,490	1,405	4,835
Some college or associate degree	8,415	905	3,040
Bachelor's degree or higher	6,085	515	1,035

Table 49 - Educational Attainment by Employment Status

Data Source:	2011-2015 ACS
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Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	370	1,445	3,425	8,660	5,990
9th to 12th grade, no diploma	1,875	2,730	2,995	4,935	1,945
High school graduate, GED, or alternative	3,425	5,360	4,955	7,420	3,030
Some college, no degree	4,580	3,445	2,255	3,070	1,365
Associate degree	435	1,155	895	1,545	600

Bachelor's degree	855	2,730	1,505	1,935	995
Graduate or professional degree	19	445	390	630	265

Table 50 - Educational Attainment by Age

Data Source:	2011-2015 ACS
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Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,466
High school graduate (includes equivalency)	23,970
Some college or associate degree	29,720
Bachelor's degree	42,201
Graduate or professional degree	56,063

Table 51 – Median Earnings in the Past 12 Months

Data Source:	2011-2015 ACS
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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major employment sectors in El Monte include production, transportation, and material moving, with 26.2 percent or 13,527 of the employed people as well as the service sector with 24.6 percent or 12,704 of the working industry. The third-largest occupation by sector is sales and office at 20.3 percent or 10,460 employed persons (table 47). When considering the business activity, education and health care services have the most significant number of workers at 19 percent or 7,275 jobs. The second-largest business activity is manufacturing, employing 14 percent or 5,366 workers. The third-largest business activity in El Monte is arts, entertainment, and accommodations at 13 percent or 5,126 workers.

Describe the workforce and infrastructure needs of the business community:

In 2014, El Monte formed the Business Advisory Council to strengthen the local business community in the City. The City recognized that more must be done to attract and retain quality retail shops, restaurants, and services. Building a business-friendly environment begins with the local government, and City officials have made this a top priority. Thus, the City started to develop closer partnerships with our local entrepreneurs to make El Monte a vibrant destination for the private sector to create and grow a thriving business.

Furthermore, El Monte’s 2017 Economic Development Plan lists the following major employers within the City: El Monte City Elementary, El Monte Union High School District, Mountain View Elementary, Long Toyota- Lexus, McGill Corporation, San Gabriel Transit, City of El Monte, Driftwood Dairy and El Monte Adult School. The number of employees ranges from 1,090 to 206. The majority of major employers are public sector organizations, including educational institutions and the City of El Monte. Longo Toyota- Lexus provides work in sales, service, and parts for 849 people, while McGill Corporation and Driftwood Dairy offer manufacturing jobs to residents of El Monte. As a result, workforce needs include manufacturing, educational and e-commerce needs to support the City’s larger industries. The plan also has an implementation strategy for the City to use when working to revitalize different business sectors and bring more private industries, employment, and business opportunities into El Monte. The strategy includes stakeholder outreach, marketing, and financing with incentives.

Additionally, the Economic Development Element of El Monte’s General Plan provides insight into the City’s economic landscape as well as the workforce and infrastructure needs of businesses in the community. In 2007, the Chamber of Commerce studied various economic development opportunities in the City, proposing a vision for readily identifiable economic activity areas: the Northwest Industrial District, Flair Park, the greater downtown, and the auto district. The Economic Development Element focuses on the key strategies necessary to revitalize these areas. Fundamental economic development objectives for El Monte are to attract private investment, promote policies and not projects, create a business environment as well as develop economic tools including facilities, labor, capital, and operations to support and bring in more businesses into El Monte.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

El Monte can expect growth in jobs, both during and post-development in the following industries: cannabis, hospitality, E-commerce, retail, entertainment, and construction. Work in construction will be needed to develop townhomes for KB Homes, the Gateway project as well as the Wingate Hotel, and the renovation of the cannabis and E-commerce centers.

El Monte Gateway Project

This transit-oriented project will hold three Marriott hotels, restaurants, movie theatre, gym, and affordable and luxury apartments. The completed 14.3-acre project will be a dramatic new addition to the city’s retail and housing landscape. The project is still in its development process, with multiple phases with estimated completion in the year 2022.

GSC Holding Group, Medicinal Cannabis Cultivation, Manufacturing and Distribution

A commercial medicinal cannabis center at an existing 71,658 square foot industrial building located in a manufacturing zone. The proposal includes medicinal-only cannabis cultivation,

manufacturing, and distribution operations. No retail cannabis or cannabis product retail sales or activities will be permitted.

Wingate Hotel

Conditional Use Permit and Design Review to construct a four-story 72-room hotel with surface and underground parking.

Goodman Logistics

Goodman Logistics Center El Monte - Los Angeles East offers space ranging from 228,356 S.F. to 935,657 S.F. The site is located less than one mile from the I-10 and four miles west of the I-605 and is the site of the former Von/Safeway Distribution Center. The new facility is constructed with a flexible and sustainable design, catering to a range of potential uses well suited for logistics and e-commerce customers.

KB Home Orchard Street and Cypress Avenue Project

This project would consist of a residential community consisting of 110 three-story townhomes, at a density of 21.57 DU/net AC. All existing on-site improvements (approximately 159,100 SF) on the 5.69-gross-acre site would be demolished and replaced with the proposed community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Los Angeles Economic Development Corporation's Economic Forecast and Industry Outlook for 2019-2020, demonstrates that within Los Angeles County, employment within the education and health care industry is projected to decrease by 4.9 percent. Consequently, professional and business services, as well as leisure and hospitality, are expected to increase between 2 percent and 6.7 percent. El Monte's three Marriott Hotels at the Gateway Center, as well as Wingate Hotel, mirror the Los Angeles Economic Development Corporation's Economic Forecast and Industry Outlook for 2019-2020, estimating an increase in the coming year.

The U.S Bureau of Labor Statistics on the twenty fastest-growing occupations between 2018 and 2028 recognizes that 15 are in the education and health care sectors. When considering the business activity, education and health care services have the most significant number of workers at 19 percent or 7,275 jobs in El Monte, demonstrating there will be continued growth in those sectors for the City. Careers include physician assistants, home health aides, medical aids, and health specialties teachers with post-secondary education. Most of the higher paying occupations in health care require high skill/education attainment, such as nurse practitioners and physician assistants.

According to five year, 2018 ACS estimates, approximately 10.9 percent of El Monte's population have a bachelor's degree or higher, 27.3 percent have a high school or equivalent education, and about two percent have a graduate or professional degree. While El Monte cannot predict where employment trends and primary sources of employment for residents are, having residents with high skills as well as education attainment can better help residents adapt to market downturns, or allow for a pursuit within new and growing industries.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of El Monte is part of the Los Angeles Workforce Systems Collaborative. The Collaborative was created to develop a comprehensive economic and workforce development system in Los Angeles to meet the employment and educational needs of the region's low income and underserved communities. The organization is committed to n leveraging the collective and individual assets of these systemic partners to create pathways to high demand, high growth industries, and sustainable careers to ensure the economic competitiveness of the Los Angeles region.

Ten long-term initiatives of the collaborative mentioned in its Year 20 Annual Plan PY 2019-20 Plan Overview are the following:

1. Reducing homelessness by increasing employment opportunities;
2. Increasing employment opportunities through partnerships with major economic drivers in the region;
3. Increasing access to career pathways through Industry Sector Strategies;
4. Increasing services to targeted high-barrier populations (vulnerable populations) with a geographic focus;
5. Increasing Gender Equity;
6. Increasing employment outcomes for the reentry population;
7. Increasing education and/or employment outcomes for disconnected youth; and
8. Increasing impact of the City's Workforce Development System through the strategic alignment of City and Regional Planning Efforts (Los Angeles Regional Plan, Local Plan, WDS Annual Plan and P3 Strategic Plan).
9. Training Angelenos to participate in the new green economy.
10. Creating and expanding career ladder opportunities for L.A.'s workforce to fill the demand for early childhood education positions.

The Economic Development Element of El Monte's General Plan offers insight into additional initiatives and partnerships the City should capitalize on: "Regional Economic Development Agencies." This includes the Los Angeles Economic Development Corporation (LAEDC), San Gabriel Valley Economic Partnership (SGVEP), and other similar regional entities focusing on specific economic markets in El Monte.

Business Development Partner

This includes the San Gabriel Valley Small Business Development Center (SBDC) hosted by Mt. San Antonio College in Irwindale, and the Minority Business Enterprise Center at the University of Southern California.

Educational Partners

This includes Rio Hondo College, Los Angeles County Workforce Investment Board and WorkSource Center, the El Monte/Rosemead Adult Education Center, El Monte public school districts, and the Pacific Asian Consortium in Employment (PACE).

Business Associations

This includes the El Monte/South El Monte Chamber of Commerce, the Downtown El Monte Business Association, Flair Park Association, and proposed associations representing the auto district and Northwest Industrial District.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

El Monte's Economic Development programs aim to improve the community by using both public and private resources to create a positive impact on the business activity, employment, income distribution, and fiscal sustainability of the City. Examples in which economic development helps our community are the following:

- Fostering private investment
- Job creation and development
- Business recruitment and retention
- Increasing the City's tax base
- Diversification of retail and restaurant offerings
- Growing and sustaining property values

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

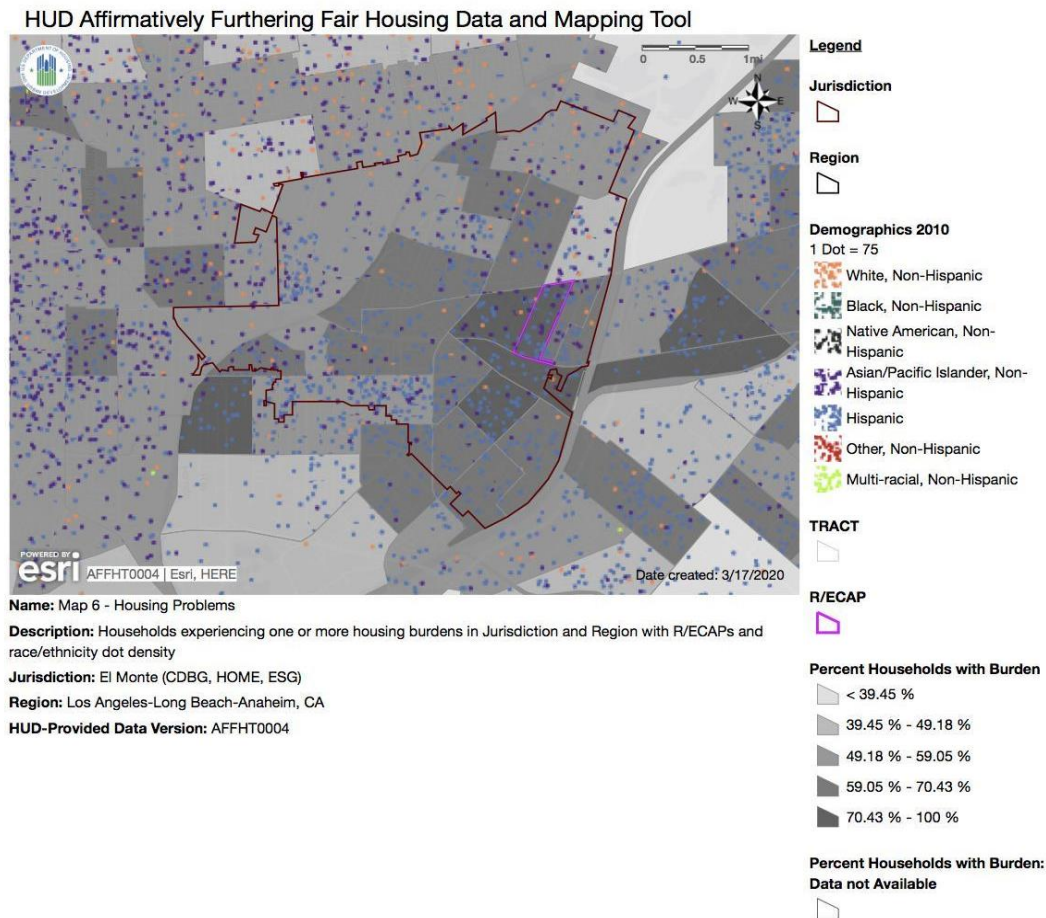


Image: HUD AFFH Map 6- Housing Problems, El Monte.

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A concentration is defined as more than 70 percent of households reporting a housing problem. According to the map above from HUD AFFH for the City of El Monte, households experiencing one or more housing burdens seem to be located predominantly in the southeast area of the City, with higher rates more east. The map above confirms multiple concentrations of households with multiple housing problems. On the southeast side, Census Tract Codes 433304, 433302, 433901, and 433402 are concentrations with more than 70 percent of households reporting a problem. When looking west of the map, Census tract code 432801, and 432802 also indicate a concentration of households indicating having any of the four housing problems. Decreased buying power and median family income not keeping up with inflation has led to many residents spending more than 30 percent of their income on housing and a significant reason for so many areas of concentration in El Monte.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines a minority concentration as a neighborhood with a Census tract or other defined geographic area in which the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the Metropolitan Statistical Area (MSA) (or jurisdiction not in an MSA) as a whole. For instance, if one racial/ethnic group represents 20 percent of the population as a whole, but 40.1 percent of a specific census tract within a jurisdiction, then a racial concentration assumes to exist.

Based on 2014-2018 ACS data, El Monte’s largest ethnic group is Hispanic or Latino at 65.8 percent of the population. The largest racial group is White, at 43.5 percent of the population. No other minority group accounts for more than 28.6 percent (Asian) of the population. When examining if a minority group in a specific census tract is twenty percent more than the citywide population as a whole, there are two census tracts (433902 and 434003) where Hispanics account for more than 85 percent of the area’s population.

What are the characteristics of the market in these areas/neighborhoods?

Most of the South eastern part of the city are zoned as mixed development areas. The Grvey mixed use corridor is located around this area

Are there any community assets in these areas/neighborhoods?

Not Applicable

Are there other strategic opportunities in any of these areas?

As previously mentioned, the south eastern part of the city is home to the Garvey mixed use corridor with 69000 square feet of retail space ,251 Housing units,146 senior and assisted living units and 3 work and live units. This population can provide a good market for local businesses to thrive. Additionally, there are two potential development areas in this area : Maxson site- a 3.3 acre general commercial area and Magestic property- a 4.5 acre general commercial site.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

ACS 5-year data from 2014- 2018 for the City of El Monte show that 83.9 percent of households have one or more types of computing devices, with 74.9 percent indicating to have some form of internet subscription. Additionally, 52.1 percent are estimated to have a tablet or other portable, wireless computer in their household. This information shows that internet use is vital for the City's residents, who may use it to work from home, complete online courses, stay in connection with medical practitioners, or help their children with their schoolwork.

Additionally, ACS 5-year estimates for 2014- 2018 show a gap in access to broadband internet with only 45 percent or 2,324 households with an income less than \$20,000 having those services. Additionally, when looking at households making an income between \$20,000 - \$74,999, 23.9 percent or 3,922 households are without an internet subscription. Finally, when looking at households with an income greater than \$75,000, only 9 percent or 792 households are without an internet subscription. ACS data also indicates a racial disparity with broadband internet use, with Black or African/ American households having the lowest subscription rate at 58.7 percent, the next lowest race/ethnicity subscription rate is White alone at 75.5 percent. Additionally, there is a correlation between educational attainment and broadband subscription rate, as households with lower levels of educational attainment have a lower percentage of the subscription rate. For instance, households with less than high school graduate or equivalency have 71.9 percent of households with subscriptions, while households with a bachelor's degree or higher have a 91.2 percent subscription rate.

The California Emerging Technology Fund (CETF), in partnership with the state of California, conducted a survey in 2019 titled, "Internet Connectivity and the Digital Divide" in California to "assess the rate of internet use in the state." The study found that 88 percent of the respondents had been connected to the internet since 2017, showing a 33 percent increase since 2008. Additionally, 78 percent of respondents could connect to the internet at home through a computing device, and 84 percent connected through their smartphones. The analysis also showed that 55 percent of respondents used the internet for online shopping, with only 21 percent using it to work from home. Furthermore, 18 percent used it to communicate with their doctors online, and 13 percent took education or job training courses from home, online. The study demonstrates that there is a significant need for internet connectivity at home, which can be indicated by 58 percent of respondents who did not connect to the internet outside of their homes.

These services are also crucial for students to assist with their learning, with 43 percent of respondents having no access to a computing device at school. Of the 52 percent of respondents who are assigned these devices in school, 22 percent cannot take them home.

Also, 82 percent of guardians have access to their children's school websites, with 85 percent being able to contact their teachers through email. This also demonstrates the need for internet connectivity at home to enhance the learning experience and guardians' involvement in education.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Increased competition among internet providers improve the quality of services through competition as well as ensure more affordable options for broadband, particularly for lower-income households. The 2019 "Internet Connectivity" survey indicated that 73 percent of respondents were unaware of affordable internet connectivity service providers and options. This is crucial for persons who are not connected to the internet or are under-connected at home. Based on the survey, over 45 percent of respondents felt disadvantaged while trying to use the internet to help children with schoolwork. The same applied to 24 percent of respondents who were trying to gain new career skills or classes online while another 22 percent when they wanted to learn about/access government services, among other uses. Census data for El Monte confirms the inequality in access to internet based on household income and educational attainment, with only 45 percent of households making less than \$20,000 having broadband connection and households with less than high school graduate or equivalency have 71.9 percent subscription rate. In comparison, households with a bachelor's degree or higher have a 91.2 percent subscription rate.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change continues to be at the forefront of discussion in the political sphere, especially in California, where in recent years, it has experienced multiple wildfires, both in Northern and Southern California. El Monte's 2014 - 2021 Housing Element Background Technical Report lists the following environmental constraints in which the City faces:

Earthquakes

Southern California is prone to periodic earthquakes, mostly recently the Northridge, and Landers quakes. While no earthquake faults have been found in El Monte, residents still experience the ground-shaking effects from such events. Most of the City is underlain by a shallow water table, is subject to liquefaction or the settling of soil during an earthquake, and, therefore will materially experience the movement caused by an earthquake. The City uses enforcement of modern building technologies, land use, and appropriate construction practices to protect residents and businesses.

Water

Potable water in El Monte is provided by eight water companies depending on the location of the residence in the City. San Gabriel Valley Water Company provides water to the majority of the City, serving a population of approximately 480,000 persons. To serve its client base, the company operates 36 groundwater wells, 36 storage reservoirs, and 2.9 million feet (over 550 miles) of water distribution mains ranging up to 36-inches in diameter. The project-specific analysis may be required when a project is proposed to determine if the existing infrastructure and proposed demand need to be addressed.

Wastewater

Wastewater collection facilities that serve the City are owned, operated, and maintained by the City Public Works Department. The City maintains 125 miles of pipeline and seven pump stations. El Monte is one of 17 jurisdictions that are signatory to the Joint Outfall Agreement. The agreement provides for an interconnected regional system of facilities and a cooperative agreement to own, operate, and maintain facilities collectively. The Sanitation Districts of Los Angeles County treat wastewater at the Whittier Narrows Water Reclamation Plant, located south of the City, and then recycle the water for irrigation and groundwater recharge.

Heat

An article from the Whittier Daily News also highlights how an increase in temperatures (to triple digits) in heat in parts of the San Gabriel Valley, including El Monte, can lead to a rise in the number of heat strokes and deaths. The article also states that El Monte has only a 5

percent tree canopy rate, compared with an average tree canopy rate of around 37 percent for Los Angeles County. Tree canopies allow for more shade on the streets, eliminating direct contact with the sun and its heat.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Earthquakes, water, wastewater and issues relevant to heat hazards are likely to have a higher impact on low- and moderate-income households.

Low- and moderate-income households may be vulnerable to the following effects of climate change disproportionately

An increase in heat-related human deaths, infectious diseases, and a higher risk of respiratory problems caused by deteriorating air quality- This may increase the need for medical care .Due to limited income, low and moderate income households may loose their homes due to rising health care costs

Potential increase in the severity of winter storms, affecting peak stream flows and flooding- This may lead to damage and loss of homes for low and moderate income households, forcing them into homelessness or living in substandard housing.

Changes in growing season conditions that could affect agriculture, causing variations in crop quality and yield- Reduced availability of food will affect low income and moderate income households due to the consequent rising food costs. In addition, reduced yields will cause unemployment and reduced incomes for lower income households that depend entirely on agriculture.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of El Monte 's 2020-2025 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It explains eligible programs, projects and activities to be undertaken with expected funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented through the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2011-2015 CHAS, 2013-2017 & 2014-2018 ACS data estimates from the U.S. Census Bureau.

The City of El Monte has been awarded \$1,304,180 in CDBG, \$2,380,968 in HOME and \$5,157,737 in ESG-CV Funds . These figures are based on a 2020 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, planned activities and accomplishments are also subject to change. It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain El Monte as a community its residents are proud to call "home". Given the aforementioned five(5) priorities, the City identified 5 main goals:

- Provide decent affordable housing
- Maintain and Promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Economic Development
- CDBG Grant Administration

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

1.	Area Name:	City Wide
	Area Type:	Local target area
	HUD Approval Date:	TBD
	% of Low/ Mod:	51%
	Revital Type:	Housing
	Other Revital Description	
	Identify the neighborhood boundaries for this target area.	This area covers the entire jurisdiction
	Include specific housing and commercial characteristics for this target area	
	How did your consultation and citizen participation process help you identify this neighborhood as a target area?	TBD
	Identify the needs of the target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2.	Area Name:	Qualified Census Tracts
	Area Type:	Local target area
	HUD Approval Date:	TBD
	% of Low/ Mod:	70%
	Revital Type:	Comprehensive

Other Revital Description	
Identify the neighborhood boundaries for this target area.	On the southeast side, Census Tract Codes 433304, 433302, 433901, and 433402 are concentrations with more than 70 percent of households reporting a problem.
Include specific housing and commercial characteristics for this target area	According to the Map in MA 50, households experiencing one or more housing burdens seem to be located predominantly in the southeast area of the City, with higher rates more east. The map above confirms multiple concentrations of households with multiple housing problems.
How did your consultation and citizen participation process help you identify this neighborhood as a target area?	
Identify the needs of the target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of El Monte plans to 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 as well as special needs, including female headed households and seniors. 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 percent 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.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Provide decent affordable housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Provide decent affordable housing CDBG Grant Administration
	Description	Provide decent affordable housing
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Maintain and promote neighborhood preservation CDBG Grant Administration
	Description	Maintain and promote neighborhood preservation

3	Priority Need Name	Support special needs programs and services
	Priority Level	High
	Population	City Wide
	Geographic Areas Affected	Support special needs programs and services Economic Development CDBG Grant Administration
	Associated Goals	Support special needs programs and services
	Description	
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure CBG Grant Administration
	Description	Construct or upgrade public facilities and infrastructure
5	Priority Need Name	Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	City Wide
	Associated Goals	Support special needs programs and services CDBG Grant Administration

	Description	Fair Housing
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The program is administered by the Baldwin Park Housing Authority and the Housing Authority of Los Angeles County. The organizations provide an average of 600 Section 8 Housing Vouchers in El Monte annually supporting low-income and special needs households.
TBRA for Non-Homeless Special Needs	Seniors, female- headed households, large families and people with mental or physical disability are all special needs populations in El Monte that could benefit from TBRA. Many of these special needs groups have a fixed or limited income, leaving them with overpayment for housing annually and living with a housing cost burden. TBRA would alleviate these households from experiencing cost burdens, using more of their income towards health, food and other expenses.
New Unit Production	The current (Cycle 5) RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from January 1, 2014 to October31, 2021 (essentially an eight-year cycle). El Monte’s Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 2,142 housing units, many for very low-income and above moderate income. As discussed in both the Needs Assessment and Market Analysis section of this document, HUD CHAS data reports that thousands of residents with an AMI between 0 - 80 % report cost burden as the most prominent housing problem they face. More must be done to increase the supply of both market rate and affordable housing to meet the demand of El Monte’s population.
Rehabilitation	More than half of El Monte’s housing stock was built more than 30 years ago (before 1990), and more than 50 percent of renters in the City are estimated to be experiencing at least one housing problem. Additionally, it is estimated that more than half of the City’s housing was built prior to 1980 and is susceptible to lead based paint hazards. At least 5 percent of single-and multiple-family homes require replacement and 10 percent need major repairs. Among mobile homes, an estimated 25 percent need repair or rehabilitation.
Acquisition, including preservation	At-risk affordable projects are those that could be converted to market rents in the next 10 years (2020-2030); those for which the affordability restrictions have expired, and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records identified 83 affordable units at risk of conversion. The units house developmentally disabled people and seniors.

Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

El Monte has been notified that it's 2020 allocation of the Community Development Block Grant (CDBG) funding will be \$2,304,180 along with an allocation of \$2,380,968 in HOME funds and \$5,157,737 in ESG-CV funding. The City does not anticipate receiving any other Federal or State funding for housing and community development efforts. Details for how the CDBG, HOME and ESG funds will be allocated towards eligible projects is described as part of the following Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	\$1,749,900	\$554,280	0	\$2,304,180	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	\$684,022	\$179,628	\$1,382,998	\$2,380,968	0	Entitlement funds allocation plus estimated program income plus prior-year resources.
ESG	Public-Federal	emergency shelter and outreach administrative costs homelessness prevention assistance	\$5,157,737	\$0	\$0	\$5,157,737	0	CARES Act funds which are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19)

Table 55 - Anticipated 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 does 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 2020

Action Plan, two rental developments have been identified-both of which have committed significant additional resources, including LIHTC funding, to the projects. For the ESG projects, Volunteers of America provides substantial matching funds for the both the Street Outreach and the Homeless Prevention & Rapid Re-Housing projects. The City has applied for PLHA funds through the State. We will be using these fund for First Time Homebuyer, Homeowner Rehab, and assistance building ADU's

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

Revert to the responses above

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of El Monte	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public Services	Jurisdiction

**Table 56 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Strength

Interdepartmental communication and collaboration between staff are recognized as a pertinent strength in the delivery system. City staff from different departments work with each other, with organizations and agencies that assist low-income individuals and with families in El Monte, and with community residents to establish priorities for utilizing CDBG funding.

Gap

The primary gap in the delivery system is inadequate access to funding resources. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted Homeless	to	Targeted to People with HIV
Homelessness Prevention Services				
Counseling/Advocacy	X			
Legal Assistance	X			
Mortgage Assistance	X			
Rental Assistance	X			
Utilities Assistance	X			

Street Outreach Services				
	X			
Law Enforcement	X			
Mobile Clinics	X			
Other Street Outreach Services	X			

Supportive Services				
Alcohol & Drug Abuse	X			
Child Care	X			
Education	X			
Employment and Employment Training	X			
Healthcare	X			
HIV/AIDS	X			X
Life Skills	X	X		
Mental Health Counseling	X	X		
Transportation	X			

Other				
Other	X			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

El Monte is part of the Countywide Los Angeles Continuum of Care (LACoC), which is coordinated by the Los Angeles Homeless Services Agency (LAHSA), a joint powers authority. LAHSA works with Cities to provide services throughout the County. The City works with the Los Angeles Homeless Services Authority (LAHSA), who has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA was established as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages over \$300 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. Through LAHSA, funding, program design, and other services are provided to more than 100 non-profit partner agencies that work with the homeless population in the greater Los Angeles area. Specialized programs funded through LAHSA address a wide-range of issues related to homelessness, including mental illness, substance abuse, job training, health, and mainstream benefits enrollment.

In 2018, El Monte created a “Plan to Prevent and Combat Homelessness”. Goals and supporting actions of the plan include “Expanding access to workforce development and employment programs” and to “Increase engagement activities and links to crisis response systems”

Street Outreach and Supportive Services

El Monte’s Police Department conducts homelessness outreach and enforcement as needed. Additionally, its TOUCH Program provides a Mental Health Evaluation Team outreach worker one day per week, funded by the Los Angeles County Department of Mental Health.

Additionally, the Police Department has increased its outreach capacity by partnering with Los Angeles Sheriff’s Department Homeless Outreach Services Team (HOST). The Los Angeles County health and human services departments have offices in El Monte that serve all of Service Planning Area 3. These include the Department of Public Social Services, the Department of Mental Health, the Department of Public Health, and the Department of Health Services.

Local non-profits such as Foothill Family, also provide mental health and social services for at-risk children and families. Faith-based community partners, including Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry, provide a variety of services including health clinics.

Local and regional non-profit organizations Family Promise of San Gabriel Valley and Operation Healthy Hearts provide employment services to people who are at risk or are currently experiencing homelessness in El Monte. The City has multiple partnerships focused on helping the homeless population, including families with children and people facing addiction and unaccompanied youth. The partnerships provide transitional housing, mental health services,

food, clothing and social services to help El Monte’s homeless population. Examples include Volunteers of America, Family Promise of San Gabriel Valley, and Union Station. (Please see MA 30, Homeless Facilities and Services for a detailed list of homeless service providers).

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

In 2018, El Monte City Council adopted a “Plan to Prevent and Combat Homelessness”. The plan was created in a concerted effort with input from local stakeholders including service providers to understand what goals and supporting actions the City should take moving forward to help homeless people. This plan serves as strength, creating guidance for what the City should do moving forward. El Monte has multiple agencies and service providers to assist with the homeless and special needs populations. Examples of homeless services include the Mental Health Evaluation Team, use of local religious organizations and social service organizations such as Volunteers for America.

Gaps

The primary gap in the delivery system is insufficient funding resources from both public and private agencies, including the dissolution of the Redevelopment Agency. The level of need in the City far exceeds available funding. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources. The need for funding support from these agencies is much needed as issues of both housing affordability and homelessness have exponentially grown in past years both locally and regionally.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As already discussed above, the City has created a “Plan to Prevent and Combat Homelessness”. The plan was created in a concerted effort with input from local stakeholders including service providers to understand what goals and supporting actions the City should take moving forward to help homeless people. The City will continue to coordinate between private, nonprofit and public institutions to bring services needed for homeless and people with special needs. Two goals listed as part of El Monte’s “Plan to Prevent and Combat Homelessness” include the following:

- **Participate in regional collaboration opportunities**
 - Continue collaborating with the San Gabriel Valley Council of Governments and other cities in Service Planning Area 3 on homelessness-related discussions and activities throughout homeless plan implementation.
 - Hire a homeless coordinator to oversee homelessness plan implementation and regional collaboration.
 - Coordinate with LAHSA and the County Homeless initiative when possible.

- **Increase engagement activities and links to crisis response system**
 - Explore funding allocations to outreach activities, including to fund prevention services (e.g., through L.A. County’s 211 health and human services program).
 - Identify departmental staff most likely to engage with homeless and at-risk populations. Implement a protocol for staff to contact outreach teams via the LAHSA Outreach Web Portal to assist those experiencing homelessness and connect those at risk of homelessness to prevention services.
 - Explore partnership with homeless service providers and/or neighboring cities looking to expand outreach capacity. Increase coordination with local school districts and area colleges to identify and reach out to students experiencing or at risk of homelessness

SP-45 Goals Summary – 91.215(a)(4)

Consolidated Plan	EL MONTE	113
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Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide decent affordable housing	2020	2024	Affordable Housing	City Wide	Provide decent affordable housing	CDBG: \$500,000 Home: \$5,494,028	Rental units constructed: TBD Household Housing Unit Rental units rehabilitated: TBD Household Housing Unit Homeowner Housing Added: 80 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
Maintain and Promote neighborhood preservation	2020	2024	Affordable housing Non-Housing Community Development	City Wide Qualified Census Tracts	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure	CDBG: \$2,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Business facades Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,250 households
Support special needs programs and services	2020	2024	Non-Homeless Special Needs	City Wide Qualified Census Tracts	Support special needs programs and services Fair Housing	CDBG: \$1,787,314 ESG: \$5,339,833	Public Service activities other than Low/Moderate Income Housing Benefit: 9,595 Persons Assisted Homeless Person: 4,865 Persons Assisted
Construct or upgrade public facilities and infrastructure	2020	2024	Non-Housing Community Development	City Wide Qualified Census Tracts	Construct or upgrade public facilities and infrastructure	CDBG: \$1,750,000	Graffiti Abatement: 85,000 sites

Economic Development	2020	2024	Non-Housing Community Development	City Wide Qualified Census Tracts	Support special needs programs and services	CDBG: \$1,917,215	Section 108 loan program: 15,000 LMI families (or individuals)
CDBG Grant Administration	2020	2024	Affordable Housing Public Housing Homelessness Non-Homelessness Special Needs Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and service Construct or upgrade public facilities and infrastructure Fair Housing	CDBG: \$1,752,036 Home: \$717,462 ESG: \$572,359	Other: TBD Other

Table 58 – Goals Summary

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: CHDO Set-Aside Affordable Housing; Acquisition/Rehabilitation/New Construction).
2	Goal Name	Maintain and promote neighborhood preservation
	Goal Description	Using CDBG and HOME funds, the City of El Monte will maintain and promote neighborhood preservation activities. (Projects: Commercial Façade, Code Enforcement).
3	Goal Name	Support special needs programs and services
	Goal Description	Using both CDBG and ESG funding, the City will offer support services to both special needs populations and the homeless. (Projects: El Monte Legal Assistance Clinics; Community and Senior Services Integrated Care Management; Utility Assistance; Housing Rights, Food Program; ESG Street Outreach, Homeless Prevention, and Rapid Re-Housing; Fair Housing).
4	Goal Name	Construct or upgrade public facilities and infrastructure
	Goal Description	The City will utilize CDBG funds to preserve, rehabilitate, and enhance public facilities and infrastructures. (Projects: Graffiti Abatement).
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	CDBG Grant Administration

	Goal Description	<p>The City will conduct the following administration/planning activities: (1) General Administration of CDBG, HOME, and ESG programs, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement, up to 20% 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).</p>
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

To be determined

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable, the City of El Monte does not own any public housing.

Activities to Increase Resident Involvements

Not applicable, the City of El Monte does not own any public housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable, the City of El Monte does not own any public housing.

Plan to remove the ‘troubled’ designation

Not applicable, the City of El Monte does not own any public housing.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Parking Costs: Within El Monte’s General Plan, Housing Technical Report, there is a table showing residential development standards (Table 30, pg. 53). In addition to discussion over density, lot size and setbacks, parking space requirements are also listed. Regardless of how dense a unit is (0 - 25 units), a parking space requirement of 2 - spaces for each unit is required. Parking requirements can lead to less units built or even making a project infeasible for a developer who may not have enough room or money to accommodate for parking requirements. The City of El Monte Municipal Code currently provides options for developers to use in order to achieve reduced parking standards, including shared parking agreements, use of parking studies, proximity to public transportation or other public facilities. Such choices give developers options if parking is considered to be a restriction to the development of new units.

Development Fees and Taxes: The City of El Monte charges various fees and assessments to cover the cost of processing development permits and ensure that adequate public facilities and services are available to support residential developments. Development fees range from \$15,800 to \$24,700 per unit depending on the size of the project, density, and location (See table below). City fees are approximately 6 percent of the project per-unit sales price and are generally comparable to other local jurisdictions. To mitigate affordability in development, the City has subsidized the cost of housing construction through the financing of site improvements, rebate of fees, and granting of density bonuses. Although fees do add to the cost of residential development, they are not considered to constrain the production of affordable housing.

City Fees	Single Family Project	20 Unit Condo Project	40 Unit Apartment Project
Planning fees	\$310	\$11,410	\$10,125
Engineering fees	\$2,718	\$6,926	\$9,145
Building fees	\$4,800	\$37,196	\$55,212
Park in lieu fee	\$6,032	\$110,000	\$220,800
Streets (\$815/ unit)	\$815	\$16,300	\$32,600
Traffic (\$67.90/unit)	\$67.90	\$1,358	\$2,716
Drainage & Sewer (\$1,980/MF unit)	\$2,474	\$39,600	\$79,200

Table extracted from Table 33 of 2014- 2021 City of El Monte Housing Element Background Technical Report. Notes: This analysis assumed a single-family home is 2,000 square feet, condominium unit is 1,500 square feet; and apartment unit is 1,200 square feet. For park fees, Quimby fees range from \$6,000 to \$8,200 per residential unit.

Development and Permit Approval Process: Costs to develop a property include cost of land, demolition, entitlement process, development review, environmental review and construction costs as well as a conditional use permit or general plan amendment/ zone change in some cases. El Monte’s Housing Element Background Report states estimates the total time to process an application for residential development is two months for a single-family home and six months for a multiple-family project. Timeframes can increase if environmental clearance, zone change, modification, or general plan amendment is required, or the project is unusually complicated and requires enhanced review. Given the lack of vacant parcels, and continued rise in cost of housing in California, existing land prices often include a structure that must be either reused or demolished to build on the property, posing a challenge to build more affordable housing as well as housing in general.

Financing: Loan underwriting has grown more conservative in construction, with an increase in leveraging and equity requirements. Additionally, more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower- income households. Typically, conventional home loans will require 80% loan-to-value and represent the largest constraint to homebuyers. Another impediment to homeownership is credit worthiness. According to the Federal Housing Authority, lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount inadequate to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan.

AB 1482: Expands rent control to protect units built over 15 years ago and places an annual cap on rent to 5% plus inflation. AB 1482 was signed by Governor Newsom on October 8, 2019 but did not go into effect until January 1st, 2020. The unintended consequence of the passing of this bill has been the surge of eviction notices and large increase in rent towards tenants, specifically for low- income households.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will continue to seek replacement funding assistance for affordable housing. This year, the City opened a new affordable housing development, Veterans Village, which will provide 41 units of supportive housing for veterans The City partnered with New Directions to provide social services, and had Mercy Housing, an affordable housing developer manage the project. The City continues to actively pursue legislation that addresses funding mechanisms to preserve and develop more affordable housing in the area.

SP-60 Homelessness Strategy – 91.215(d)

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

Each year, LAHSA conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to LAHSA, the number of individuals experiencing homelessness in Los Angeles County increased by 44 percent from 33,243 in 2010 to 58,936 in 2019. El Monte is located within Service Planning Area (SPA) 3. According to the 2019 Greater Los Angeles Homeless Count for SPA 3, there are a total of 4,489 homeless people. 1,197 (27 percent) are estimated to be sheltered and 3,292(73 percent) are estimated to be unsheltered. The number of homeless people in SPA 3 has increased by 25 percent since 2018. It is estimated that approximately 616 (14 percent) are part of a family, with a significant increase in percent change from 2018, by 33.6 percent. 2019 LAHSA Homeless Count data also reports 428 people being homeless in the City El Monte.

As already discussed in SP 30, in 2018, El Monte created a “Plan to Prevent and Combat Homelessness”. Goals and supporting actions of the plan include “Expanding access to workforce development and employment programs” and to “Increase engagement activities and links to crisis response systems”.

Street Outreach and Supportive Services

El Monte’s Police Department conducts homelessness outreach and enforcement as needed. Additionally, its TOUCH Program provides a Mental Health Evaluation Team outreach worker one day per week, funded by the Los Angeles County Department of Mental Health.

Additionally, the Police Department has increased its outreach capacity by partnering with Los Angeles Sheriff’s Department Homeless Outreach Services Team (HOST). The Los Angeles County health and human services departments have offices in El Monte that serve all of Service Planning Area 3. These include the Department of Public Social Services, the Department of Mental Health, the Department of Public Health, and the Department of Health Services.

Local non-profits such as Foothill Family, also provide mental health and social services for at-risk children and families. Faith-based community partners, including Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry, provide a variety of services including health clinics.

Local and regional non-profit organizations Family Promise of San Gabriel Valley and Operation Healthy Hearts provide employment services to people who are at risk or are currently experiencing homelessness in El Monte. The City has multiple partnerships focused on helping the homeless population, including families with children and people facing addiction and unaccompanied youth. The partnerships provide transitional housing, mental health services, food, clothing and social services to help El Monte’s homeless population. Examples include

Volunteers of America, Family Promise of San Gabriel Valley, and Union Station. (Please see MA 30, Homeless Facilities and Services for a detailed list of homeless service providers).

Addressing the emergency and transitional housing needs of homeless persons

The State legislature continues to recognize the growing problem of homelessness, the complex causes associated with homelessness (including lack of affordable housing, mental illness and substance abuse, and release from prison), the lack of facilities available for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.

El Monte has an estimated 428 homeless people, 94.2 percent are unsheltered, with only 5.8 percent in shelters. More than half (53 percent) of the City’s unsheltered are living on the street and 18 percent living in makeshift shelters. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Senate Bill 2 was enacted to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. The table below comes from the City’s Homeless Plan and identified all shelters and supportive housing available in El Monte.

Housing Project Type	Total Beds/ Units
Emergency Shelter	250
Transitional Housing	42
Rapid Re- Housing	6
Permanent Supportive Housing (El Monte Veterans Village, Mercy Housing)	44
Permanent Supportive Housing – Community Housing Options and Independent Supportive Sites (Alliance for Housing and Healing)	34

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.

The City has a number of facilities that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are in transitional living situations. The table above also shows how many shelter, permanent supportive housing and transitional housing beds/ housing units El Monte has, totaling 376, majority of which are emergency shelter beds.

The City will continue to 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.

The City also works with Volunteers of America, Los Angeles (VOALA) to help homeless persons navigate through multiple services, which include searching for rapid- rehousing, permanent supportive housing and placement services. VOALA has a database of more than 100 landlords and available housing listings. Staff assists homeless clients with finding housing and moving in. On average, it takes 30 - 45 days to enroll a client into permanent housing . VOALA also provides financial assistance to eligible households, aiding with costs related to one's 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City plans to continue in supporting the operations of LAHSA which in-turn provides supportive services for persons who are homeless or at risk of becoming homeless. LAHSA coordinates and manages over \$300 million dollars annually in Federal, State, County and City funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. As an active participant in the LACoC program, residents of Whittier can access services depending on their level of need.

Additionally, in 2018, El Monte City Council adopted a "Plan to Prevent and Combat Homelessness". Goals and supporting actions of the plan include services to prevent homelessness for at risk households:

- **Expanding access to workforce development and employment programs**
 - Employ CalWORKS-Subsidized Program participants in City assignments.

- Recruit a percentage of homeless or formerly homeless individuals for City assignments.
- Engage local business groups, business owners, and those doing business with the City to encourage participation in workforce development programs and job placement.
- **Increase engagement activities and links to crisis response systems**
 - Explore funding allocations to outreach activities, including to fund prevention services (e.g., through L.A. County’s 211 health and human services program).
 - Identify departmental staff most likely to engage with homeless and at-risk populations.
 - Implement a protocol for staff to contact outreach teams via the LAHSA Outreach Web Portal to assist those experiencing homelessness and connect those at risk of homelessness to prevention services.
 - Explore partnership with homeless service providers and/or neighboring cities looking to expand outreach capacity.
 - Increase coordination with local school districts and area colleges to identify and reach out to students experiencing or at risk of homelessness.
- **Increase the Number of Affordable/Supportive Housing Units**
 - Identify public or privately-owned sites for development of a shelter serving homeless families and/or homeless individuals.
 - Pursue Measure H acquisition/rehab funding (Strategy E8) and other County Homeless Initiative capital funds.
 - Pursue Measure H funding (Strategy B7) for shelter beds serving as interim/bridge housing for persons exiting institutions.
 - Safe parking program for RVs, vans, etc.
 - Transportation vouchers for access to offsite services
 - Drop-in center for homeless or at-risk transition-age youth
 - Explore feasibility of implementing or expanding affordable and supportive housing policies.
 - Pursue strategies that generate funding to develop affordable and supportive housing.
 - Explore acquisition of single-family homes to implement shared housing models for specific homeless populations, e.g., seniors and transition-age youth (TAY)
 - Identify publicly owned sites for housing homeless families and individuals.
 - Identify blighted or underutilized private sites for housing homeless families and individuals.
 - Expand rapid re-housing units in the City.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Since 1978, the federal government has banned the use of lead-based paint (LBP), leaving older homes vulnerable to LBP. Homes built prior to 1978 are recognized as possibly containing LBP. Health hazards occur when the paint chips and is inhaled by residents, more specifically children. As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

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

Following federal regulations and the City of El Monte’s policy regarding the identification of lead-based paint hazards, any housing built before to 1978 must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Lead based paint abatement must be performed by a certified lead-based paint professional. Clearance Inspection must also be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion. LBP abatement efforts in El Monte are provided through the cooperative efforts of the Los Angeles County Public Health Department and 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of El Monte does have an older housing stock, making it clear that rehabilitation is necessary and may include lead- based paint (LBP) abatement. According to 2013-2017 ACS Data, 21,294 or 72 percent of units were built prior to 1980 and are at risk of lead-based paint hazard. Of those units, 8,476 or 70.9 percent of owner- occupied units and 12,819 or 72.84 percent of renter- occupied units are at risk of lead-based paint hazard, illustrating again that both owners and renters are equally vulnerable to LBP hazard. All contractors performing renovation, repair, and painting projects that disturb LBP in homes, childcare facilities and schools built prior to 1978 must be certified and follow certain work standards to prevent lead contamination.

Housing built more than 30 years ago (built prior to 1990) definitely requires maintenance to remain habitable. Homes built more than 70 years ago, unless regularly maintained, require substantial rehabilitation. Approximately 80 percent of owner-occupied units and 83 percent of renter-occupied units are more than 30 years old, requiring some form of rehabilitation/maintenance in prior years.

Additionally, 58 percent of renters and 40 percent of owners indicate having “one selected condition” in their housing. Such data indicates that both owners and renters may need financial support with maintaining their units, especially since the majority of housing in El Monte is more than 30 years old in age. Finally, 16 percent of renters and 4 percent of owners are estimated to have “two selected conditions”.

Lead poisoning education and abatement efforts in El Monte are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of El Monte's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

How are the actions listed above integrated into housing policies and procedures?

Adhering to both federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead-based paint testing prior to obtaining funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the restoration of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

2013- 2017 ACS estimates report 22.6 percent of individuals in El Monte are living below the poverty level, which is 7.5 percent higher when compared to the State’s poverty level. HUD’s 2011- 2015 Comprehensive Housing Affordability Strategy (CHAS) reports that 8,815 households in El Monte are living with an HAMFI between 0 - 30 percent, making them most vulnerable to homelessness and living in poverty. Furthermore, large families and female headed households with children are more likely to require special assistance with affordable housing, accessible day care, health care and other forms of supportive services. The Department of Housing and Community Development defines large households as households having five or more members. HUD’s 2011- 2015 Comprehensive Housing Affordability Strategy (CHAS) reports that 1, 720 households living with an HAMFI between 0 -30 percent are also identified as large family households and 2,270 households with an HAMFI between 0 30 percent report having one or more children 6 years old or younger. CHAS Data also indicates that households with a 0-30 percent HAMFI, comprise more than half (52.9 percent) of low-income households facing a housing cost burden of more than 50 percent. Finally, 2013- 2017 ACS Estimates report that approximately 20 percent of El Monte’s households are female householders with no husband present. Majority of El Monte’s female households with no husband present are between the ages of 35- 64 years old (9.2 percent) and are also renters (12.7 percent).

The City of El Monte plans to allocate available resources (CDBG, HOME, and ESG) to support public service programs for the benefit of low- to moderate-income residents as well as expand and create new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions will be achieved by:

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

The City will also continue leveraging current relationships with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. 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.

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.

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

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

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's anti-poverty strategy is close in coordination with the goals and objectives of the entirety of the City's affordable housing plan. Such goals include: reducing poverty, creating new and affordable housing, promoting services for at-risk populations, expanding job training, and providing public and social services. 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 eliminate poverty. The City recognizes that a goal to decrease 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.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Economic Development Department is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. El Monte will follow monitoring procedures identified in the City's Sub-recipient Monitoring Protocol. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary. Furthermore, project and financial data on CDBG/HOME and ESG funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

Expected Resources

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

Introduction

For the fiscal year 2020/21, the City of El Monte will have a total of \$2,304,180 in CDBG funds. This total amount is comprised of \$1,749,990 in Fiscal 2019/20 CDBG entitlement funds and an estimated \$554,280 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, three capital improvement projects, two public facility projects, housing rehabilitation, repayment of Section 108 loans, CDBG administration, and fair housing services.

The City of El Monte will also have approximately \$2,380,986 in HOME Program funds comprised of a FY 2020/21 allocation of \$684,022, a carryover balance of \$1,382,998 and estimated program income in the amount of \$179,628. 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 \$5,157,737 in ESG COVID-19 related funds from the CARES Act that will assist with municipal funding shortfalls.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	\$1,749,900	\$554,280	0	\$2,304,180	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	\$684,022	\$179,628	\$1,382,998	\$2,380,968	0	Entitlement funds allocation plus estimated program income plus prior-year resources.
ESG	Public-Federal	emergency shelter and outreach administrative costs homelessness prevention assistance	\$5,157,737	0	0	\$5,157,737	0	CARES Act funds which are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19)

Table 59 - Expected Resources – Priority Table

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

The City 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. 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

Refer to narrative above

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2020	2021	Affordable Housing	City Wide	Provide decent affordable housing	CDBG: \$100,000 HOME: \$1,837,175	Affordable housing new construction: 51 units Residential Rehab: 5 housing units Multi-Family Rental Rehab:
2	Maintain and Promote neighborhood preservation	2020	2024	Affordable housing Non-Housing Community Development	City Wide Qualified Census Tracts	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure	CDBG: \$500,000	Commercial Façade: 10 businesses Code Enforcement: 250 households (or individuals)
3	Support special needs programs and services	2020	2024	Non-Homeless Special Needs	City Wide Qualified Census Tracts	Support special needs programs and services Fair Housing	CDBG: \$629,914 ESG: \$4,781,537	Utility Assistance: 205 households Housing Rights: 300 persons; Legal Services: 80 persons;

								Integrated Care Management: 50 persons; Food Program: 2,200 persons; Homeless Programs:4,433 households (or individuals)
4	Construct or upgrade public facilities and infrastructure	2020	2024	Non-Housing Community Development	City Wide Qualified Census Tracts	Construct or upgrade public facilities and infrastructure	CDBG: \$350,000	Graffiti Abatement: 17,000 sites
5	Economic Development	2020	2024	Non-Housing Community Development	City Wide Qualified Census Tracts	Support special needs programs and services	CDBG: \$383,443	Section 108 loan program: 3,000 low to moderate-income families (or individuals)
6	CDBG Grant Administration	2020	2024	Affordable Housing Public Housing Homelessness Non-Homelessness Special Needs Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and service Construct or upgrade public facilities and infrastructure Fair Housing	CDBG: \$460,836 HOME: \$307,050 ESG: \$527,091	

Table 60 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The City plans to undertake the following CDBG, HOME, and ESG activities during Fiscal Year 2020/21 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 \$1,749,900, the City of El Monte is allowed to exceed the maximum of 15%, in public services if the activities are in response to COVID-19 impacts. This Annual Action Plan proposes to allocate \$629,914 in public services towards the following activities: Fair Housing Program (\$27,000); Utility Assistance Program (\$246,610), El Monte Legal Services Clinics (\$75,000) Community and Senior Services Integrated Care Management (\$61,304); Nutrition Program (\$220,000). CDBG regulations also permit a maximum allocation of 20% for CDBG administration activities. Next, a maximum of 20% in HOME administration activities is allowed to be allocated in FY 2020/21 and the City has allocated \$307,050 for the HOME Program Administration activity.

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

#	Project Name
1	CDBG: Administration
2	CDBG: Commercial Façade Program
3	CDBG: Code Enforcement
4	CDBG: Utility Assistance Program
5	CDBG: Residential Rehab
6	CDBG: Graffiti Abatement
7	CDBG: Housing Rights Center
8	CDBG: Neighborhood Legal Services Clinics
9	CDBG: Integrated Care Management
10	CDBG: Food Program
11	CDBG: Aquatic Center (City)
12	CDBG: Peck/Ramona Triangle
13	HOME: Administration Funds
14	HOME: CHDO Reserve

15	HOME: Domus (Tyler/Ramona)
16	HOME: Linc Development (Ramona Housing)
17	HOME: Multi-Family Rehab
18	HOME: Acquisition & New Construction- Not programmed
19	ESG: Administration
20	ESG: Street Outreach
21	ESG: Homeless Prevention
22	ESG: Rapid Rehousing
23	ESG CV2: Administration
24	ESG CV2: Volunteers of America
25	ESG CV2: Street Outreach
26	ESG CV2: Rapid Rehousing

Table 61 – Project Information

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	CDBG: Administration
	Target Area	City Wide Qualified Census Tracts

	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services CDBG Grant Administration
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair housing
	Funding	CDBG: \$460,836
	Description	Planning and Administration of the 2020 CDBG program.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	See Description.
	2	Project Name
Target Area		Maintain and promote neighborhood preservation
Goals Supported		Maintain and promote neighborhood preservation
Needs Addressed		City Wide
Funding		CDBG: \$200,000
Description		Provide financial assistance in the form of a matching grant to commercial property and/or business owners to make façade/exterior improvements to commercial buildings.
Target Date		June 30, 2021
Location Description		City Wide
Planned Activities		Same as description.

3	Project Name	CDBG: Code Enforcement
	Target Area	City Wide
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$300,000
	Description	This program helps to stabilize and protect property values in the community by enforcing existing property maintenance, health and safety, building standards and other code enforcement requirements, in eligible low-income deteriorating neighborhoods.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
4	Project Name	CDBG: Utility Assistance Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$246,610
	Description	This program offers a financial assistance to eligible low-income households for utility assistance.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
5	Project Name	CDBG: Residential Rehab
	Target Area	City Wide
	Goals Supported	Maintain and promote neighborhood preservation

	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$100,000
	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, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
6	Project Name	CDBG: Graffiti Abatement
	Target Area	Citywide
	Goals Supported	Infrastructure and Public Facility
	Needs Addressed	Infrastructure and Public Facilities
	Funding	CDBG: \$350,000
	Description	The Graffiti Abatement Program operates in CDBG low- and moderate-income service areas throughout the city to remove graffiti from hardscape areas such as walls, sidewalks, street furniture, poles and signs. Funds pay for labor, supplies and

		material.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
7	Project Name	CDBG: Housing Rights Center
	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. Since the commencement of the 2008/09 program year, 100% of El Monte residents served by HRC were of low- to moderate-income, thus confirming a high probability that HRC's proposal will enable El Monte to satisfy HUD's guidelines for use of CDBG funds. The goals of the Housing Rights Center’s Fair Housing Program are threefold: (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, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
8	Project Name	CDBG: Neighborhood Legal Services Clinics
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services

	Funding	CDBG: \$75,000
	Description	In support of El Monte’s Consolidated Plan, to provide “homeless prevention” through “supportive services,” NLSLA proposes to establish The El Monte Legal Assistance (TELA) Clinics to provide supportive legal services to residents of El Monte, including those who are homeless or at risk of becoming homeless. The City of El Monte has identified that some of the greatest obstacles in meeting the underserved needs of low- income persons is not having access to: 1) affordable housing; 2) income stabilizing benefits such as CalWorks, and CalFresh; and 3) affordable health care. NLSLA’s TELA project will address these legal barriers, helping El Monte residents secure a foothold on the path to economic security.
	Target Date	June 30, 2021
	Location Description	3629 Santa Anita Avenue, Suite 109, CA 91731
	Planned Activities	Same as description.
9	Project Name	CDBG: Community and Senior Service 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: \$61,304
	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 city looks to modify the existing program by combining integrated care management with information and referral. The purpose of the Information and Referral program is

		to empower clients to resolve short term problems or benefit issues.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
10	Project Name	CDBG: Food Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$220,000
	Description	This program offers a food to eligible low-income households. The program offers participants a collection of predetermined local grocery/farmers market items.
	Target Date	June 30, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
11	Project Name	CDBG: Aquatic Center (City)
	Target Area	City Wide
	Goals Supported	Economic Development
	Needs Addressed	Maintain and Promote Neighborhood Preservation
	Funding	CDBG: \$223,707
	Description	CDBG funds will be used to make a Section 108 loan payment for the Aquatic Center Project.
	Target Date	June 30, 2021
	Location Description	11333 Valley Boulevard, El Monte, CA 91731

	Planned Activities	Same as description.
12	Project Name	CDBG: Peck/Ramona Triangle (M&A Gabae)
	Target Area	City Wide
	Goals Supported	Economic Development
	Needs Addressed	Maintain and Promote Neighborhood Preservation
	Funding	CDBG: \$159,736
	Description	CDBG funds will be used to make a section 108 loan payment for Peck/Ramona Triangle.
	Target Date	June 30,2021
	Location Description	11333 Valley Boulevard, El Monte, CA 91731
	Planned Activities	Same as description.
13	Project Name	HOME: Administration
	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 Fair Housing
	Funding	Home: \$307,050
	Description	Administration of the FY2020 Home program.
	Target Date	June 30,2021
	Location Description	Jurisdiction wide administration of the Home Program.
	Planned Activities	Same as description.
14	Project Name	HOME: CHDO Reserve

	Target Area	City Wide
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	Home: \$428,825
	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, 2021
	Location Description	City Wide
	Planned Activities	Same as description.
15	Project Name	HOME: Domus (Tyler/Ramona)
	Target Area	Tyler/Ramona
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Provide Decent and Affordable Housing
	Funding	Home: \$658,350
	Description	Located in the vibrant Downtown core of El Monte is a new 100% affordable housing development. The site which is composed of 3 parcels totaling 36, 329 square feet (0.83 acres) will be the location of 51 affordable housing units. The units will range from one to three bedrooms. 24 of the units will be intended for homeless students and families. The remaining 26 units will be for residents with incomes ranging from 30-60 percent of the median income and one used for on-site management.
	Target Date	June 30,2021
	Location Description	3436 Tyler Ave, El Monte, CA 91731

	Planned Activities	Same as description.
16	Project Name	HOME: Linc Development Housing (Ramona Housing)
	Target Area	City Wide
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Provide Decent and Affordable Housing
	Funding	Home: \$500,000
	Description	Development of affordable housing
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
17	Project Name	HOME: Multi Family Rehab
	Target Area	City Wide
	Goals Supported	Maintain and Promote Neighborhood Preservation
	Needs Addressed	Maintain and Promote Neighborhood Preservation
	Funding	Home: \$250,000
	Description	This program provides multi-family rehabilitation for rental units, occupied by eligible participants. The property must be brought up to certain housing standards as part of the rehab assistance.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
18	Project Name	HOME: Acquisition & New Construction-Not Programmed
	Target Area	Unprogrammed
	Goals Supported	Unprogrammed

	Needs Addressed	Unprogrammed
	Funding	Home: \$236,743
	Description	Unprogrammed
	Target Date	June 30,2021
	Location Description	Unprogrammed
	Planned Activities	Same as description.
19	Project Name	ESG: Administration
	Target Area	City Wide
	Goals Supported	Planning and Administration of the 2020 ESG program.
	Needs Addressed	Planning and Administration of the 2020 ESG program.
	Funding	ESG: \$11,317
	Description	Administration of the FY2020 ESG program.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
20	Project Name	ESG: Street Outreach
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$50,000
	Description	This program will offer outreach services to homeless populations. The program will offer resources with the goal of connecting and placing people experiencing homelessness into housing.
	Target Date	June 30,2021

	Location Description	City Wide
	Planned Activities	Same as description.
21	Project Name	ESG: Homeless Prevention
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$44,787
	Description	The program will provide households at-risk of experiencing homelessness with housing stability services.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
22	Project Name	ESG: Rapid Rehousing
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$44,787
	Description	The program will provide rapid rehousing services to households experiencing homelessness, including placement into permanent housing.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
23	Project Name	ESG CV2: Administration
	Target Area	City Wide

	Goals Supported	Planning and Administration of the 2020 ESG-CV2 program activities.
	Needs Addressed	Planning and Administration of the 2020 ESG-CV2 program activities.
	Funding	ESG CV2: \$515,774
	Description	Administration of the FY2020 ESG-CV2 program activities.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
24	Project Name	ESG CV2: Volunteers of America
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG CV2: \$517,183
	Description	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.
	Target Date	June 30,2021

	Location Description	City Wide
	Planned Activities	Same as description.
25	Project Name	ESG CV2: Street Outreach
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG CV2: \$500,000
	Description	This program will offer outreach services to homeless populations. The program will offer resources with the goal of connecting and placing people experiencing homelessness into housing. These funds will help fund a City Outreach Coordinator.
	Target Date	June 30,2021
	Location Description	City Wide
	Planned Activities	Same as description.
26	Project Name	ESG CV2: Rapid Rehousing
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG CV2: \$3,624,780
	Description	The program will provide rapid rehousing services to households experiencing homelessness, including placement into permanent housing.
	Target Date	June 30,2021
	Location Description	City Wide
	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

Target Area	Percentage of Funds
City Wide	80%
Qualified Census Tracts	20%

Table 62 - Geographic Distribution

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.

Discussion

Refer to discussion above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	51
Rehab of Existing Units	5
Acquisition of Existing Units	
Total	56

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has an annual goal to provide assistance to 56 households through 4 housing projects/programs in FY 2020/21.

The City proposes to assist 5 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 . The City also aims to produce 51 additional units through two affordable housing development projects. A total of \$1,158,350 in HOME funds will be utilized. The City is also implementing a new Multi-Family Rehabilitation program for rental units. Finally, the City plans to use the

CHDO Set-Aside Affordable Housing Program and/or the Acquisition/Rehabilitation/New Construction Program. No site(s) have been identified at this time.

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

Consolidated Plan	EL MONTE	154
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In FY 2020/21, ESG funds will be used to deliver comprehensive street outreach services to **xxx** 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 LAHSA Homeless Count reported a decrease in homelessness in El Monte, from 517 people in the year 2018 to 428 people in 2019. Of El Monte’s estimated 428 homeless people, 94.2 percent are unsheltered, with only 5.8 percent in shelters. More than half (53 percent) of the City’s unsheltered are living on the street and 18 percent living in makeshift shelters. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. The remaining 29 percent were housed in either an emergency shelter or transitional housing.

To address the emergency shelter and transitional housing needs of homeless persons in FY 2020/21, 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 non-profit and faith-based community partners. The city funds its homelessness housing and services programs CDBG and ESG funding. For example, in FY 2020/21, 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 2020/21, the City will also have ESG-CV funds for emergency shelter and outreach, administrative costs, homelessness prevention assistance and any projects that are approved for the CARES Act funds which are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19) .

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.

Discussion

Refer to the narrative above.

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 develop able 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 non-profit 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/multi use housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.
- Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.
- Continue to implement the residential home loan program for single-family residences citywide and lead-based paint hazards inspections as part of the rehabilitation loan program.
- Support non-profit 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.

Discussion:

Refer to narratives above.

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 2020/21 – 2024/25 timeframe. In PY 2020/21, 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, a minor home repair grant program for single-family homes requiring less work, and a multi-family rental rehabilitation program. The City has allocated \$350,000 to this effort with the goal of assisting as least 10 households.

Under the HOME program, the City of El Monte proposes to allocate \$658,350 in HOME funds towards the Domus (Tyler/Ramona) Affordable Housing Project, a 100% affordable housing development. The project will include 51 affordable housing units ranging from one to three bedrooms. 24 of the units will be intended for homeless students and families. The City also proposed to allocate \$500,000 for the LINC Housing Development project (Ramona Housing).

Finally, nearly \$429,000 is available for the projects and activities carried out by an eligible CHDO. 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 anti-poverty 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 2020/21, 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 project

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 2020/2021 –2024/2025.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.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$554,280
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.	\$120,013
5. The amount of income from float-funded activities	0
Total Program Income	\$674,293

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 and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.	70%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City does not receive any atypical loans, grant instruments, nonconforming loan guarantees, or other forms of investments.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has general recapture and resale provisions in its HOME program guidelines which apply

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only to CHDOs. The City will impose HOME recapture provisions on any property sold by a CHDO to a homebuyer when the City provides a direct subsidy for down payment and or closing costs to the homebuyer.

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:

In instances where the homebuyer's home is sold to a qualified low-income buyer at an affordable price, the HOME loan balance shall be transferred to the subsequent qualified buyer and the affordability period shall remain in force. The resale provisions shall remain in force from that date the legal documents are executed at loan closing until the expiration of the affordability period.

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:

The City has no current plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

The City has adopted the Los Angeles Homeless Services Authority's (LAHSA's) Written Standards for providing ESG Assistance. Please see attached document for details.

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

The City of El Monte is an active participant of the Los Angeles Continuum of Care (LACoC). The LACoC Homeless Management Information System (HMIS) has designed a system that would not only satisfy the HUD mandate, but would also provide the Los Angeles Continuum with a means to measure the effectiveness of programs serving homeless people. The system allows participating agencies to collect and input standardized client-level and demographic data into the system. Services and target achievements are entered to capture client-level activities depending on the agency, program, or program type. The data is compiled into reports that allow us to understand the demographic, geographic, or cultural scope of homelessness and the needs.

Subrecipients receiving El Monte Emergency Solutions Grant (ESG) funds are required to utilize LACoC's HMIS system to track their clientele and report its accomplishments to the

City. This requirement is incorporated into the ESG agreement with the subrecipient.

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).

Please see attached policies and procedures.

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.

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.

5. Describe performance standards for evaluating ESG.

As an active member of the LACoC, the City of El Monte consults with LAHSA to ensure the City short and long term homeless service plans are consistent with the LACoC Ten Year Plan for Ending Homelessness. Additionally, the City requires that its ESG subrecipients meet the homeless participation requirements in 24 CFR 576.405(a) by providing evidence that a homeless or formerly homeless individual is a member of its Board of Directors or are consulted in the development of programs services. Please see attached document for additional details.

Grantee Unique Appendices

CHAPTER 1.13 EMERGENCY SOLUTIONS GRANT PROGRAM

**1.13.1..... G
GENERAL OVERVIEW**

The City receives Emergency Solution Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. HUD allocates ESG funds based on the formula used for the Community Development Block Grant (CDBG) program. The purpose of the ESG program is to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. Each year, through the Consolidated Planning process, the City receives ESG funds from HUD and makes these funds available to eligible subrecipients, which can be either local government agencies or private nonprofit organizations. Once identified, eligible activities to be carried out are outlined in the City’s annual Action Plan, in accordance with the City’s Consolidated Plan, and subject to the Citizen Participation requirements. Annual accomplishments of ESG eligible activities carried out each year are reported in the City’s Consolidated Annual Performance Evaluation Report (CAPER).

1.13.2 BACKGROUND INFORMATION AND IMPLEMENTING REGULATIONS

The Emergency Solutions Grant Program began as the Emergency Shelter Grant Program, which was authorized under Subtitle B of title IV of the McKinney-Vento Homeless Assistance Act of 1987 (42 U.S.C. 11371et seq.). The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidated three of the separate homeless assistance programs

administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revises the Emergency Shelter Grants program and renames it as the Emergency Solutions Grants (ESG) program. The HEARTH Act also codifies into law the Continuum of Care planning process, a longstanding part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs.

HUD published an interim rule in the Federal Register on December 5, 2011, which revised the regulations for the Emergency Shelter Grants program by establishing the regulations for the Emergency Solutions Grants program, which replaced the Emergency Shelter Grants program. The change in the program's name, from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. HUD also published the final rule on the definition of homelessness in the Federal Register on December 5, 2011, which integrates the regulation for the definition of "homeless".

To clarify certain requirements of the interim rule for the Emergency Solutions Grants program and Consolidated Plan conforming amendments (Interim Rule), HUD issued the Notice of the FY 2011 Substantial Amendment Process and Other Related Information for Recipients of Emergency Solutions Grants Program Funds. This Notice, published in the Federal Register on January 27, 2011, advised the public of the award amounts and spending restrictions on the second allocation of FY 2011 Emergency Solutions Grants funding. To receive funds from the second allocation, recipients must prepare a substantial amendment to their Program Year 2011 Consolidated Annual Action Plan. The Notice explains the requirements of this substantial amendment, while highlighting relevant changes under the Interim Rule and providing guidance on critical decisions to be made during the planning process.

1.13.3 ELIGIBLE ACTIVITIES

ESG funds are available for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection through the Homeless Management Information System (HMIS). Below is a summary of eligible activities:

A. Street Outreach

Funds may cover costs related to essential services for unsheltered persons (including emergency health or mental health care, engagement, case management, and services for special populations).

B. Emergency Shelters

Funds may be used for renovation of emergency shelter facilities and the operation of those facilities, as well as services for the residents (including case management, child care, education, employment assistance and job training, legal, mental health, substance abuse treatment, transportation, and services for special populations).

C. Homelessness Prevention and Rapid Re-Housing

Both components fund housing relocation and stabilization services (including rental application fees, security deposits, utility deposits or payments, last month's rent and housing search and placement activities). Funds may also be used for short- or medium-term rental assistance for those who are at-risk of becoming homeless or transitioning to stable housing.

D. Homeless Management Information System (HMIS)

Funds may be used to pay the costs for contributing data to the HMIS designated by the Continuum of Care for the area. Eligible activities include (computer hardware, software, or equipment, technical support, office space, salaries of operators, staff training costs, and participation fees).

E. Administration

Administration funds are capped of 7.5 percent of the annual allocation and can be used to administer the ESG program, implement eligible activities, monitor subrecipients, and fulfill reporting requirements.

1.13.4 PROCESS FOR MAKING SUB AWARDS

The City grants ESG funds to the Los Angeles Homeless Services Authority (LAHSA), the Los Angeles County Continuum of Care. LAHSA's process for making sub-awards is as follows:

Program funding is distributed through a competitive bid process. In response to Request for Proposals (RFPs) released by LAHSA, agencies may submit an application for funding to operate the specified program(s). Awards are made based upon the review and scoring criteria stated in the RFP. The LAHSA Board of Commissioners approves funding awards, after which annual contracts are negotiated with the successful bidders. LAHSA will obtain the required approval of the City of El Monte prior to finalizing contracts with contractors with City ESG funds. The majority of RFP's for LAHSA programs are released on a three-year cycle.

RFP's issued by LAHSA will include LAHSA's expectations, in as detailed a manner as possible, including expertise and experience requirements. In addition, description of the bid process, which includes timelines, deadlines, and how LAHSA will interact and communicate with potential bidders, deliverables required, will be included in the RFP.

Exceptions to this are instances of sole source contractors and where the legislative body authorizing and providing funding designates a provider of services or supplies. Exceptions may occur if the award of a contract through the RFP process is not feasible or practical in the judgment of the LAHSA Executive Director, and is supported by written documentation for the rationale for such judgment.

1.13.5 HOMELESS PARTICIPATION REQUIREMENT

Under § 576.405(a) of the Interim Rule, each recipient that is not a state must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policymaking entity of the recipient, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive ESG funding. This requirement remains the same as it was in the prior ESG regulations. However, because all ESG recipients are governments, the policymaking entities for most, if not all, ESG recipients can only consist of elected officials. Before the Interim Rule, these recipients could request a waiver of the participation requirement, if they agreed to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding ESG-funded facilities, services, or other assistance. Now, under § 576.405(b) of the Interim Rule, recipients unable to meet the participation requirement are not required to apply for a waiver. Instead, they must develop and implement a plan (as part of their Annual Action Plan) to consult with homeless or formerly homeless individuals in considering and making policies and decisions regarding any ESG-funded facilities, services, or other assistance. Therefore, for those recipients that cannot meet the participation requirement in § 576.405(a), the substantial amendment must include a plan that meets the requirements under § 576.405(b).

The City satisfies this requirement by awarding its ESG funds to LAHSA. LAHSA's Board of Commissioners is appointed in accordance with the makeup requirements of the Joint Powers Authority. The Los Angeles Continuum of Care (CoC), for which LAHSA is the lead agency, has convened a coordinating council made up of community leaders representing each of the eight Service Planning Areas throughout the CoC. This body is instrumental in making decisions regarding CoC priorities and in providing final recommendations to the LAHSA Board of Commissioners for new CoC awards. The current makeup of this coordinating council includes a formerly homeless individual. Additionally, homeless and formerly homeless individuals and families participate in the public monthly Policy and Planning Committee meeting, the Programs and Evaluations Committee meeting and the full Commission meeting.

1.13.6 WRITTEN STANDARDS FOR PROVIDING ESG ASSISTANCE

The City has adopted the Los Angeles Homeless Services Authority's (LAHSA's) Written Standards for providing ESG Assistance (below).

- A. Standard policies and procedures for evaluating individuals' and families eligibility for assistance under emergency solutions grant (ESG).

LAHSA is developing a common screening tool to provide "right-sized" intervention to each household; with a common set of "standards" for process flow, eligible populations and expected performance outcomes. County-funded Family Connections sites (as described above) will have an MSW and housing location/stabilization expert who will ensure "right-sized" intervention, whether diversion or entry into shelter system followed by rapid re-housing using a common set of "standards" for process flow, eligible populations and expected performance outcomes.

- B. Policies and procedures for coordination among emergency shelter providers, essential service providers, homeless prevention and rapid rehousing assistance providers, other homeless assistance providers, and mainstream service and housing providers.

As outlined above, the family system of care will utilize the Family Transition Program (FTP)'s. Services funding will be coordinated with new County-funded Family Connections sites. The program will launch in September 2012. FTP was implemented as a way to jumpstart coordination of services for homeless and/or at-risk families. ESG funds will also be used to build diversion and rapid rehousing activities into the existing FTP and/or new Family Connections sites; and the LA County 211 phone system will screen callers for basic eligibility for diversion, rapid rehousing, shelter or transitional housing and refer to FTP site and/or Family Connections sites (some FTP sites may also become Family Connections sites).

- C. Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid rehousing assistance.

Households that contact 211 or one of the six FTP sites seeking shelter entry may qualify for rapid rehousing under the Coordinated Family Crisis Response System. Eligible households must be literally homeless at the time of contacting the program and living in shelter or in a place not meant for human habitation will receive rapid rehousing services. Prevention/Diversion households may receive

support to maintain their current housing if that situation is safe and sustainable. It is anticipated that in many cases these diversion households will need services similar to those receiving rapid rehousing, including housing placement and move-in assistance.

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

The Coordinated Family Crisis Response System's 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).

- E. 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.

The Coordinated Family Crisis Response System is designed on a "progressive engagement" model, intended to provide as little support as needed to divert or rehouse households quickly and reserve resources as much as possible for other households, while allowing for increased assistance if needed.

- F. 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.

Progressive engagement of clients will begin with short intervention and tailor if client requires a longer intervention. Security deposit will begin with 1-3 months rental assistance. Initially, Coordinated Family Crisis Response System will provide rental assistance only to families. Families receiving rental assistance must contribute at least 50% of rent. Clients will be reassessed at 3 months. Family Connections' case managers/housing stabilization experts will provide services to those who need longer-term assistance.

ESG activities will leverage case management/housing stabilization funding and services through County-funded Family Connections sites. Family Connections sites will work with/train Emergency Shelters and Transitional Housing programs in the

region to educate them on rapid rehousing, help reduce lengths of stay and target the appropriate populations; site staff will work closely with other County-funded housing and services programs (each site will have a joint MOU with other programs in the region that provide housing and services).

1.13.7 CENTRALIZED COORDINATED ASSESSMENT SYSTEM

LAHSA is in the process of establishing a Coordinated Family Crisis Response System which will build on lessons learned through HPRP as well as the Family Transitions Program (FTP), which was implemented Countywide and allowed for streamlined entry of homeless families from motels into emergency shelter, transitional housing and permanent housing. The ESG funded program will provide coordinated, standardized services to families at the FTP sites (six sites throughout the County). Services funding will be coordinated with new County-funded Family Connections sites. The program will launch in September 2012. The LA County 211 phone system will screen callers for basic eligibility for coordinated services and, if eligible, schedule an assessment appointment at the most appropriate site. Families may also walk into a site and receive referrals and assessment.

At each site, pre-screened families will receive a standardized assessment and then receive tailored services in tandem with a progressive case management approach – meaning that those that are at the shelter door, seeking shelter will receive diversion assistance back to family and friend, if deemed appropriate. This way, only families with no alternative place to stay will be prioritized for entry into shelter and transitional housing. ESG activities will include assessment of clients, assigning the most appropriate services and/or services intervention, housing search and stabilization services. For those clients already in the homeless system, ESG will fund rapid rehousing activities with the goal of reducing length of stay in shelter and transitional housing and providing housing retention services to clients once they are placed in permanent housing. All the activities at the sites will be monitored by a program coordinator who will ensure standardized assessment and coordinated services.

ESG will also fund security deposits and short-term and/or medium term rental assistance to eligible families. There will be a separate competitively selected contractor to which the sites will refer requests for security deposits and rental assistance. The financial contractor will also receive direct referrals for security deposits from agencies on contract with the County Housing Authority to serve clients with Homeless Section 8 vouchers as well as agencies that are providing services to veterans and their families with Veterans Administration Supportive Housing (VASH) vouchers.

1.13.8 PERFORMANCE STANDARDS FOR EVALUATING ESG ACTIVITIES

HUD requires the City to develop performance standards that provide a measure to evaluate each ESG subrecipient’s effectiveness, such as how well the service provider succeeded at (1) targeting those who need the assistance most; (2) reducing the number of people living on the streets or emergency shelters; (3) shortening the time people spend homeless; and (4) reducing each program participant’s housing barriers or housing stability risks.

The performance standards LAHSA utilizes to evaluate all of the programs it funds are based on a mix of federal sources and regulations, national best practices, and continuum priorities. These standards are developed by LAHSA staff, with feedback from local service providers, and are presented to the LAHSA Commission for approval and adoption annually. LAHSA has focused on building more flexibility into its current set of performance standards by prioritizing 10 percent performance improvements at the program level, rather than strict continuum goal achievement.

The following table summarizes the LAHSA performance standards that apply to ESG activities and the programs that will be evaluated by them:

Performance Standard	Applies to
Placement of those served into Emergency Shelters, Transitional Housing, Safe Havens, or Permanent Housing. Continuum goal: 65%.	Access Centers Drop-In Centers Street Outreach
Connection of those with physical disabilities, developmental disabilities, chronic health issues, HIV/AIDS, mental health issues, and/or substance abuse issues to services that address those conditions. Continuum goal: 35%	Access Centers Drop-In Centers Street Outreach
Tracking of the length of time from a full needs assessment to housing placement.	Access Centers Drop-In Centers Street Outreach
Bed / unit utilization rates. Continuum goal: 95%	Emergency Shelters
Placement of those exited into Permanent Housing. Continuum goal: 65%	Emergency Shelters
Maintaining or Increasing income from mainstream benefits or employment. Continuum goal: 20%	Emergency Shelters
Reduction in the average length of stay of all those served. Continuum goal: 10%	Emergency Shelters

Complete and accurate HMIS data entered by providers. Continuum goal: 90%	All programs
Tracking movement between programs of the same type.	All programs
Tracking the rate at which clients leave a program due to non-compliance.	All programs

Appendix - Alternate/Local Data Sources