



ANNUAL ACTION PLAN (DRAFT) FY 2024-2025



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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, 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 2024-25 program year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized on the following page.

2. Summarize the objectives and outcomes identified in the Plan

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 \$2,419,712.60 in CDBG; \$1,087,658 in HOME; and \$336,831.39 in ESG funding. The figures are based on 2024 HUD allocations as well as any prior year's carryover. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, HUD assesses the City's use of the 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 released one Notice of Funds Availability (NOFA) to solicit applications from interested non-profit organizations and City Departments for housing, community, and economic development projects. The NOFA for CDBG and ESG funding was released on December 14, 2023, in the El Monte Examiner and posted on the City website. The due date for CDBG and ESG applications was January 15, 2024. All CDBG and ESG applications received were reviewed for threshold eligibility prior to going before the Ad Hoc Committee for funding consideration.

Ad Hoc Committee -City staff met with the Ad Hoc Committee (a governing body made up of two City Council members) on February 15, 2024, to address various community development and housing needs, evaluate the grant applications and make funding recommendations. Their funding recommendations were incorporated into the City's Draft FY 2024-2025 Annual Action Plan. This document was made available for public review and comment from April 4, 2024 to May 7, 2024. The City Council convened a public hearing on May 7, 2024, to receive public comment(s).

5. Summary of public comments

In compliance with its Citizen Participation Plan and HUD regulations, the City's 2024-25 Annual Action Plan was made available for public comment from April 4, 2024, to May 7, 2024. At the conclusion of the

Public Comment Period, a Public Hearing was held in the City Board Chambers on May 7, 2024, to receive any final public comments.

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 2024-2025 Annual Action Plan will be included here after the close of the Public Comment Period.

7. Summary

The Annual Action Plan was made available for a 30-day public review from April 4, 2024, through May 7, 2024. The City prepared a notice announcing the Draft Action Plan was available for public review in a local newspaper. The notice included the date, time, and location of the City Council public hearing, and the amount of HOME and CDBG assistance expected to be received during the plan duration. The City held a public hearing on May 7, 2024.

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 2024-2025 Annual Action Plan period:

Entitlement grant resources totaling about \$3,016,475.60 are expected during the next fiscal year (July 1, 2024 – June 30, 2025) through the CDBG, HOME, and ESG programs and will be used by the City to address the priority needs in addition to carryover funds from previous fiscal years.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	EL MONTE	Economic Development 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 development 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 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, 91.200(b), 91.215(l)

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 (ESG 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 2023 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City 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 jurisdiction’s consultations with housing, social service agencies and other entities

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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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations.
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
	Briefly describe how the Agency/Group/Organization was consulted. 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
	What section of the Plan was addressed by Consultation?	Food Services

	Briefly describe how the Agency/Group/Organization was consulted. 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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All City Departments were consulted
5.	Agency/Group/Organization	Community Presbyterian Church 4602 N Peck Road
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. 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 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
	Briefly describe how the Agency/Group/Organization was consulted. 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 Services
	What section of the Plan was addressed by Consultation?	Transportation Services
	Briefly describe how the Agency/Group/Organization was consulted. 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

	Briefly describe how the Agency/Group/Organization was consulted. 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	South El Monte Emergency Resources Association
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homeless Needs-Veterans Homeless Needs-Unaccompanied Youth
	Briefly describe how the Agency/Group/Organization was consulted. 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	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services
	Briefly describe how the Agency/Group/Organization was consulted. 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	Services-Health
	What section of the Plan was addressed by Consultation?	Public Service
	Briefly describe how the Agency/Group/Organization was consulted. 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	Volunteers of America-Greater Los Angeles
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs-Chronically Homeless Homeless Needs-Families with Children Homeless Needs-Veterans Homeless Needs-Unaccompanied Children
	Briefly describe how the Agency/Group/Organization was consulted. 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	Church of Our Saviour Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Service

	Briefly describe how the Agency/Group/Organization was consulted. 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	Neighborhood Legal Services of Los Angeles County
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Legal Services
	Briefly describe how the Agency/Group/Organization was consulted. 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	Los Angeles Homeless Services Authority	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.
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

Narrative

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.

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 December 14, 2023, the City of El Monte released the Notice of Funding Available (NOFA) requesting applications for agencies seeking funding under the CDBG and ESG program. Completed applications received by the January 15, 2024, deadline, were reviewed for eligibility.

AD HOC COMMITTEE

In 2020, City Council created the Ad Hoc Committee, made up of two 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. Projects recommended for HOME funding go before City Council for approval.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Newspaper Ad	Non-English Speaking-Spanish	N/A	TBD.	TBD.	
2.	Newspaper Ad	Non-targeted/broad community	N/A	TBD.	TBD.	
3.	Internet Outreach		N/A	TBD.	TBD.	Federal Grant Programs El Monte, CA (elmonte.ca.us)
4.	Public Hearing	Non-targeted		TBD.	TBD.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

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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	\$2,124,712.60	0	\$295,000	\$2,419,712.60	0	Federal funding for providing affordable housing, anti-poverty programs, and infrastructure development.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$743,295	0	\$344,363	\$1,087,658	0	Federal funding to create affordable housing for low-income households

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$148,468	0	\$188,363.39	\$336,831.39	0	Federal funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly rehouse homeless individuals and families, and (6) prevent families/individuals from becoming homeless.
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Table 5 - 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan -

Not Applicable

Discussion -Not Applicable

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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	2024	2025	Affordable Housing	City Wide	Provide decent affordable housing	HOME: \$478,892.20	TBD
2	Support Special Needs Programs and Services	2024	2025	Public Services	City Wide	Support Special Needs Programs and Services	CDBG: \$235,390.90 ESG: \$271,775 HOME: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 245 Persons Assisted Homeless Person Overnight Shelter: 40 Persons Assisted Homeless Prevention: 40 Persons Assisted
3	Construct/Upgrade Public Facilities/Infrastructure	2024	2025	Non-Housing Community Development Public Improvements and Facilities	Qualified Census Tracts	Construct of Upgrade Public Facilities and Infrastructure	CDBG: \$1,759,379.70	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted
4	Program Administration	2024	2025	Program Administration	City Wide	Fair Housing	CDBG: \$424,942 HOME: \$108,765.80 ESG: \$11,135.10	Other: Staffing for execution and maintenance of programs.

Table 6 – Goals Summary

Goal Descriptions

	Goal Name	Provide decent affordable housing.
	Goal Description	CDBG & HOME: The City of El Monte aims to provide decent affordable housing throughout the City, focusing on low-to-moderate-income households. Projects include CHDO set-aside and LIHTC Affordable Housing
	Goal Name	Support Special needs programs and services.
	Goal Description	CDBG & ESG: Support Services for special needs populations and the homeless.
	Goal Name	Construct/upgrade public facilities/infrastructure
	Goal Description	CDBG funds will be used to improve qualified public facilities and infrastructure within the City.
	Goal Name	Program Administration
	Goal Description	CDBG, HOME, and ESG: Provide program planning, administration, and oversight. Funds will also support staff and consultant costs.

Table 7-Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1.	CDBG Administration
2.	Fair Housing Program
3.	Elderly Nutrition
4.	Information & Assistance Program
5.	Senior Lap Swim & Exercise Program
6.	Zamora Park Revitalization Project
7.	Senior Center Bathroom Renovation
8.	Aquatic Center Slide Restoration
9.	Area Y Park
10.	Sidewalk Phase 4 Project
11.	HOME Administration
12.	CHDO Affordable Housing Project TBD
13.	Tenant Based Rental Assistance
14.	Affordable Housing Development
15.	ESG Program Administration
16.	Homeless Detection and Detection
17.	City of El Monte Voucher Program

Table 8 - Project Information

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

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, the high cost of housing, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG funds in projects that provide deferred loans to low-and moderate-income homeowners for home improvements, projects that provide public and neighborhood services to low-and moderate-income people, and projects that prevent homelessness.

AP-38 Project Summary
Project Summary Information

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1	Project Name	CDBG Administration
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Provide decent, affordable housing; Fair Housing
	Funding	CDBG \$394,942.00
	Description	CDBG funds will be used to provide for the management and oversight of the City's CDBG Program.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	N/A
	Location Description	11133 Valley Blvd, El Monte, CA 91731
	Planned Activities	Program Administration
2	Project Name	Fair Housing Program
	Target Area	City Wide
	Goals Supported	Program Administration
	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 tenant-landlord counseling services, discrimination complaint investigation, enforcement and legal services, education and outreach services and property management seminars.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	300 People
	Location Description	Housing Rights Center- 3255 Wilshire Blvd Suite 1150, Los Angeles, CA 90010
	Planned Activities	Fair Housing and tenant-landlord counseling services.

3	Project Name	Elderly Nutrition
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$125,000.00
	Description	The Elderly Nutrition Program will serve hot, nutritious meals to seniors (ages 62+) and their spouses in congregate setting that allows the older adults an opportunity to socialize with others.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	75 people
	Location Description	Jack Crippen Senior Center- 3120 Tyler Ave, El Monte, CA 91731
	Planned Activities	Senior congregate meals.
4	Project Name	Information & Assistance Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$60,390.90
	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	6/30/2025

	Estimate the number & type of families that will benefit from the proposed activities	145 people
	Location Description	Mountain View Park-12127 Elliott Ave, El Monte, CA 91731
	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.
5	Project Name	Senior Lap Swim and Exercise Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$50,000.00
	Description	The Senior Lap Swim is an Exercise Program that will provide low impact physical activity to senior citizens
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	65 people
	Location Description	El Monte Aquatics Center- 11001 Mildred St, El Monte, CA 91731
	Planned Activities	Swim and exercise program targeted to senior citizens
6	Project Name	Zamora Park
	Target Area	Qualified Census Tract

Goals Supported	Construct/upgrade public facilities/infrastructure
Needs Addressed	Park facilities renovation determined to be necessary per the 2016 Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment.
Funding	CDBG: \$648,470.00
Description	Provide a healthier and safer environment while promoting health and physical fitness for residents in the community.
Target Date	6/30/2025
Estimate the number & type of families that will benefit from the proposed activities	3490
Location Description	Zamora Park 11001 Mildred St El Monte, CA
Planned Activities	Upgrade park amenities, ADA compliance.
7 Project Name	Senior Center Bathroom Renovation Project
Target Area	City Wide
Goals Supported	Construct/upgrade public facilities/infrastructure
Needs Addressed	Construct/upgrade public facilities/infrastructure
Funding	CDBG: \$300,000

	Description	CDBG funds will be used for the design phase of the Jack Crippen Senior Center Bathroom, which will include ADA upgrades as well as necessary repairs and modifications to ensure the health and safety of all participants.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	1000
	Location Description	Jack Crippen Senior Center-3120 Tyler Ave, El Monte, CA 91731
	Planned Activities	Bathroom Renovation
8	Project Name	Aquatic Center Slide Restoration
	Target Area	City Wide
	Goals Supported	Construct/upgrade public facilities/infrastructure
	Needs Addressed	Construct/upgrade public facilities/infrastructure
	Funding	CDBG: \$500,000
	Description	CDBG funds will be used for the restoration of the City of El Monte's Aquatic Center Slide in the pool area.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	500
	Location Description	El Monte Aquatic Center
	Planned Activities	Slide restoration
9	Project Name	Area Y Park
	Target Area	Qualified Census Tract
	Goals Supported	Construct/upgrade public facilities/infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$200,000
	Description	
	Target Date	6/30/2025

	Estimate the number & type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	
10	Project Name	Sidewalk Phase 4 Project
	Target Area	Qualified Census Tracts
	Goals Supported	Construct/upgrade public facilities/infrastructure
	Needs Addressed	Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$110,909.70
	Description	
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	HOME: Administration
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing. Maintain and promote neighborhood preservation. Fair Housing.
	Needs Addressed	Provide decent affordable housing. Maintain and promote neighborhood preservation. Fair Housing.
	Funding	HOME: \$108,765.80
	Description	Administration of the FY 2024 HOME Program.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	N/A
	Location Description	City of El Monte City Hall- 11333 Valley Blvd, El Monte, CA 91731
	Planned Activities	Administration of the FY 2024 HOME Program.

12	Project Name	HOME: CHDO Reserve
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing.
	Needs Addressed	Provide decent, affordable housing.
	Funding	HOME: \$163,148.70
	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	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	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.
13	Project Name	HOME: Tenant Based Rental Assistance
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services
	Needs Addressed	Support Special Needs Programs and Services.
	Funding	\$500,000
	Description	
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
14	Project Name	HOME: Affordable Housing Development
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing.
	Needs Addressed	Provide decent, affordable housing.
	Funding	HOME: \$315,743.50
	Description	To maintain affordable housing in the City, these funds will be used towards a new affordable housing development. Location to be determined.
	Target Date	6/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
Planned Activities	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.	
15	Project Name	ESG Program Administration
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$11,135.10
	Description	2023 ESG 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 including City of El Monte and Volunteers of America of Los Angeles El Monte Access Center.
	Target Date	6/30/2025

	Estimate the number & type of families that will benefit from the proposed activities	150 people
	Location Description	City of El Monte City Hall - 11333 Valley Blvd., El Monte, CA 91731 Volunteers of America of Los Angeles El Monte Access Center - 4501 Santa Anita Ave, El Monte, CA 91731
	Planned Activities	Administration, Homeless Prevention, Rapid Re-Housing, Street Outreach, Essential Services, and Homeless Management Information System (HMIS) data entry.
16	Project Name	Homeless Outreach and Prevention – Volunteers of America
	Target Area	Citywide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$171,775.00
	Description	2023 ESG 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 including City of El Monte and Volunteers of America of Los Angeles El Monte Access Center.
	Target Date	06/30/2025
	Estimate the number & type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Administration, Homeless Prevention, Rapid Re-Housing, Street Outreach, Essential Services, and Homeless Management Information System (HMIS) data entry.
17	Project Name	City of El Monte Motel Voucher Program
	Target Area	City Wide

Goals Supported	Support special needs programs and services
Needs Addressed	Support special needs programs and services
Funding	ESG: \$100,000.00
Description	
Target Date	06/30/2025
Estimate the number & type of families that will benefit from the proposed activities	Provide Tenant Based Rental Assistance to qualifying households.
Location Description	Citywide
Planned Activities	Provide City residents with vouchers to subsidize rent payments.

DRAFT

AP-50 Geographic Distribution – 91.220(f)

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

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 each 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 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 **\$91,100**. Therefore, priority is being established within the Consolidated Plan efforts for allocation priorities in this area.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100
Qualified Census Tracts	0

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As most of the City’s residential areas are made up of low- and moderate-income households, the City distributes their allocation citywide.

Discussion

Based on the Strategic Plan, the City is allocating about 70 percent of its non-administrative CDBG funds for program year 2024-2025 to projects and activities that benefit low-and-moderate income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City’s FY 2020-2025 Consolidated Plan has identified the provision of decent affordable housing and the maintenance and promotion of neighborhood preservation a high priority for the City.

In FY 2023-24 the City funded the Linc Housing Affordable Housing Project. Located at 11730 Ramona Boulevard, this project utilized HOME funds to develop a total of 39-units affordable housing units (up to 5 units will be designated as HOME units).

The City will continue to implement its FY 2021-22 Residential Rehabilitation Program. The purpose of the Program is to promote the rehabilitation and/or preservation of the housing stock in the City of El Monte, which is occupied by low-or moderate-income persons. Funding may be used to correct code or insipient code violations, improve the safety and security of occupants, make the housing unit more accessible to persons with disabilities, make the housing unit more energy efficient, and/or construct additional bedrooms or bathrooms to address overcrowded conditions within the housing unit.

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 11 - 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 12 - 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 2024/25, ESG funds will be used to deliver a comprehensive homeless services program to 80 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. Reaching out to homeless persons (especially unsheltered persons)

and assessing their individual needs...

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 to 433 people. LAHSA did not conduct a homeless count in 2021 due to the COVID-19 pandemic. In 2022, El Monte's homeless count reported a significant decrease with an estimated 230 homeless people of which 70.4 percent are unsheltered and 29.6 percent in shelters (emergency shelters and transitional housing). 42.6 percent of the City's unsheltered are living on the streets, 9.9 percent are living in tents/makeshift shelters, and 47.5 percent are living in vehicles/RVs.

To address the emergency shelter and transitional housing needs of homeless persons in FY 2023/24, the City was awarded \$17,713,213 from the State's Project Homekey Round 1 and leveraged \$5.67 million in ESG -CV funding to purchase and rehabilitate two motels that will serve the City's homeless population. When complete, project will create 133 beds (93 rooms at the M Motel and 40 rooms at the Budget Inn) of housing for homeless persons. Union Station is currently providing services at the M Motel, which temporarily has 40 rooms available.

Also in FY 2024-25, the City will collaborate with Family Unity Center and 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 80 persons/households. Note: 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) and 40 units at the M Motel Homekey project.

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 November 2020, the City of El Monte was awarded \$17,713,213 from the State's Project Homekey Round 1 and leveraged \$5.67 million in ESG -CV funding to purchase and rehabilitate two motels that will serve the City's homeless population. When complete, the project will create 133 beds (93 rooms at the M Motel and 40 rooms at the Budget Inn) of housing for homeless persons. The M Motel will operate as temporary housing for homeless families over the course of five years, and then transition to permanent supportive housing in year six. The Budget Inn will operate as an emergency shelter prioritizing transitional aged youth. Wrap around support services such as physical/mental health and addiction support, and job training are currently provided by Union Station Homeless Services at the M Motel for 40 rooms. Since

January 2023 there have been 72 people enrolled in the Homekey program. 10 have transitioned to permanent housing with 6 more waiting to be moved to permanent housing (waiting for move out date and for participants to obtain house keys). As a result of the City's Homekey program, there has been a steady incline of participants who have talked to their onsite Care Coordinators about addressing their mental health barriers and other traumas. We have clients who are enrolled into Job Source which supports the participant to obtain a job and supports them with interview skills, resume building and financial support for their uniform if needed and transportation support. We also have had a handful of participants within the program who enrolled into School who obtained their High School Degree and in route to obtain a higher education degree.

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 rehousing 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.

Homeless individuals or families and those at-risk of homelessness have the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Economic Development Department Housing Division, the El Monte Police Department, the Parks, Recreation, and Community Services Department, and faith-based community partners such as Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry which provide a variety of services including emergency food and shelter, as well as health clinics. Lastly, the Los Angeles County Board of Supervisors directed County Departments, the Los Angeles Homeless Services Authority, the Community Development Commission, Regional Planning, and Military and Veterans Affairs to discuss coordination of the discharge practices among County departments and enhancement of service integration for the benefit of at-risk and homeless persons.

Through their efforts, this working group facilitated the development and implementation of discharge plans throughout the Los Angeles Continuum of Care (LA CoC). The City of El Monte will continue to support LA CoC policies which ensure that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

The City also partnered with Linc Housing Development and provided funding to construct 39 units that will be available for individuals at risk of 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 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 2022-2027 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 the construction of affordable housing projects that address the City's community development and housing goals feasible.

- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and non-profit groups in the community.
- Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.
- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and at City Hall, and by offering technical assistance at City Hall.
- Continue to allow mixed/multi use housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.
- Continue to monitor permit processing times and investigate ways to streamline the permitting process, while prioritizing the review of projects that include affordable housing units.
- Continue to implement the residential home loan program for single-family residences citywide as well as the lead-based paint hazards inspection 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 2024-2025 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.
- look for innovative and creative ways to make its delivery systems comprehensive and continue collaborating with existing partnerships with both for-profit and not-for-profit organizations.
- use HOME and CDBG funds to concentrate on both affordable rental housing, homebuyer, and homeowner rehabilitation programs.
- address certain housing needs with federal funds (such as availability, condition, and fair housing practices) to prevent homelessness.
- Use federal funds to improve public infrastructure and facilities and provide public services to address the City's community development needs.
- Collaborate 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- 25 timeframe.

The City has been active in providing affordable housing through awarding HOME funds to Developers for rental units. It recently provided funds to Linc Housing to develop 39 units affordable units. Up to 5 units will be designated as HOME units.

While no sites have been selected for development at this point, the City has been in discussions with local developers to conceptualize affordable housing ideas.

Actions planned to reduce lead-based paint hazards

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 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 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 2024/25, 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 Family Unity Center and 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 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 2020-2025. 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:
\$53,921.99
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:

\$53,921.99

Other CDBG Requirements

1. The amount of urgent need activities: \$0

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 regulation 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 insure 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's 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 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(I)(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 Appendix C 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.

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).

For FY 2024-25, the City released a Request for Proposals on December 14, 2023 to solicit 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. The organization recommended for ESG funding are: Volunteers of America Los Angeles- Street Outreach, Rapid Rehousing, and Homeless Prevention Program.

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.

As an active member of the LACoC, the City of El Monte consults with LAHSA to ensure the City's short-and-long-term 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.

5. Describe performance standards for evaluating ESG.

As an active member of the LACoC, the City of El Monte consults with LASHA to ensure the City's short-and-long-term service plans are consistent with the LACoC Ten Year Plan for ending homelessness. Additionally, the City complies with LAHSA's Emergency Solutions Grant Program Written Standards dated September 21, 2015. The City also utilizes the checklists provided in Chapter 28 of the HUD Monitoring Handbook to evaluate its ESG Program.