



CITY OF EL MONTE DRAFT 2022-2023 ANNUAL ACTION PLAN

Community & Economic Development Department
Housing Division

11333 Valley Blvd
El Monte, CA 91731

CITY OF EL MONTE
Draft Fiscal Year 2022-2023
ANNUAL ACTION PLAN
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Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) oversees and distributes federal block grant funding to cities, counties, and states, in an effort to develop viable communities by supporting activities that provide decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income persons.

As an entitlement community, the City is eligible to receive a direct allocation of federal funding from HUD to address the City's affordable housing and community development needs. To receive these funds the City must submit a five-year planning document, called a Consolidated Plan (ConPlan) that assesses the City's community development needs, housing and economic market conditions, and available resources. It also designates general priorities for allocating CPD money geographically and amount different activities and needs. The City's current ConPlan covers the timeframe from July 1, 2020, to June 30, 2025.

The Consolidated Plan is carried out through Annual Action Plan. The Annual Action Plan serves as the City's annual application for HUD CPD funding and one-year business plan and budget. Although HUD CPD administers five block grants (e.g. Community Development Block Grant [CDBG], HOME Investment Partnerships [HOME], Emergency Solution Grant [ESG], Housing Opportunities for Persons With AIDS [HOPWA] and Housing Trust Fund [HTF]), the City receives only three of these federal funds, CDBG, HOME and ESG funds.

The following Annual Action Plan describes resources, programs, activities and actions El Monte will use in the upcoming 2022-23 program year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized on the following page.

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 (i.e., 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
- 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 \$1,689,259 in CDBG; \$789,555 in HOME; and \$148,119 in ESG funding. The figures are based on 2021 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, HUD assesses its use of its allocation of federal funds against the goals and objectives listed in its Consolidated Plan. The document that communicates the City's performance against these five year goals and objectives is called the Consolidated Annual Performance Evaluation Report (CAPER). Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Consolidated Plan.

4. Summary of citizen participation process and consultation process

In the development of the Action Plan, the City solicited applications through the 2021-22 Notice of Funds Availability (NOFA) process from the various non-profit organizations and City Departments for housing, community, and economic development projects. The notice of funding for FY 2022-2023 Action Plan was published on January 31, 2022 in the El Monte Examiner and posted on the City

website. To respond to any questions regarding the application process, a technical workshop for all interested parties was conducted via Zoom on February 14, 2022. Applications were submitted to the Housing Division on January 14, 2021 and reviewed for threshold eligibility.

City staff met with the Ad Hoc Committee (a governing body made up of three City Council members to address various community development and housing needs) to evaluate the grant applications and make funding recommendations. Their funding recommendations were incorporated into the City's Draft FY 2022-2023 Annual Action Plan. This document was made available for public review and comment from March 25, 2022 to July 17, 2022. The City Council convened a public hearing on July 17, 2022 to receive public comment. No comments were received.

5. Summary of public comments

In compliance with its Citizen Participation Plan and HUD regulations, the City's 2022-23 Annual Action Plan was made available for public comment from March 25, 2022, to July 17, 2022. At the conclusion of the Public Comment Period, a Public Hearing was held in the City Board Chambers on June 17, 2022, to receive any final public comments. No public comments were received.

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

As required by HUD regulations, all comments received, and responses to the comments by the City and documents relevant to the process are summarized in the Annual Action Plan and included in the documents submitted to HUD.

Comments or responses relevant to the 2022-2023 Annual Action Plan will be included here after the close of the Public Comment Period. No public Comments were received.

7. Summary

Based upon the data and findings in the 2020-2025 Consolidated Plan, the City proposes the following strategic priorities to guide the use of CDBG, HOME, and ESG funds and other leveraged public and private investments during the 2022-2023 Annual Action Plan period:

Table 1 – Prioritization of Community Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Provide decent affordable housing Program Administration
	Description	Provide decent affordable housing
	Basis for Relative Priority	Low Need
2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	City Wide
	Associated Goals	Maintain and Promote neighborhood preservation Economic Development Program Administration
	Description	Maintain and promote neighborhood preservation
	Basis for Relative Priority	High Need
3	Priority Need Name	Support special needs programs and services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Support special needs programs and services Program Administration
	Description	Support special needs programs and services
	Basis for Relative Priority	High Need
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Construct/upgrade public facilities/infrastructure Program Administration
	Description	Construct or upgrade public facilities and infrastructure
	Basis for Relative Priority	High Need
5	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Chronic Substance Abuse Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Provide decent affordable housing Program Administration
	Description	Fair Housing
	Basis for Relative Priority	High Need

Entitlement grant resources totaling about \$2,567,089 (per PY 2021-2022 allocations, to be updated when HUD releases PY 2022-2023 allocations) are expected during the next fiscal year (July 1, 2022 – June 30, 2023) through the CDBG, HOME, and ESG programs and will be used by the City to address the priority needs.

DRAFT

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	EL MONTE	Economic Development 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

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

Consolidated Plan and Annual Action Plan Public Contact Information

Telephone: (626) 580-0270
 California Relay Service for the Hearing Impaired: 1-800-735-2922
 Email: housing@elmonteca.gov Mail: City of El Monte, City Hall West 11333 Valley Blvd. El Monte, CA 91731

AP-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-City 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 of Los Angeles County 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), a public/non-profit partnership that helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Los Angeles County. The Los Angeles Homeless Services Agency (LAHSA), serves as 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.

One of the most important activities entrusted to CoC's is the biannual count of the homeless population and an annual enumeration of emergency systems, transitional housing units and beds that make up the homeless assistance systems. These counts provide an overview of the state of homelessness in a CoC and offer the information necessary to redirect services, funding and resources as necessary. The City participated in the 2022 Point-in-Time Homeless Count. The City hosted the deployment site, provided the deployment site coordinator, and recruited and trained 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". 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of the City of Baldwin Park
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	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	BET TZEDEK LEGAL SERVICES
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Legal Services
	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
3	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Services-Health Agency - Managing Flood Prone Areas Food Services
	What section of the Plan was addressed by Consultation?	Food Services
	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	City of El Monte
	Agency/Group/Organization Type	Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All departments were consulted.
5	Agency/Group/Organization	Community Presbyterian Church 4602 N. Peck Road
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Public Services
	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	Los Angeles County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	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	Access Transportation
	Agency/Group/Organization Type	Transportation service
	What section of the Plan was addressed by Consultation?	Transportation services

	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	Los Angeles County Department of Children and Family Services
	Agency/Group/Organization Type	Child welfare
	What section of the Plan was addressed by Consultation?	Child welfare
	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	Public services
	What section of the Plan was addressed by Consultation?	Public services
	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	Housing Rights Center
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	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?	Public Services
	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	Foothill Family Service El Monte
	Agency/Group/Organization Type	Education, prevention, family services
	What section of the Plan was addressed by Consultation?	Public Services
	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	Volunteers of America Los Angeles
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	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
14	Agency/Group/Organization	Our Savior Center
	Agency/Group/Organization Type	Food Bank

	What section of the Plan was addressed by Consultation?	Public services
	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	Neighborhood Legal Services of Los Angeles County
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Legal Services
	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

Identify any Agency Types not consulted and provide 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	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of El Monte	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market-rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

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):

Refer to narrative above.

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

CDBG/ESG NOFA

On January 31, 2022, the City of El Monte released the Notice of Funding Available (NOFA) requesting applications for agencies seeking funding under the CDBG program. Completed applications received by the February 14, 2022 deadline, were evaluated for eligibility.

AD HOC COMMITTEE

In 2020 City Council created the Ad Hoc Committee, made up of three representatives from City Council. This committee is tasked with evaluating grant applications based on established program priority needs, program guidelines, and available federal funding and forwards funding recommendations to City Council for consideration. These funding recommendations take the form as the City's Draft Annual Action Plan which undergoes a thirty-day public comment period and public hearing prior to City Council's consideration for approval.

HOME NOFA

The City of El Monte releases a Notice of Funding Availability (NOFA) or Request for Proposal (RFP) under the HOME Investment Partnerships Program (HOME) approximately every other year, based on the availability of HOME funds, to solicit project applications from qualified developers of affordable multi-family housing. These NOFAs and RFPs, with a description of the application process, are advertised in multiple local newspapers throughout the County. A selection committee made up of City staff and at least one third party independent economist, review the developers for capacity in completing large-scale multi-family affordable housing projects and the projects for feasibility, viability and how they will meet City goals. The City last released a Request for Proposal (RFP) June __, 2021 . HOME projects selected for funding _____ or have not yet been selected for funding.

Projects recommended for HOME funding go before City Council for approval.

Expected Resources

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

Introduction

The following resources are available for FY 22-23.

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	1,689,259	562,261	TBD	2,231,520	0	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	789,555	397,984	TBD	1,187,539	0	
ESG	public - federal	Rapid re-housing (rental assistance) Rental Assistance Services Outreach Transitional housing	148,119	0	TBD	148,119	0	

Table 4 - 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 CDBG allocation is usually not enough to fully support the cost of any eligible public service or capital improvement activity. Like the ESG program, activities funded with CDBG funding are often

awarded to subrecipient's who are able to leverage its CDBG award through contribution from other federal, state, local and private sources.

HOME funds are heavily leveraged through the use of gap financing. All HOME projects require matching contributions of at least 25% for each dollar of HOME funds drawn for project costs and is considered a permanent contribution to the development of the affordable housing project. In some cases HUD has the ability to waive the match requirements based on certain measures of fiscal distress. HUD may waive 50 or 100 percent of the match obligation. The City of El Monte has received a 100% reduction from the HOME matching contribution requirement (24 CFR 92.222). Regardless of the City waiver from the HOME matching contribution requirement, the City plans to meet this requirement and has met it in previous years by specifying in every HOME NOFA that a project must be far enough along in the development process for the developer to have identified and secured its primary funding sources before HOME funds can be committed.

ESG funds must be matched 100%, on a dollar-for-dollar (i.e., 100%) basis. ESG funds received directly from HUD are leveraged through contributions from ESG subrecipients who are selected for being well established as homeless providers in their communities and show strong connections with multiple funding sources. The matching amounts are specified in each subrecipient's contract. Sources of match funds may include the value of any donated materials, the value of any lease on a building, any salaries paid to staff to carry out the program of the subrecipient, and/or the value of time and services contributed by volunteers to carry out the subrecipient's program.

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

Not applicable.

Discussion

See above.

AP-35 Projects – 91.220(d)

The following projects will be undertaken during FY 22-23.

#	Project Name
1	CDBG: PROGRAM ADMINISTRATION
2	CDBG: FAIR HOUSING PROGRAM
3	CDBG: ELDERLY NUTRITION
4	CDBG: INFORMATION & ASSISTANCE PROGRAM
5	CDBG: SENIOR LAP SWIM AND EXERCISE PROGRAM
6	CDBG: CO-ED YOUTH ENRICHMENT PROGRAM
7	CDBG: EL MONTE SENIOR CENTER ROOF REPLACEMENT PROJECT
8	CDBG: CLORA STREET RECONSTRUCTION PROJECT
9	CDBG: STEWART STREET RECONSTRUCTION PROJECT
10	CDBG: FLETCHER PARK PARKING LOST IMPROVEMENT PROJECT
11	HOME PROGRAM ADMINISTRATION
12	CHDO RESERVE- TBD
13	HOME: LINC AFFORDABLE HOUSING PROJECT
14	EL MONTE ESG 2022 PROGRAM

Table 5 – 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.

Based on the Strategic Plan, the City is allocating 70 percent of its CDBG funds (excluding Program Administration) for program year 2022-2023 to projects and activities that benefit low- and moderate-income people.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources and the high cost of housing that is not affordable to low-income people. To address these obstacles, the City is investing CDBG funds through the 2021-2022 Action Plan in projects that provide public services for low-income families, services that prevent homelessness, housing preservation and fair housing services.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City Wide
	Goals Supported	Program 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: \$307,851
	Description	Planning and Administration of the 2022 CDBG program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Program Administration is implemented from the Economic Development Department/Housing Division located at 11333 Valley Boulevard, El Monte; however, the program is available to eligible projects city wide.
	Planned Activities	PROGRAM ADMINISTRATION
2	Project Name	FAIR HOUSING PROGRAM
	Target Area	City Wide
	Goals Supported	FAIR HOUSING

	Needs Addressed	FAIR HOUSING
	Funding	CDBG: \$30,000
	Description	The Housing Rights Center will provide a comprehensive fair housing program throughout the City. Services will include landlord-tenant counseling services, discrimination complaint investigation, enforcement and legal services, education and outreach services and property management seminars.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	100 people
	Location Description	Housing Rights Center – 3255 Wilshire Blvd., Suite 1150, Los Angeles, CA 90010
	Planned Activities	Fair housing and landlord/tenant counseling services
2	Project Name	CDBG: ELDERLY NUTRITION
	Target Area	Qualified residents
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$ 74,079
	Description	This program will serve hot, nutritious meals to seniors ages 62+ years and their spouses in a congregate setting that allows the older adults an opportunity to socialize with others.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	60 Seniors
	Location Description	Jack Crippen Senior Center, 3120 Tyler Ave, El Monte, CA
	Planned Activities	Senior congregate meals.
3	Project Name	CDBG: INFORMATION & ASSISTANCE PROGRAM
	Target Area	Seniors and disabled
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$61,000
	Description	The purpose of the Integrated Care Management program is to provide case management services to senior citizens and persons with special needs 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	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	135 persons
	Location Description	Mountain View Park 12127 Elliott Ave, El Monte, CA
	Planned Activities	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.
4	Project Name	CDBG: CO-ED YOUTH ENRICHMENT PROGRAM
	Target Area	Low to Mod Income Households
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$82.309
	Description	This program promotes health and wellness and provides a safe place for children to play and learn in a recreational setting to eligible low-income households.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	120
	Location Description	Gibson Mariposa Park – 4140 Gibson Road. El Monte, CA Lambert Park – 11431 McGirk Avenue, El Monte, CA Mountain View Park – 12127 Elliott Avenue, El Monte, CA Zamora Park – 3820 Penn Mar Avenue, El Monte CA

	Planned Activities	Recreational Activities include Flag Football, Basketball, Soccer and Cheerleading.
5	Project Name	CDBG: SENIOR LAP SWIM AND EXERCISE PROGRAM
	Target Area	Low to Mod Income Households
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	CDBG: \$36,550
	Description	This program will provide low impact physical activity to senior citizens that resided within targeted areas within the City.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	30 people
	Location Description	El Monte Aquatic Center 11001 Mildred St, El Monte, CA
	Planned Activities	Swim and exercise program targeted for seniors
5	Project Name	CDBG: CLORA PLACE STREET & SIDEWALK IMPROVEMENT PROJECT
	Target Area	Low to Mod Income Households
	Goals Supported	Maintain and Promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$ 200,000

	Description	The primary purpose of this program is to create a continuous walkway that allows access to other transportation means by enhancing sidewalks and crosswalks for persons with disabilities and who reside in low- to moderate-income areas along Clora Place
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5,000 low to mod income households
	Location Description	Eligible low to mod income areas along Clora Place, El Monte
	Planned Activities	Street and Sidewalk replacement in low to mod income residential neighborhoods.
6	Project Name	STEWARD STREET RECONSTRUCTION PROJECT
	Target Area	CDBG: STEWARD STREET
	Goals Supported	Low to Mod Income Households
	Needs Addressed	Maintain and Promote neighborhood preservation
	Funding	Maintain and promote neighborhood preservation
	Description	CDBG: \$TBD
	Target Date	The primary purpose of this program is to create a continuous walkway that allows access to other transportation means by enhancing sidewalks and crosswalks for persons with disabilities and who reside in low- to moderate-income areas along Steward Street

	Estimate the number and type of families that will benefit from the proposed activities	6/30/2023
	Location Description	3,000 low to mod income households
	Planned Activities	Eligible low to mod income areas along Steward Street, El Monte
7	Project Name	CDBG: SENIOR CENTER KITCHEN RENNOVATION PROJECT
	Target Area	Low to Mod Income Households
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$ 250,000
	Description	CDBG funds will be used to renovate the Senior Center's kitchen that is used to provide congregate meals and other programs to the El Monte Senior Center.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 public facility
	Location Description	3120 Tyler Avenue, El Monte, CA
	Planned Activities	Kitchen renovations to the El Monte Senior Center
	Project Name	CDBG: ZAMORA PARK IMPROVEMENTS

8	Target Area	Low to Mod Income Households
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$ TBD
	Description	CDBG: In an effort to provide enhanced recreational opportunities to low and moderate-income persons residing within the service area of Zamora Park, CDBG funds will be used to make improvements that will improve the accessibility and use of this park space
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 public facility
	Location Description	Zamora Park – 3820 Penn Mar Avenue, El Monte CA
	Planned Activities	Park improvements
9	Project Name	CDBG: ZAMORA PARK IMPROVEMENTS
	Target Area	Low to Mod Income Households
	Goals Supported	Public Facility Improvements
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$ TBD

	Description	CDBG: In an effort to provide enhanced recreational opportunities to low and moderate-income persons residing within the service area of Pioneer Park, CDBG funds will be used to make improvements that will improve the accessibility and use of this park space
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 public facility
	Location Description	Pioneer Park – 3535 Santa Anita Ave, El Monte, CA
	Planned Activities	Park improvements
10	Project Name	HOME PROGRAM ADMINISTRATION
	Target Area	City Wide
	Goals Supported	Program 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	HOME: \$78,955

	Description	Planning and Administration of the 2022 HOME program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Program Administration is implemented from the Economic Development Department/Housing Division located at 11333 Valley Boulevard, El Monte; however, the program is available to eligible projects city wide.
	Planned Activities	PROGRAM ADMINISTRATION
11	Project Name	CHDO AFFORDABLE HOUSING PROJECT – 11730 RAMONA BLVD PROJECT
	Target Area	Low to Mod income households
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	HOME: \$700,000
	Description	Linc Housing, a nonprofit developer of affordable and supportive housing, will use HOME funds to develop a new 39-unit affordable housing development consisting of one four-story building over one level of an at grade parking garage.
	Target Date	06/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	39 Housing units 11 housing units will be HOME subsidized

	Location Description	11730 Ramona Blvd., El Monte, CA
	Planned Activities	Affordable Housing Development
12	Project Name	EL MONTE ESG 2022 PROGRAM
	Target Area	Homeless
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	Total ESG: \$148,119 ESG Administration - \$11,108.92 Street Outreach – Homeless Prevention - Rapid Re-Housing - Emergency Shelter - TBD HMIS - 0
	Description	2022ESG entitlement funds will be used to improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly re-house homeless individuals and families; and prevent families and individuals from becoming homeless. The activities will be administered by a variety of homeless service providers.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	350 persons
	Location Description	Citywide
	Planned Activities	Homeless Services Activities

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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

Place-based strategies address the physical, social, structural and economic conditions of a community that affect the well-being of the children, families and individuals who live there. Place-based strategies include any effort to enhance the livability and quality of life in a given community.

Assistance will be primarily directed to low- and moderate-income persons or households, however all public facility improvement and neighborhood preservation project funds will be directed at the CDBG low-and-moderate-income areas are shown in Appendix A. The CDBG low- and moderate-income areas are comprised of low- and moderate-income Census Tract/Block Groups located within El Monte City limits. Residents of the CDBG low- and moderate-income areas have median incomes at or below 80 percent of the median household income of \$94,600. Therefore, priority is being established within the Consolidated Plan efforts for allocation priorities in this area.

Geographic Distribution

Target Area	Percentage of Funds
Low to Mod Income	70%
Qualified Census Tracts	0
Downtown Redevelopment Area	0
City Wide	0

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2022-2023 program year, the City will invest \$1,351,470.20 of CDBG funds that will benefit low- and moderate-income people throughout the City and \$_____ of CDBG funds (inclusive of prior years unspent funds) that will benefit the Historic Downtown area.

Discussion

Based on the Strategic Plan, the City is allocating 70 percent of its non-administrative CDBG funds for

program year 2022-2023 to projects and activities that benefit low-and-moderate income people.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has an annual goal to provide assistance to 83 households through 4 housing projects/programs in FY 2021/22.

The City proposes to assist 4 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.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	83
Special-Needs	0
Total	83

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	38
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	38

Table 8 - One Year Goals for Affordable Housing by Support Type Discussion

See above narrative.

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

None

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

Introduction

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

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

The intention of the development of a homeless plan was to help cities identify and gain a better understanding of the needs related to homelessness within their boundaries. In October 2017, the City of El Monte received a conditional award of \$70,000 and on June 5th, 2018, the El Monte City Council adopted the El Monte Plan to Prevent and Combat Homelessness. The El Monte Plan to Prevent and Combat Homelessness was developed in a concerted effort with input from residents, businesses, service providers, elected officials, City staff, and LeSar Development Consultants.

The Plan will serve as a reference for the City's future endeavors in the homeless crisis facing our City. The City of El Monte is also coordinating with the San Gabriel Valley Council of Governments to ensure

regional alignment and a shared responsibility across jurisdictions on the issue of homelessness.

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

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

In FY 2022/23, ESG funds will be used to deliver comprehensive street outreach services to 100 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. The homeless count for 2020 reported an increase of 1 to 429 people. Of El Monte’s estimated 429 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 2022/23, the City will continue to proactively network with 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 with CDBG and ESG funding. For example, in FY 2022/23, 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 the homeless and those at risk of homelessness with their successful transition toward self-sufficiency.

In FY 2020, the City received 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). The City is continuing its efforts to provide an emergency shelter for individuals and families experiencing homelessness or at risk of homelessness as a result of 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.

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

Introduction:

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

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments. Additionally, to encourage developers to pursue projects providing low-and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer.

The City will utilize this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low-and moderate-income households to meet the state housing requirements.

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

To address the decline in sources of housing funds, the City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Additionally, as part of the City's Housing Element update, the City must assess and to the extent feasible, mitigate, its governmental constraints to housing for lower and moderate-income households and persons with disabilities. The Housing Element addresses the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing. The following objectives in the City's 2014-2021 Housing Element Implementation Plan specifically address the variety of regulatory and financial tools used by the City to remove barriers and facilitate the provision of affordable housing:

- Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential

neighborhoods.

- Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals.

- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and 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:

In the implementation of the 2022-2023 Annual Action Plan, the City will invest CDBG, HOME and ESG resources to address obstacles to meeting underserved needs, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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 2022/23, the City has proposed to fund various housing activities to maintain affordable housing. Approximately \$500,000 in HOME funds will be committed to the LINC Affordable Housing Project to develop 38 affordable housing units to formerly homeless individuals. In addition, the City will continue to administer its residential rehabilitation program that consist of 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. A total of 33 households are expected to be served by this program

Finally, nearly \$118,433,000 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

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of El Monte Residential and Multi-family Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35

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 2022/23, 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) and other homeless service providers.

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 as 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:

None

Program Specific Requirements

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

Introduction:

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.

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	455,134
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	455,134

Other CDBG Requirements

1. The amount of urgent need activities	0
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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. Specify the years covered that include this Annual Action Plan.

70.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
The City does not use HOME funds in any other manner than those described in Section 92.205. The City will occasionally submit waiver requests to HUD in accordance with the applicable regulations to adjust the maximum purchase price single family residences and condominiums.
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's homebuyer assistance is a subsidy (\$1,000 minimum) that makes the home affordable to an income-eligible homebuyer. City homebuyer assistance is provided as a deferred payment loan with 0% interest. The City's interest is secured with a mortgage and a note.

The City will recapture the portion of the HOME program investment unforgiven by the elapsed affordability prior or recapture the maximum net proceeds from sale of property (whether recapture is affected through foreclosure or no foreclosure action) Net proceeds recovered will be used to: 1) Reimburse the Home program (approved activity) for the outstanding balance of the HOME funds not repaid or forgiven during the applicable affordability period at the time of recapture; 2) Reimburse the HOME program (administration) for "holding costs" or other costs associated with the recapture action (legal fees, insurance, taxes realtor fees, appraisal costs, etc.). If net proceeds recaptured are less than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the loss will be absorbed by the HOME program and all HOME program requirements would be considered to have been satisfied If net proceeds recaptured are greater than the outstanding balance of HOME funds invested in the property (for all approved activities and holding costs incurred), the balance of net proceeds would be distributed to the homeowner (or his/her estate). If the recapture of proceeds is effectuated

through a completed foreclosure action, and the property is legally owned by the City the balance of the net proceeds recaptured will inure the City. Recaptured funds must be used to carry out HOME eligible activities.

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

The HOME Program stipulates an affordability period on projects assisted with HOME funds to ensure the HOME investments yield affordable housing over the long term. Section 215 of the National Affordable Housing Act outlines the term “affordable housing”. The City meets the Section 215 requirements as:

- HOME assisted units are available for households at 80% of area median income (AMI) or below
- Initial purchase price of unit does not exceed HUD Homeownership Values (95% of the median purchase prices for the area). The City will occasionally submit waiver requests to HUD in accordance with the applicable regulations to adjust the maximum purchase price single family residences and condominiums.
- The units serve as the owner’s principal residence.
- All newly constructed housing must meet energy efficiency standards
- Recapture provisions allow the City to provide assistance as a deferred loan secured by mortgage and note at 0% interest.

The loan becomes due and payable when the unit becomes vacant, is sold, transferred, or any legal or equitable interest in the subject property is assigned except where prohibited by law. Upon the deaths of the loan recipients, it is the responsibility of the estate or heirs to repay the loan when the estate is settled.

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 does not intend 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 Advisory Group. The Advisory 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 Advisory Group. 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.

None

Appendix - Alternate/Local Data Sources

1	Data Source Name 2014 Continuum of Care Homeless Housing Inventory
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set. Inventory of homeless housing available in Los Angeles
	What was the purpose for developing this data set? To provide data on the extent of the local area's homelessness shelter and service network
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Los Angeles
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? October 2014

What is the status of the data set (complete, in progress, or planned)?
--

Complete

DRAFT

El Monte Examiner

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Monrovia, CA 91016
(626) 301-1010

PROOF OF PUBLICATION

(2015.5 C.C.P.)

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State of California)
County of LOS ANGELES)

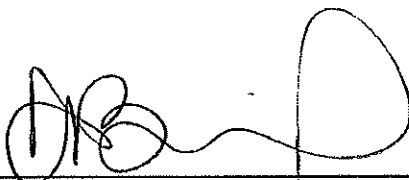
I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **El Monte Examiner**, a newspaper published in the English language for the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

May 09, 2022

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

Dated at Monrovia, California,

This 09th Day of May, 2022

X 

Signature

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

Proof of Publication of

**PUBLIC NOTICE
CITY OF EL MONTE**

Notice of Funding Availability
ESG Request for Proposals

NOTICE IS HEREBY GIVEN that the City of El Monte (the "City") is seeking applications from experienced homeless service providers who can provide street outreach, emergency shelter, homeless prevention, and/or rapid re-housing programs to homeless and persons at-risk of homelessness who reside within the city limits. All interested parties should have knowledge of the ESG federal regulations (24 Code of Federal Regulations Part 576) and experience using the County's Homeless Management Information System.

The City of El Monte is a direct recipient of federal funding provided by the U.S. Department of Housing and Urban Development (HUD) and anticipates receiving approximately \$149,000 in ESG funds to support ESG-eligible activities.

HOW TO APPLY

Applications will be released on Thursday, May 5, 2022. All applications must be submitted through the ZoomGrants online application management system at: <https://www.zoomgrants.com/gprop.asp?donorid=2258&limited=3911>. The deadline for submitting applications is Thursday, May 26, 2022, by or before 5:00 p.m.

It is the City's intent to comply with the Americans with Disabilities Act (ADA) in every way. Should need assistance making reasonable accommodations or have a question regarding the application process, please contact Diane Cotto, Housing Manager, at (626) 258-8831 or via email at dcotto@elmonteca.gov.

**AVISO PÚBLICO
CIUDAD DE EL MONTE**

Aviso de disponibilidad de fondos
Solicitud de propuestas ESG

POR LA PRESENTE SE NOTIFICA que la Ciudad de El Monte (la "Ciudad") está buscando solicitudes de proveedores de servicios con experiencia para personas sin hogar que puedan proporcionar alcance en la calle, refugio de emergencia, prevención de personas sin hogar y / o programas de realojamiento rápido a personas sin hogar y personas en riesgo de quedarse sin hogar que residen dentro de los límites de la ciudad. Todos aquellos interesados deben tener conocimiento de las regulaciones federales ESG (24 Código de Regulaciones Federales Parte 576) y experiencia en el uso del Sistema de Información de Gestión de Personas sin Hogar del Condado.

La Ciudad de El Monte es un receptor directo de fondos federales proporcionados por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) y anticipa recibir aproximadamente \$ 149,000 en fondos ESG para apoyar actividades elegibles para ESG.

CÓMO APLICAR

Las solicitudes se publicarán el jueves 5 de mayo de 2022. Todas las solicitudes deben enviarse a través del sistema de gestión de solicitudes en línea zoomGrants en: <https://www.zoomgrants.com/gprop.asp?donorid=2258&limited=3911>. La fecha límite para presentar solicitudes es el jueves 26 de noviembre de 2022, antes de las 5:00 p.m.

Es la intención de la Ciudad cumplir con la Ley de Estadounidenses con Discapacidades (ADA) en todos los sentidos. Si necesita ayuda para hacer adaptaciones razonables o tiene alguna pregunta sobre el proceso de solicitud, comuníquese con Diane Cotto, Gerente de Vivienda, al (626) 258-8831 o por correo electrónico a dcotto@elmonte.ca.gov.

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