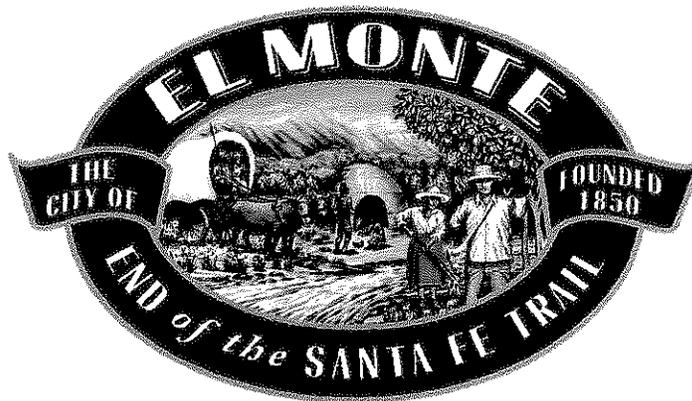


CITY OF EL MONTE
2013-14 Action Plan

April 2013

ANNUAL ACTION PLAN FISCAL YEAR 2013-2014



CITY OF EL MONTE, CALIFORNIA

FOR THE CONSOLIDATED PLAN YEARS:
JULY 1, 2013 THROUGH JUNE 30, 2014

PREPARED BY:
THE CITY OF EL MONTE
ECONOMIC DEVELOPMENT DEPARTMENT – HOUSING DIVISION
11333 VALLEY BOULEVARD
EL MONTE, CA 91733
(626) 580-2090
WWW.CI.EL-MONTE.CA.US

DAMIEN ARRULA
ECONOMIC DEVELOPMENT DIRECTOR



Mayor
Andre Quintero

Mayor Pro Tem
Norma Macias

Council Members
Juventino "J" Gomez
Victoria "Vicky" Martinez
Bart Patel

Acting City Manager
Jesus M. Gomez

Economic Development Director
Damien Arrula

Economic Development Department
Housing Division
El Monte City Hall
11333 Valley Boulevard,
El Monte, CA 91731
Housing@elmonteca.gov
(626) 580-2070

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Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

I. ACTION PLAN

Annual Action Plan includes the SF 424 and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

A. Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Each year the City of El Monte receives Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). The grant money is used to primarily benefit lower income residents of the City in the following ways:

Table 1: Federal Program Objectives

CDBG Objectives	HOME Objectives	ESG Objectives
Provide decent housing primarily to low income persons	Provide decent affordable housing to lower-income households	Broaden existing emergency shelters and homeless prevention activities
Create a suitable living environment	Expand the capacity of nonprofit housing providers	Emphasize Rapid Re-Housing
Expanding economic opportunities	Strengthen the ability of state and local governments to provide housing	Help people regain stability in permanent housing after experiencing a housing crisis and/or homelessness
	Leverage private-sector participation	

As a direct recipient of these CDBG, HOME, and ESG funds from HUD, the City of El Monte is required to prepare a five-year Consolidated Plan and annual updates to guide and report on these federal grant funds. The Consolidated Plan identifies the needs in housing, homelessness, community development and economic development. It also presents the city's strategies to address those needs. The 2013-2014 Program Year marks the fourth year of the implementation of the 2010-2014 Consolidated Plan.

During the course of the five years the City's Consolidated Plan is in effect, the City must produce five Annual Action Plans and five Consolidated Annual Performance Evaluation Reports (CAPERS). The Annual Action Plan describes how the City intends to invest its CDBG, HOME, and ESG funds to meet the community development and housing goals noted in the Consolidated Plan. This report is the City's fourth Annual Action Plan. The CAPER reports the City's progress in meeting its proposed actions and projects noted in the City Annual Action Plan, as well as progress in carrying out the five-year strategies included in the Consolidated Plan.

Highlights for the 2013-2014 Program Year

The City looks forward to a productive year ahead. Through a competitive procurement process, the City was able to reach out and form partnerships with local non-profit agencies (collectively known as subrecipients). Some highlights include:

- Jamboree Housing Corporation has partnered with Grapevine Advisors, Inc., to create new transit-oriented affordable rental housing referred to as the Gateway Affordable Rental Housing Project. When complete, this multi-phased project will result in the construction of 11 units of affordable HOME rental housing that will be restricted to households earning between 30% - 60% of the Area Median Income (AMI) for the County of Los Angeles.
- Seven public service programs focused on assisting vulnerable populations in the community, including homeless and near-homeless residents, seniors, and disabled clientele.

Managing the Process

The City's Economic Development Department - Housing Division plans, administers, implements and monitors projects funded through the City's formula entitlement funds from the U.S. Department of Housing and Urban Development. These entitlement grants include the CDBG, HOME and ESG programs. As recipient of these funds, the City's Economic Development Department is tasked with the responsibility of developing and carrying out the goals and objectives noted in the Consolidated Plan. The City uses these and other funds to provide decent housing, create a suitable living environment, and expand economic opportunities throughout the City.

The Housing Division works closely with other City departments, the City Manager's Office, and the City Council in establishing and carrying out goals that will preserve El Monte's quality of life.

Technical Assistance and Monitoring

To ensure that Federal funds are used in accordance with the program requirements, the following activities will be implemented during the 2013-2014 Program Year:

- Mandatory technical assistance meetings to all 2013-2014 Program Year sub-recipients.
- Ongoing internal reviews of progress reports to ensure timeliness with expenditures.
- Regular meetings to coordinate efforts in regard to performance and compliance.
- Full review of audit statements and other documentation from subrecipients prior to disbursement of funds.

-
- Risk analysis of subrecipients and on-site visits to ensure compliance with Federal regulations. Technical assistance will be provided where necessary.
 - Full reviews of tenant files and physical inspections as required by HUD to ensure long-term compliance with the Housing Quality Standards and affordability requirements.
 - Provide technical guidance regarding all housing construction, demolition, and rehabilitation projects ensuring the correct number of units, timeliness in build-out, and approval of payments. For new construction, ensure compliance with all applicable local codes, ordinances, and zoning ordinances at the time of project completion.
 - Environmental review records will be prepared for all federally funded activities.
 - As needed, staff will perform Davis-Bacon monitoring.
 - Project and financial data on CDBG-funded activities will be maintained using the HUD software - IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.
 - Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

B. Citizen Participation 91.200 and 91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.

The City must develop and follow a Citizen Participation Plan to receive Federal funds for CDBG, HOME and ESG programs. On February 27, 2013 the City published a public notice in the *Mid Valley News* announcing the availability of Federal funds for Capital Improvement projects and Public Service programs. The City encouraged organizations to submit community development and affordable housing project applications by March 14, 2013 for funding consideration. **(Appendix A)** To ensure ample notification and widespread availability of all notices, forms, and instructions, all application documents were posted on the City's website at www.Elmonteca.gov.

In response to the public notices, the City received eight public service applications and ten capital expenditure applications.

After Housing Division and Ad Hoc Committee's review of these applications, the Draft 2013 - 2014 Action Plan was made available for public review and comment on March 30, 2013. Additionally, a public notice announcing the availability of the Draft One-Year Action Plan for public review and comment was published in the *San Gabriel Valley Tribune* on March 30, 2013. **(Appendix "A")**

On April 30, 2013, the El Monte City Council listened to staff's presentation of the 2013-2014 Draft Action Plan and reviewed the recommendations made by the Ad Hoc Committee. City Council motioned for additional time to consider funding recommendations outlined in the Draft 2013-2014 Action Plan and elected to

continue the public hearing to the May 7, 2013 City Council meeting. At the May 7, 2013 City Council Meeting City Council revisited the Draft 2013-2014 Action Plan, heard public testimony and approved the Action Plan with minor revisions.

Although the City did not receive any public comments regarding the 2013-2014 Action Plan, the City of El Monte is committed to including to the maximum extent possible, the number of individuals from under-represented minority groups in the development of the Action Plan. The City's Citizen Participation Plan includes specific actions that establish and oversee outreach activities to ensure the inclusion of all El Monte residents.

For public hearings not requiring City Council participation, the City will make every effort to conduct such hearings in the low- and moderate-income target areas. Such hearings will be posted and advertised to allow sufficient notice to all interested persons. Whenever a significant number of extremely low- and low-income persons speak and read a primary language other than English, translation services at all public hearings will be provided in such language if translation services are requested.

It is also the intention of the City to comply to the Americans with Disabilities Act (ADA). If an attendee or participant at a public hearing needs special assistance beyond what is normally provided, the City will attempt to accommodate these requests in every reasonable manner.

2.i. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:

The City of El Monte's 2010-2015 Consolidated Plan was built on a comprehensive consultation and citizen participation process, the City consulted with the public, private, and nonprofit organizations in the City that provide housing and community development resources, programs and services. Consultation activities included discussions regarding community needs and priorities, notice of public hearings related to the Consolidated Plan and solicitation of community needs data through the distribution of a needs survey.

In addition to these efforts, the City is adopted the Five-Year Consolidated Plan. The plan was guided in large part by the results of an extensive public opinion research process. This process included a:

- Distribution of 107,000 Needs Assessment Survey (English and Spanish) that asked residents to rate the level of need of community facilities and services, infrastructure, neighborhood services, special needs services, business and jobs, and housing throughout the City. This survey was distributed various public facilities throughout the City and posted on the City's website. It was also distributed at the City and Los Angeles County Health Department sponsored H1N1 Immunization event, forwarded to a number of public service providers and community-based organizations that serve El Monte. Information gathered from this survey was used to develop the City Strategic

Plan goals and objectives that would impact the way the City invests its federal funds over the next five years.

- Public notice published in the local paper informing all interested parties that a Technical Assistance Workshop would be conducted on December 8, 2009 to explain how to purpose of the CDBG, HOME and ESG programs and the restrictions of each funding source; how to apply for these funds
- Technical assistance meeting to groups representing extremely-low, low- and moderate-income persons to develop funding requests for CDBG, HOME and ESG eligible activities, and offer any assistance in completing the applications.
- Public notice in the local paper announcing the availability of the Draft 2010-2015 Consolidated Plan would be available at various locations throughout the City and the City's website for review and comment.

During the development of the 2010-2015 Consolidated Plan, the City did not receive any comments regarding the Consolidated Plan goals and objectives.

a. Low- and moderate-income residents where housing and community development funds may be spent.

The City views the Consolidated Plan as an opportunity to engage the community in the CDBG, HOME and ESG investment process. It urges citizens to voice their concerns and share their ideas concerning community development, affordable housing, and homelessness. It encourages all residents, especially those living in low- and moderate-income neighborhoods, to participate in the planning process.

Upon request, staff provided technical assistance to groups representing extremely low-, low-, and moderate-income persons to develop funding requests for CDBG HOME and ESG eligible activities.

The City has established an annual Notice of Funding Availability (NOFA) process for project proposals that provides information, instructions, forms and advice to interested extremely low-, low- and moderate-income citizens or representative groups so that they can have reasonable access to the funding consideration process.

The City provided electronic or printed project proposal forms and instructions to all persons who request them whether by telephone, e-mail or by letter. While the City's application form is designed to be easily understood, the application form still addresses all key items necessary to assess the proposed project and/or program. In addition, City staff provides statistics concerning specific areas of the City upon request.

The City answered, in writing, all written questions and answered verbally all verbal inquiries received from citizens or representative groups regarding how to write or submit eligible project proposals. Staff met with groups or individuals as requested, to assist in identifying specific needs and to assist in preparing project proposal applications. Staff obtained information in the form of completed project proposal forms from citizens or non-profit agencies and assembled a list of proposals available for public review.

For the 2013-2014 Action Plan NOFA, City staff met and or discussed the application process and provided technical assistance to four applicants. City staff also conducted project eligibility analysis to determine, at an early stage, the eligibility of each project. In cases where only minor adjustments are needed to make proposals eligible or otherwise practical, City staff advised the applicants on the options available and desired changes to the proposals.

b. Minorities and non-English speaking persons, as well as persons with disabilities.

The City is able to provide translation services at public hearings and public meetings, when requested to enable persons to speak and read a primary language other than English. Requests for translation services must be received at least 72 hours prior to the public meeting or public hearing in order to ensure that a translator is available.

In addition, it is the objective of the City to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Americans with Disabilities Act (ADA) of 1990 and the ADA Amendment Act of 2008, the Fair Housing Act, and the Architectural Barriers Act in all respects. If an attendee or participant at a public hearing or public meeting needs special assistance beyond what is normally provided, the City will attempt to accommodate requests from persons with disabilities in every reasonable manner. Persons seeking special accommodations must notify the City staff at least 72 hours prior to the public hearing or meeting so that appropriate accommodations or services may be arranged.

During the development of the 2013-2014 Action Plan, the City did not receive any requests for translation services or other special accommodations from persons with disabilities.

c. Local and regional institutions, the Continuum of Care, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, community and faith-based organizations).

The Consolidated Plan process brings government agencies, community organizations, service providers, and city residents together to address the larger picture in which housing and community development programs operate. The City encourages agencies, businesses, and community groups to share their comments on needs, strategies, and proposed projects.

The City developed its 2010-2014 Consolidated Plan with substantial citizen participation and consultation. The process provided numerous opportunities for public input, comment, and review, including:

- A Community Survey for input on the City's housing and community development needs.
- A Community Meeting for input on the City's housing and community development needs.
- A Public Hearing before the City Council to approve the Strategic Plan

Priorities for the Consolidated Plan for fiscal years 2010-2015.

- A 30-day public review of the Strategic Plan to receive public comments.
- A 30-day public review of the Draft Consolidated Plan and the first One-Year Action Plan to receive public comments.
- A public hearing before the City Council to approve and adopt the Consolidated Plan and the first One-Year Action Plan.

During the development of the Five-Year Consolidated Plan, the City consulted with the following services/agencies to solicit their input on housing and community development needs:

- Housing Rights Center
- Los Angeles Center for Law and Justice
- Neighborhood Legal Services
- Mid Valley Recovery Services
- Los Angeles Homeless Services Authority
- Rio Hondo Community Development Corporation
- Mercy Housing, Inc.
- Residential Communities, Inc.
- Domus Development, Inc.
- San Gabriel Valley Housing and Homeless Coordinating Council
- San Gabriel Valley Consortium on Homelessness
- Greater El Monte Veterans of Foreign Wars Post
- El Monte American Legion
- California Community Foundation – Community Building Initiative
- El Monte South El Monte Emergency Resources Association
- Los Angeles County Community Development Commission
- City of Baldwin Park
- City of South El Monte
- City of Rosemead
- Los Angeles County Housing Authority (HACoLA)
- Baldwin Park Housing Authority (BPHA)

During the development of the 2013-2014 Action Plan, the City posted the Draft Action Plan on the City's website and published a 30-day public notice in the San Gabriel Valley Tribune (**Appendix "A"**) to garner comments from the public.

d. Residents of public and assisted housing developments and recipients of tenant-based assistance.

Public housing and other assisted housing programs are crucial elements of the City's efforts to address the affordable housing needs of low- and moderate-income families in El Monte. While there are no public housing units located within the City of El Monte, both the Los Angeles County Housing Authority (HACoLA) and the Baldwin Park Housing Authority (BPHA) administer Section 8 Housing Voucher programs where participants can use their voucher to obtain housing within the City of El Monte.

These agencies are required to develop Public Housing Authority (PHA) Plans that reflect each agencies five-year priorities, goals and objectives. Like the City's Consolidated Plan, these documents are developed with considerable amount of public participation, and are reviewed and approved by each agency's Resident Advisory Board which is comprised of individuals who reflect and represent the residents assisted by HACoLA and BPHA.

e. Residents of targeted revitalization areas.

In July 2012, the El Monte City Council adopted a slum/blight analysis of the Downtown El Monte business area. This study reveals at least 25% of the structures and public facilities located in this area are determined to be "deteriorated and/or blighted" and are in need of significant improvement. A copy of this analysis is attached as **Appendix "B"**.

Additionally, there are has seven other areas throughout the City targeted for redevelopment. It is the intent of the City to utilize its federal funds to address high priority community development and housing needs within these areas. A map of the City's revitalization areas can be found in **Appendix "C"**.

2.ii. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:

- a. General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.**

In preparation of the 2013-2014 Notice of Funding Available (NOFA), the City published one public notice in the *Mid Valley News* requesting proposals from public service providers and housing developers and another notice in the *San Gabriel Valley Tribune* announcing the availability of the Draft 2013-2014 Action Plan for public review and comment. The Notice of Funding Availability (NOFA) and application forms were made available on the City website at www.EIMonteca.gov. Additionally, staff emailed applications to four public service providers and housing developers who were interested in participating in the NOFA process.

- b. Homeless strategy and resources to address needs of homeless §91.100 (a)(2) – Consult with continuum of care, public and private agencies that address the housing, health, social services, victim services, employment, or education needs of low-income persons, homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and person at risk of homelessness; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions), and business and civic leaders.**

Region wide homelessness is a significant concern to the residents of El Monte. To most efficiently address the needs of the homeless population, HUD has tasked local governments with developing a Continuum of Care. The Continuum of Care (CoC) is a planning model designed to provide assistance to homeless persons at every level of need and to move a client from homelessness to permanent housing. The Continuum addresses the lack of housing affordable to the lowest income levels; it also addresses the underlying causes of homelessness such as substance abuse, domestic violence, and mental illness.

The City's strategy to address homelessness is the regional (County) Ten Year Plan to End Homelessness (**Appendix "D"**).

As an active participant in the CoC, the City will continue to work with the area's homeless service providers to address the priorities and goals noted in the Ten Year Plan to End Homelessness.

c. Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.

State law requires each city and county to plan for their "fair share" of the region's housing needs that result from future population growth. The fair share is collectively agreed to through a state-mandated Regional Housing Needs Allocation (RHNA) process administered by the Southern California Association of Governments (SCAG).

SCAG has established a Regional Housing Needs Assessment Subcommittee tasked with developing methodology and policies that will guide the RHNA process and serve as the hearing body that will review and determine RHNA revisions requests and appeals. City staff periodically participates in these meetings.

City staff also participates in a variety of regional community development and housing related planning groups to resolve issues that go beyond a single jurisdiction's ability to manage. These planning groups include:

1. The California League of Cities Housing, Community and Economic Development (HCED) Policy Committee. This Committee reviews issues related to general plans and zoning, housing, rent control, Subdivision Map Act, residential care facilities, other land use regulation, development fees including school fee adequacy, annexation and incorporation policy, development agreements, building standards including seismic safety standards, economic development policy including redevelopment and enterprise zones, military base closure and reuse, mobile home regulation, and sign regulation. The principle behind the policies reviewed by this Committee is to foster local control of community planning decisions as they relate to land use and economic development.
2. San Gabriel Valley Consortium on Homelessness – This agency exists in order to develop and support coordinated, region-wide strategies to alleviate and ultimately eradicate homelessness in San Gabriel Valley.

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3. Los Angeles Homeless Services Authority (LAHSA) - LAHSA is the lead agency for the Los Angeles Continuum of Care (COC). It is responsible for preparing and submitting the Notice of Funding Availability (NOFA) application for the yearly competition known as the Continuum of Care (CoC) Program Competition, which includes funding requests for program renewals and new projects. The CoC Program is part of HUD's Continuum of Care Homeless Assistance Program which focuses on decreasing and bringing an end to homelessness across regional and local jurisdictions.

Finally, City staff also provides a draft copy of its planning documents for public review and provides the public with notice of the public review and comment period. These planning documents are also posted on the City website for review and comment.

d. HOPWA §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.

The City is not a direct recipient of HOPWA funds. However in Los Angeles County, the Office of AIDS Programs and Policy (OAPP) is responsible for responding to the growing HIV/AIDS epidemic in Los Angeles County.

The office coordinates and directs the overall response to the epidemic in Los Angeles County in cooperation with community-based organizations, governmental bodies, advocates, and people living with HIV/AIDS. It sets the standards of care for countywide HIV/AIDS services.

OAPP receives funding from the Health Resources and Services Administration (HRSA), the Centers for Disease Control and Prevention (CDC), the State of California and net County Cost. It utilizes the funds in the management of about 180 contracts with a network of more than 95 community-based organizations and eight County entities in an effort to maximize access to HIV/AIDS services in Los Angeles County.

e. Public housing §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

The Baldwin Park Housing Authority (BPHA) and Housing Authority of Los Angeles County Orange County (HACoLA) oversee public housing programs for the City of El Monte. Because El Monte has a number of apartment projects that are assisted with HUD mortgage assistance under the Section 202/811 programs and the FHA-insured Section 221(d)(4) program that maintain project-based Section 8 contracts to ensure affordability of the units, the BPHA and HACoLA are required to develop a five-year plan, called a Public Housing Authority (PHA) Plan, that describes the mission of the agency and its goals and objectives and an annual action plan that covers the policies and procedures of the agency.

These plans are reviewed by the BPHA and HACoLA's Resident Advisory Board, comprised of individuals who reflect and represent the residents assisted by the

BPHA and HACoLA. BPHA and HACoLA distributes a total of 21,000 3 Housing Choice Vouchers throughout Los Angeles County. BPHA's service area consists of Baldwin Park, El Monte, Monrovia, South El Monte and West Covina and BPHA distributes approximately 823 Housing Choice Vouchers a year.

3. Provide a summary of citizen comments or views on the plan.

A Public Hearing was held before the City Council on April 30, 2013. The purpose of the public hearing was to provide residents and organizations an opportunity to comment on the proposed 2013-2014 Annual Action Plan. No public comments regarding the Draft FY 2013-2014 Action Plan was received and the plan was unanimously approved by City Council (5-0).

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Comments regarding the Draft 2013-2014 Action Plan were not received.

C. Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in

Federal Resources

The City is given the flexibility from HUD to determine which eligible activities it will fund during the Program Year. However, HUD establishes limits on the amount of money that can be spent on certain categories such as administration, public services and Community Housing Development Organizations (CHDOs).

The table below specifies the amount of Federal funds the City will receive for the 2013-2014 Program Year, carryover funds and any available program income, or unallocated/unspent Federal funds the City will have to allocate to its 2013-2014 Action Plan activities.

Table 2: 2013-2014 Action Plan Budget

	CDBG	HOME	ESG	Total
Annual Allocation	\$1,868,014	\$ 598,865	\$200,085	\$2,666,694
Unspent Funds	\$45,980	\$0	\$0	\$45,980
Carry-over funds	\$1,920,324	\$3,200,000	\$277,381	\$5,397,705
Program Income	\$107,875	\$325,000	\$0	\$432,875
Total:	\$3,942,193	\$4,123,865	\$477,466	\$8,543,524

Source: <http://www.hud.gov/offices/cpd/about/budget>, dated February 1, 2012 and March 19, 2013 e-mail from HUD anticipating a 5.1% reduction in all grant funds due to Federal Sequestration.

The City of El Monte FY 2013-2014 HUD allocations for these formula programs and the proposed activities to be funded are as follows:

Community Development Block Grant (CDBG) Limits

The Community Development Block Grant (CDBG) statute and regulations limit the amount of funding that can be used for administration and public service activities. Up to 20% of each year's CDBG grant plus 20% program income can be obligated for planning and administrative costs. For public services, the City may spend up to 15% of any given Program Year's annual allocation plus 15% of the previous year's program income. The CDBG budget and spending limitations for the 2013-2014 Program Year are as follows:

Table 3: 2013-2014 CDBG Budget

2013-2014 CDBG Allocation	\$1,868,014
Unspent Fund from Previous Years	\$45,980
2012-2013 CDBG Program Income	\$107,875
Carryover Funds from Previous Years	\$1,920,324
TOTAL CDBG FUNDS AVAILABLE FOR PY 2013-2014	\$3,942,193
CDBG Administration (20% Maximum Cap + 20% Program Income)	\$395,178
CDBG Public Services (15% Maximum Cap + 15% Program Income)	\$296,383
CDBG Capital Projects (Includes Carryover from Previous Years)	\$3,250,633
CDBG Total:	\$3,942,194

HOME Limits

Under the HOME Investment Partnership (HOME) program, the City is obligated to comply with two spending limitations: 1) Administration, and 2) CHDO Reserve. First, the City may use up to 10% of its annual HOME allocation and up to 10% of program income deposited in the City's local HOME account during a program year to pay for administrative costs for the HOME program. Second, the City must reserve at least 15% of its HOME allocation for housing development activities in which qualified Community Housing Development Organizations (CHDOs) are owners, developers and/or sponsors of the housing.

In March 2013, the City requested a voluntary HOME Grant Reduction to allow the City to resolve outstanding monitoring and audit findings associated with the King Court Affordable Housing project, a project that was to result in the construction of two new housing units for low- to moderate-income households. In lieu of paying the City's program accounts or line of credit for not completing this project, the voluntary grant reduction request would resolve this ineligible use of funds through a voluntary grant reduction of its future HOME grant.

The HOME budget and spending limitations for the 2013-2014 Program Year are as follows:

Table 4: 2013–2014 HOME Budget

2013-2014 HOME Allocation	\$598,865
2012-2013 Voluntary Grant Reduction	(\$513,000)
Unspent funds from previous year	\$12,455
Program Income	\$325,000
Carryover funds from previous years	\$3,200,000
TOTAL HOME FUNDS AVAILABLE FOR PY 2013-2014	\$3,623,320
HOME Administration (10% Maximum Cap)	\$8,586
HOME CHDO Reserve (15% Minimum Cap)	\$12,880
HOME Capital Projects	\$3,601,854
HOME Total:	\$3,623,320

In addition, projects funded in prior years that have not yet been completed will continue into the new program year. Estimated individual project balances are shown in **Appendix "E"**.

Emergency Solutions Grant (ESG)

In 2009 the Homeless Emergency Assistance and Rapid Transition Act (HEARTH) consolidated three separate homeless assistance program (Supportive Housing Program, Shelter Plus Care, and Moderate Rehabilitation/Single Room Occupancy) administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program and renamed the Emergency Shelter Grant Program to the Emergency Solutions Grant Program (ESG).

The change in the program's name, from Emergency Shelter Grants to Emergency Solutions Grants, reflects the change in the program's focus from addressing the needs of homeless people in emergency or transitional shelters to assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Like the previous funds, ESG comes with certain spending limitations. The City may use up to 7.5% of its annual ESG allocation to pay for administrative costs. Also, the City may not use more than 60% of its annual allocation toward services that provide street outreach and transitional housing to homeless individuals and families.

Due to the recent passage of the HEARTH Act, HUD has allowed extended the period in which ESG recipients may spend its 2012 ESG allocation to June 30, 2014. Below is a table of the amount of ESG funding available for the City to use during the 2013-2014 program year. These figures include the new allocation of ESG funding as well as any carryover funds from the previous year.

Table 5: 2013–2014 ESG Budget

2013-2014 ESG Allocation		\$200,085
Carryover funds from Previous Years		\$277,381
TOTAL ESG FUNDS AVAILABLE FOR PY 2013-2014		\$477,466
ESG Administration (7.5% Maximum Cap)	FY 2013	\$15,006
	Carryover	\$17,845
Street Outreach / Essential Services (60% Maximum Cap)	FY 2013	\$20,000
	Carryover	\$62,583
Rapid Re-Housing	FY 2013	0
	Carryover	\$124,479
Homeless Prevention	FY 2013	\$157,079
	Carryover	\$62,583
Homeless Management Information System	FY 2013	\$8,000
	Carryover	\$9,891
ESG Total:		\$477,466

f. Other Resources

Continuum of Care (CoC)

The City of El Monte is part of the Los Angeles Homeless Services Authority's (LAHSA) countywide Continuum of Care (CoC). LAHSA received \$73.9 million in 2012 Continuum of Care funding to house the homeless and/or near homeless and provide supportive services. Homeless persons and persons at-risk of homelessness in and around the El Monte area will be able to utilize these services.

Public Housing

Public housing and other assisted housing programs are crucial elements of the City's efforts to address the affordable housing needs of low- and moderate-income families in El Monte. The Housing Authority of the County of Los Angeles (HACoLA) and the Baldwin Park Housing Authority (BPHA) administer Section 8 Housing Vouchers programs where participants can use their voucher to obtain housing with the City of El Monte. Currently El Monte residents receive 625 Section 8 vouchers from HACoLA and 45 Section 8 Vouchers from BPHA.

State and Local Resources

The City will continue to use Federal entitlement dollars to leverage a variety of state and local funds, including but not limited to:

- In-Kind Donations
- United Way
- Gas Tax Revenue
- Low-Income Housing Tax Credits
- Industry Funds

-
- Other Charitable Contributions
 - General Funds and Fee Waivers

In addition, the City may pursue the following available funding sources:

- California Housing Finance Agency (CHFA) Multi - Family Rental Housing Program
- CHFA Home Mortgage Purchase Program
- California Housing Rehabilitation Program-Owner Component
- Low Income Housing Tax Credits

Other Resources

It is difficult to estimate the amount of other resources that are available for affordable housing and community development projects in El Monte. Over the next Program Year, the City may pursue funds from the following programs:

- Infill Infrastructure Grant Program
- Residential Development Loan Program
- Housing Enabled by Local Partnerships
- Affordable Housing Partnership Program
- CalHOME Program
- Low Income Housing Tax Credits
- Transit Oriented Development Program

6. *Explain how federal funds will leverage resources from private and non-federal public sources, including how matching requirements of HUD programs will be satisfied.*

a. Leverage Resources

City is grateful to receive federal funds from HUD. However, these funds are limited and are not sufficient to meet all of the City's housing and community development needs. Therefore it is necessary for the City to assign relative priorities to each need and use its limited resources to address the highest priorities. Priority is given to proposals where funds will be used to expand long-term service capacity, serve an unmet need and will not need additional grant funds in future years to maintain that capacity. When selecting projects for inclusion in the Action Plan, funding decisions are made using the goals and objectives set by the Consolidated Plan's Strategic Plan (**Appendix "F"**).

The City will continue to seek other Federal and non-Federal resources to support the City's housing and community development needs.

b. Federal Match Requirements

Both the HOME and ESG programs require that City make some type of contribution to the partnership. Participation in the HOME program generally requires a 25% match of non-HOME funds for every HOME dollar spent. This means if a jurisdiction were to spend \$100,000 of HOME funds in a Program Year, the jurisdiction would need to supply \$25,000 of non-HOME funds to comply with Federal regulations.

For the HOME program, HUD has granted the City a 100% waiver of the match requirement due to the City's high percentage of persons earning incomes that are below poverty level (**Appendix "G"**). Regardless of the waiver, the City will continue to pursue other funding sources where feasible and use HOME funds as leverage to maximize the benefit to the community.

For the ESG program, the City is required to match dollar-for-dollar the ESG funding provided by HUD with funds from other public and private sources. For the 2012-2013 Program Year the City will fund three Los Angeles Homeless Services Authority (LAHSA) activities: 1) LAHSA - Critical Family Care Program; 2) LAHSA - Homeless Management Information System (HMIS) data collection; and 3) LAHSA - Transitional Housing/Emergency Shelter Program. Proposed match funds for these activities will come from the following sources:

- Contract award to LAHSA subrecipient
- Foundations and individual donor support
- Food and furniture donations
- Time and services contributed by volunteers

In most cases, the subrecipient has not received a formal commitment letter for these funding sources as the Program Year does not start until July 1, 2014. City staff will ensure that the amount of federal funds committed to the subrecipient is equal to the amount of match funds they receive.

D. Annual Objectives 91.220(c)(3)

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/> Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/> Objective Category: Suitable Living Environment Which includes:	<input checked="" type="checkbox"/> Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/> assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/> improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/> job creation and retention
<input checked="" type="checkbox"/> assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial deconcentration of housing	<input checked="" type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities

	moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability		opportunities for lower income persons and the revitalization of deteriorating neighborhoods		under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

7. Provide a summary of specific objectives that will be addressed during the program year.

Consolidated funds for the 2013-2014 program year will be allocated among the following nationally reportable outcome, which have been established by HUD.

TABLE 6: 2013-2014 Action Plan Projects/Activities and Performance Measurement Outcome Matrix

Activity	Level of Priority	National Objective	Performance Measurement	Description	Objective/Outcome	Amount
Community Development Block Grant Program						
I. FY 2013-2014 Public Services Activities						
Housing Rights Center	M	LMC	252 People	Fair Housing Program	1-1	\$18,000
Cogswell After School Recreation Program	H	LMC	115 Youth	Youth Services	1-1	\$18,000
El Monte CS – Community Education Program	H	LMC	80 People	Senior Services	1-1	\$15,000
El Monte CS – Integrated Care Program	H	LMC	80 People	Senior Services	1-1	\$60,000
El Monte CS - Senior Swim & Exercise Program	H	LMC	100 People	Senior Services	1-1	\$15,383
El Monte PD – Graffiti Removal Program	H	LMA	600,000 sq. ft.	Crime Awareness/Prevention	1-1	\$120,000
El Monte Promise	H	LMC	175 People	Youth Services	1-1	\$50,000
II. FY 2013-14 Capital/Housing Projects						
El Monte Neighborhood Services	H	LMH/SBA ¹	285 Housing Units	Code Enforcement	2-1	\$187,000
Section 108 Repayment – Aquatic Center	H	NA	NA	Public Facility - Debt Repayment	1-1	\$228,183
Section 108 Repayment – Peck / Ramona Triangle	H	NA	NA	Public Facility - Debt Repayment	3-1	\$184,759
Section 108 Repayment – Auto Superstore	H	NA	NA	Public Facility - Debt Repayment	3-1	\$174,103
Section 108 Repayment – Pacific Place	H	NA	NA	Public Facility - Debt Repayment	3-1	\$329,908
Job Creation and Business Retention Project	M	LMC	4 Jobs	Economic Development	1-1	\$76,582
High Efficiency Pool Heater Renovation Project	M	LMC	2 Public Facilities	Parks and Recreational Facilities	1-1	\$150,000
Grid Alternatives – Solar Affordable Housing	M	LMH	16 Housing Units	Housing Rehabilitation	2-1	\$40,000

Activity	Level of Priority	National Objective	Performance Measurement	Description	Objective/Outcome	Amount
III. Carryover CDBG Capital/Housing Projects from Previous Years						
Business Retention & Job Creation	H	LMC	102 Jobs	Job Creation		\$848,418
FY 2011-12 Street Sidewalk & Public Infrastructure Improvement Project	M	LMA	1 Public Facility	Infrastructure		\$450,000
Foreclosure Acquisition Program	H	LMH	2 Housing Units	Housing	2-1	\$469,554
FY 2011-12 San Gabriel Valley Conservation Corp	H	LMH	10 Housing Units	Housing Rehabilitation	2-1	\$100,000
IV. CDBG Administration						
	NA	NA	NA	Administration	NA	\$395,178
Total 2013-14 CDBG Entitlement						\$3,925,778
HOME Investment Partnership Program						
I HOME Housing Activities						
Affordable Rental Housing Project	H	LMH	11 Housing Units	Affordable Housing	2-2	\$318,479
II Carryover HOME Housing Activities from Previous Years						
Affordable Rental Housing Project (a.k.a. Gateway)	H	LMH	11 Housing Units	Affordable Housing	2-2	\$2,500,000
Tyler Court Senior Housing Project	H	LMH	11 Housing Units	Affordable Housing	2-2	\$600,000
Residential Rehabilitation Program	H	LMH	15 Housing Units	Affordable Housing	2-2	\$50,000
First Time Homebuyer Program	H	LMH	15 Housing Units	Affordable Housing	2-2	\$50,000
III HOME Administration						
	H	NA	NA	Administration	NA	\$8,586
Total 2013-14 HOME Entitlement						\$3,527,065

Emergency Solutions Grant Program
I. FY 2013-2014 ESG Activities

Street Outreach/Essential Services						
Vet Hunters	H	LMC	40 People	Street Outreach	1-1	\$10,000
Homeless Prevention						
Vet Hunters	H	LMC	5 People	Homeless Prevention	1-1	\$50,000
Rapid Re-Housing						
Vet Hunters	H	LMC	10 People	Rapid Re-Housing	1-1	\$50,000
HMS						
Vet Hunters	H	LMC	40 People	Homeless Data Collection	1-1	\$5,000
II. Carryover ESG Activities from Previous Years						
Street Outreach/ Essential Services						
Volunteers of America	H	LMC	25 People	Street Outreach	1-1	\$62,583
Homeless Prevention						
Volunteers of America	H	LMC	25 People	Homeless Prevention	1-1	\$62,583
Rapid Re-Housing						
Los Angeles Homeless Services Authority	H	LMC	100 People	Rapid Re-Housing	1-1	\$124,479
HMS						
Los Angeles Homeless Services Authority	H	LMC	100 People	Homeless Data Collection	1-1	\$9,891
III. ESG Administration						
FY 2013-2014 ESG Administration	H	NA	NA	Administration	NA	\$15,006
FY 2012-2013 ESG Administration	H	NA	NA	Administration	NA	\$17,845
2012-2013 GRAND TOTAL						\$312,387
Total 2013-14 ESG Entitlement						\$2,666,694

Objectives:

- 1 Creating a suitable living environment (SL)
- 2 Providing decent housing (DH)
- 3 Creating economic opportunities (EO)

Outcomes:

- 1 Availability/accessibility
- 2 Affordability
- 3 Sustainability

E. Description of Activities 91.220(d) and (e)

****If not using the CPMP Tool: Complete and submit Table 3C. If using the CPMP Tool: Complete and submit the Projects Worksheets.***

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan, the number and type of families that will benefit from the proposed activities, proposed accomplishments, and target date for the completion of the activity. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

a. Public Services

Housing Rights Center

The Housing Rights Center provides services that "affirmatively further fair housing" choice throughout the City of El Monte. These services include fair housing counseling; discrimination complaint investigation; fair housing legal services; and outreach and education.

<i>Priority Need/Goal:</i>	Housing Preserve and improve the existing housing stock and ensure equal access.
<i>Specific Objective:</i>	Fair Housing Program
<i>Objective/Outcome:</i>	Availability/Accessibility of Decent Housing
<i>Accomplishment:</i>	252 People (LMC)
<i>Budget:</i>	\$18,000
<i>Funding Source:</i>	CDBG
<i>Completion Date:</i>	June 30, 2014

Cogswell After School Recreation Project

The program, administered through the City's Community Services Department, offers a variety of activities including arts and crafts, table games, organized sports and games, and inter-school/city sports teams to the students of the Mountain View School District Cogswell campus.

<i>Priority Need/Goal:</i>	Youth Services Provide youth with appropriate health, recreational, educational, and other services that help them to develop into well-rounded, well-adjusted and independent adults.
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Specific Objective: Child Care Services
Objective/Outcome: Availability/Accessibility of Suitable Living Environments
Accomplishment: 115 Youth (LMC)
Budget: \$18,000
Funding Source: CDBG
Completion Date: June 30, 2014

Community Services Department – Community Education Program

CDBG funds will be used to provide a series of financial literacy and nutrition workshops to seniors, persons with disabilities, and low-income residents that will directly affect their health and well-being.

Priority Need/Goal: **Senior Services** | Provide quality supportive services so elderly residents can live as independently as possible.
Specific Objective: Recreational Programs, General Senior Programs
Objective/Outcome: Availability/Accessibility of Suitable Living Environments
Accomplishment: 80 People (LMC)
Budget: \$15,000
Funding Source: CDBG
Completion Date: June 30, 2014

Community Services Department – Integrated Care Management Program

The City's Integrated Care Management program will provide case management service to elderly individuals and non-elderly, functionally impaired individuals who require assistance to maintain their independence. Case management services will include goal formulation, service referrals and coordination and advocacy.

Priority Need/Goal: **Senior Services** | Provide quality supportive services so elderly residents can live as independently as possible.
Specific Objective: Recreational Programs, General Senior Programs
Objective/Outcome: Availability/Accessibility of Suitable Living Environments
Accomplishment: 80 People (LMC)
Budget: \$60,000

Funding Source: CDBG
Completion Date: June 30, 2014

Community Services Department – Senior Swim & Exercise Program

Administered by the City's Community Services Department, this program offers a therapeutic swim class to senior citizens and persons with disabilities to help them maintain their mobility and health.

Priority Need/Goal: **Senior Services** | Provide quality supportive services so elderly residents can live as independently as possible.

Specific Objective: Recreational Programs, General Senior Programs

Objective/Outcome: Availability/Accessibility of Suitable Living Environments

Accomplishment: 100 People (LMC)

Budget: \$15,383

Funding Source: CDBG

Completion Date: June 30, 2014

Police Department – Graffiti Removal Program

Funds will be used to remove graffiti from public and private building and areas that are frequently marked. Graffiti will be painted over or sandblasted off then repainted. This program will benefit all El Monte residents living in targeted areas, which is estimated to be 81,349 persons.

Priority Need/Goal: **Crime Awareness/Prevention** | Decrease crime in neighborhoods and communities.

Specific Objective: Code Enforcement

Objective/Outcome: Sustainability of Suitable Living Environments

Accomplishment: 71,586 People (LMA)

Budget: \$120,000

Funding Source: CDBG

Completion Date: June 30, 2014

El Monte Promise

Higher education can be the gateway to financial stability of many low and moderate income persons. El Monte Promise will provide financial aid to income eligible El

Monte residents interested in going to college but cannot afford it. CDBG funds will be used for tuition, books, supplies and/or some personnel expenses.

Priority Need/Goal: **Public Services** | Contribute to the well-being of individuals, families and neighborhoods.

Specific Objective: Public Services

Objective/Outcome: Availability/Accessibility of Suitable Living Environments

Accomplishment: 175 People (LMC)

Budget: \$50,000

Funding Source: CDBG

Completion Date: June 30, 2014

b. Capital Improvement Projects

Neighborhood Services Program (a.k.a. Code Enforcement)

Funds for this activity will provide for Code Enforcement Officer salaries to conduct housing inspections in designated low- and moderate-income areas of the City to ensure the City's health and safety codes are enforced.

Priority Need/Goal: **Other - Code Enforcement** | Prevent the arrest and the decline of the physical conditions of neighborhoods and communities.

Specific Objective: Code Enforcement Activities

Objective/Outcome: Sustainability of Suitable Living Environments

Accomplishment: 180 Housing Units (LMA/SBA)

Budget: \$187,000

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Business Retention and Job Creation Program

Through the provision of direct financial assistant to for-profit businesses, this program will facilitate commercial revitalization; stimulate private investment; to preserve and beautify the commercial corridors; to upgrade the physical image of the City; and to generate shopping, tourism, and a pleasant walking environment by improving the visual aesthetics with enhancements in design, building facades, color schemes, and signage.

Priority Need/Goal: **Economic Development** | Stimulate business investment and job development to build vibrant, self-sustaining communities.

Specific Objective: Job Creation/ Economic Opportunities

Objective/Outcome: ___ Availability/Accessibility Suitable Living Environments

Accomplishment: 3 Jobs (LMJ)

Budget: \$76,582

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Aquatics Center Section 108 Repayment

Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development Department that partially funded the construction of the El Monte Aquatics Center.

Priority Need/Goal: **Repayments of Section 108 Loan Principal** | Repayment of principal for a Section 108 Loan Guarantee.

Specific Objective: Other/Repayments of Section 108 Loan Principal

Objective/Outcome: Availability/Accessibility of Suitable Living Environments

Accomplishment: N/A

Budget: \$228,183

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Ramona/Peck Triangle Section 108 Repayment

Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development that was used to partially fund the construction of the Ramona/PeckTriangle project. This project included the redevelopment of 3.4 acres into a 32,800 square foot commercial-retail building.

Priority Need/Goal: **Repayments of Section 108 Loan Principal** | Repayment of principal for a Section 108 Loan Guarantee.

Specific Objective: Other/Repayments of Section 108 Loan Principal

Objective/Outcome: Availability/Accessibility of Suitable Living Environment/Sustainability

Accomplishment: N/A

Budget: \$184,759

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Auto Superstore Section 108 Repayment

Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development that was used to construct the Auto Superstore.

Priority Need/Goal: **Repayments of Section 108 Loan Principal |** Repayment of principal for a Section 108 Loan Guarantee.

Specific Objective: Other/Repayments of Section 108 Loan Principal

Objective/Outcome: Availability/Accessibility of Suitable Living Environment/Sustainability

Accomplishment: N/A

Budget: \$174,103

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Pacific Place Section 108 Repayment

CDBG funds will be used to repay the City's Section 108 Loan. The loan was used to partially fund the construction of the Titan project, totaling \$1.2 million dollars.

Priority Need/Goal: **Repayments of Section 108 Loan Principal |** Repayment of principal for a Section 108 Loan Guarantee.

Specific Objective: Other/Repayments of Section 108 Loan Principal

Objective/Outcome: Availability/Accessibility of Suitable Living Environment/Sustainability

Accomplishment: N/A

Budget: \$329,908

Funding Source: CDBG

Completion Date: June 30, 2014

Community Services Department – High Efficiency Pool Heater Renovation Project

CDBG funds will be used to replace two 10-year old indoor pool heaters located at the El Monte Aquatics Center. The replacement of these units will reduce energy (gas and electricity) costs and improve staff's ability to control the temperature of the pool to comply with American with Disabilities Act requirements.

Priority Need/Goal: **Public Facilities** | Provide access to local public facilities that contribute to community and neighborhood development.

Specific Objective: Parks, Recreational Facilities / Removal of Architectural Barriers

Objective/Outcome: Suitable Living Environment/Sustainability

Accomplishment: 2 public facilities

Budget: \$150,000

Funding Source: CDBG

Completion Date: June 30, 2014

c. Housing Projects

GRID Alternatives– Single Family Affordable Solar Homes Program

Grid Alternatives will provide solar electric systems at no cost for low-income homeowners who earn 80% or below of the Area Median Income for Los Angeles County. The projects will also provide up to 80 job trainees and volunteers with an opportunity gain hands-on solar installation experience.

Priority Need/Goal: **Housing** | Preserve and improve the existing housing stock and ensure equal access.

Specific Objective: Rehabilitation: Single-Unit Residential

Objective/Outcome: Sustainability of Decent Affordable Housing

Accomplishment: 16 Housing Units (LMH)

Budget: \$40,000

Funding Source: CDBG

Completion Date: June 30, 2014

Economic Development Department – Affordable Rental Housing Project

Funds will be to develop affordable rental housing that will be made available to income-eligible households.

<i>Priority Need/Goal:</i>	Housing Expand the supply of affordable rental and homeownership housing opportunities.
<i>Specific Objective:</i>	Affordable Housing
<i>Objective/Outcome:</i>	Affordability of Decent Housing
<i>Accomplishment:</i>	3 Housing Units (LMH)
<i>Budget:</i>	\$318,149
<i>Funding Source:</i>	HOME
<i>Completion Date:</i>	June 30, 2014

d. Homelessness Prevention

The Vet Hunters – Homeless Heroes – Search and Rescue Team

ESG funds will be used to deliver as street outreach program that would provide immediate, collaborative services that prevent and eliminate homelessness for very low-income Military Veterans, Active Duty, currently serving Reservists/Guardsmen, their families and Americans.

<i>Priority Need/Goal:</i>	Homeless Support a continuum of services in support of the City's and County's effort to end homelessness.
<i>Specific Objective:</i>	Street Outreach/Essential Services
<i>Objective/Outcome:</i>	Availability/Accessibility of Suitable Living Environments
<i>Accomplishment:</i>	40 People (LMC)
<i>Budget:</i>	\$50,000
<i>Funding Source:</i>	ESG
<i>Completion Date:</i>	June 30, 2014

e. Administration

CDBG Administration

CDBG Administration funds will be used to oversee the City's CDBG-funded projects and programs, provide outreach to the public, monitor subrecipients, prepare required reports, and other actions necessary to maintain compliance with federal regulations.

<i>Priority Need/Goal:</i>	N/A
<i>Specific Objective:</i>	N/A
<i>Objective/Outcome:</i>	N/A
<i>Accomplishment:</i>	N/A
<i>Budget:</i>	\$395,177
<i>Funding Source:</i>	CDBG
<i>Completion Date:</i>	June 30, 2014

HOME Administration

HOME Administration funds will be used to oversee the City's HOME-funded projects, provide outreach to the public, monitor the long-term affordability of projects, prepare required reports, and other actions necessary to maintain compliance with federal regulations.

<i>Priority Need/Goal:</i>	N/A
<i>Specific Objective:</i>	N/A
<i>Objective/Outcome:</i>	N/A
<i>Accomplishment:</i>	N/A
<i>Budget:</i>	\$8,586
<i>Funding Source:</i>	HOME
<i>Completion Date:</i>	June 30, 2014

ESG Administration

ESG Administration funds will be used to oversee the City's ESG-funded projects and programs, provide outreach to the public, monitor subrecipients, prepare required reports, and other actions necessary to maintain compliance with federal regulations.

<i>Priority Need/Goal:</i>	N/A
<i>Specific Objective:</i>	N/A
<i>Objective/Outcome:</i>	N/A
<i>Accomplishment:</i>	N/A
<i>Budget:</i>	\$15,006 (FY 2013-2014) \$17,845 (FY 2012-2013 Carryover)
<i>Funding Source:</i>	ESG
<i>Completion Date:</i>	June 30, 2014

F. Geographic Distribution/Allocation Priorities 91.220(d)

9. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 - intersect. It is the 44th largest city in the State and the 10th (out of 88) in Los Angeles County with an estimated 2010 population of approximately 113,475. The land uses within its 9.56 square mile area are 58 percent residential, 11 percent retail, 10 percent industrial, 7 percent office/retail, and 14 percent other of amenities. The 2010 U.S. Census indicates that El Monte's current housing stock contains 29,069 units.

The racial makeup of the City is 38.8% White, 0.8% African American, 1.0% American Indian and Alaska Native, 25.1% Asian, 0.1% Native Hawaiian and other Pacific Islander and 3.2% with two or more races. Ethnically, Hispanic or Latino of any race makes up 69.0% of the population. A map of minority concentration in El Monte by census block groups is attached to this report (**Appendix "H"**).

The majority of the priorities in the Strategic Plan are focused on meeting the housing and community development needs of low- and moderate-income households and neighborhoods throughout the City. This includes the CDBG Benefit Services Areas (commonly referred to as CDBG Target Areas) that is made up of census tracts/block that are comprised of predominantly (at least 51%) low- and moderate-income residents. See **Appendix "I"** for a map and income eligible residential census tracts within the City of El Monte. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

The funding available under the Consolidated Plan may be used to meet a wide variety of needs. The City established priority needs based on the housing market analysis and other research conducted as part of the 2010-2014 Consolidated Plan. The goals listed in the City of El Monte 2010-2014 Strategic Plan section (Appendix C) of this document are the result of that research. The City gives priority to projects and programs that will pursue the goals listed in the Strategic Plan.

G. Annual Affordable Housing Goals 91.220(g)

10. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

It is in the City of El Monte’s interest to ensure its housing stock contains decent and suitable affordable units, as affordable housing is the basis and foundation of self-sufficiency. Within the next three years the City will work toward expanding the supply of affordable rental and homeownership housing opportunities and preserve and improve the existing housing stock and ensure equal access.

The following table summarizes the City’s relevant housing strategies and provides specific goals for the 2013-2014 Program Year.

Table 7: Five-Year Affordable Housing Strategies

<i>#1: Expand the supply of affordable rental and homeownership housing opportunities</i>				
Outcome/Objective Statement	Planned Activities	Performance Indicator	Five-Year Goals	2013-2014 Goals
Affordability/Decent Affordable Housing	Acquisition, Rehabilitation, Resale Program (through a CHDO)	Housing Units	10	0
	Financial assistance for construction of new single-family housing units and/or new multi-family units	Housing Units	10	11
	Loans and Grants to Assist First-Time Homebuyers	Households	10	0
<i>#2: Preserve and improve the existing housing stock and ensure equal access</i>				
Outcome/Objective Statement	Planned Activities	Performance Indicator	Five-Year Goals	2013-2014 Goals
Accessibility / Decent Affordable Housing	Single-family Housing Rehabilitation	Housing Units	25	0
	Multi-Family Housing Rehabilitation	Housing Units	10	0
	Fair Housing Program	People	3,000	252
	Section 8 Rental Assistance Voucher Program	Housing Units	3,000	631

Strategy No.1: Expand the supply of affordable rental and homeownership housing opportunities.

For the 2013-2014 Program Year the City of El Monte will implement the following programs:

Program #1: Financial assistance for construction of new single-family housing units and/or new multi-family units

During the 2013-2014 Program year the City will continue to work with Grapevine Advisors, Inc., and Jamboree Housing Corporation to develop the Gateway Affordable Rental Housing Project, a transit oriented housing project that will result in the development of 134 units of affordable rental housing for income-eligible households on the at Santa Anita Avenue near the El Monte Bus Station. The Developer has submitted an application for California State Treasurer for tax credits to further subsidize the development of this project.

Program #2: Acquisition of Affordability Covenants on Rental Properties

The City has 12 subsidized multi-family housing projects within the City that provides more than 900 affordable rental units to income-eligible households. In its effort to maintain the supply of existing rent-restricted affordable rental units the City will:

Monitor At-Risk Units

Maintain contact with owners of at-risk units as the use restriction expiration date approaches. Communicate to the owner the importance of the units to the supply of affordable housing in El Monte as the City's desire to preserve the units as affordable. Make every effort using local incentives that can be offered to property owners to preserve any at-risk units.

Support and Assist Local Nonprofits

Focus on development and/or support of local non-profit housing organizations. If owners of the at-risk housing projects are interested in selling to nonprofit organizations, work with the project owner(s) and non-profit(s) to maximize the possibility of purchase. Use incentives, such as low-cost financing or payment of some of the costs associated with the purchase, to facilitate non-profit purchase of the project in order to preserve its affordability.

Continue to support the on-going efforts of the Housing Authority of the County of Los Angeles and the Baldwin Park Housing Authority to maximize the use of Section 8 subsidies and other resources. The City will pursue opportunities to increase the number of Federally-allocated Section 8 vouchers through the Housing Authority of the County of Los Angeles.

Allow extension of existing affordable rental properties to meet the inclusionary requirement

The City allows developers to extend the affordability of existing rental properties for a minimum of forty years as an option to meet the inclusionary housing requirement. The City will encourage developers to use this option to fulfill the inclusionary requirement when the developer has existing affordable rental properties in the City that will expire in the near future.

Strategy #2: Preserve and improve the existing housing stock and ensure equal access

Program #1: City of El Monte Residential Rehabilitation program

The City's Residential Rehabilitation program provides financial assistance to low- and moderate-income El Monte homeowners for critical home improvement projects. Financial assistance through this program consists of deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family dwelling located in El Monte are eligible for funding.

Program #2: Foreclosure Acquisition Program

Funds will be used to purchase foreclosed properties, rehabilitate them and sell them to income eligible first time homebuyers.

Program #3: Fair Housing Council of Los Angeles County – Fair Housing, Education, Counseling and Enforcement

The Housing Rights Center provides services that "affirmatively further fair housing" choice throughout the City of El Monte. These services include landlord and tenant counseling, housing discrimination investigation, dispute resolution and mediation services.

HUD Table 3B on the following page summarizes the annual housing completion goals for the 2013-2014 Program Year Action Plan.

Table 8: HUD Table 3B – Annual Affordable Housing Completion Goals

HUD Table 3B ANNUAL AFFORDABLE HOUSING COMPLETION GOALS						
Grantee Name: City of El Monte Program Year: 2013-2014	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	0	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	11	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	0	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	11	TBD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	0	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	44	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	3	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	47	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	0	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	11	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	44	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	TBD	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	3	TBD	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	58	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	11	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	47	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	58	TBD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

H. Public Housing 91.220(h)

11. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

Public housing and other assisted housing programs are crucial elements of the City's efforts to address the affordable housing needs of low- and moderate-income families, senior citizens, disabled, handicapped and other individuals.

The City falls within the jurisdiction of the Housing Authority of the County of Los Angeles (HACoLA) and Baldwin Park Housing Authority (BPHA). Currently, there are no public housing developments within the City. Instead, the Housing Authority provides affordable units in the City through the Housing Choice Voucher (a.k.a. Section 8 rental subsidy) program. This program provides residents the ability to locate their own housing and then pays for a portion of the rent to make the unit affordable to the resident.

During the 2011-2012 Program Year, HACoLA distributed approximately 21,000 housing vouchers throughout Los Angeles County. Of these 21,000 vouchers, 576 were issued to El Monte residents. Baldwin Park Housing Authority, whose service area includes the cities of Baldwin Park, El Monte, Monrovia, South El Monte and West Covina, distributed 823 Housing Choice Vouchers. El Monte Families received 55 of these vouchers. Combined a total of 631 Housing Choice Vouchers were used in the City of El Monte.

12. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Housing Authority of Los Angeles County (HACoLA) and Baldwin Park Housing Authority are not defined as "troubled" public housing agencies.

I. Homeless and Special Needs 91.220(i)

13. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and one-year goals for reducing and ending homelessness.

The City is a direct recipient of Emergency Solutions Grant (ESG) funds provided through the Homeless Emergency Assistance and Rapid Transition Act (HEARTH) to address homeless needs and prevent homelessness, especially those who are families with children or chronically homeless.

The intent of the new ESG program is to assist homeless persons and families quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

For the 2013-2014 Program Year, the City received one application for ESG funding from the Vet Hunters for Street Outreach services. The City will allocate its 2013 ESG funds in the following manner:

Table 9: Allocation of 2013-2014 ESG funds

Organization	Activity	Federal Funds	2013-2014 Goals
City of El Monte Economic Development Department	ESG Administration	\$17,845	NA
Vet Hunters	Street Outreach Program	\$50,000	40 People
To be determined	Homeless Prevention	\$0	0 People
To be determined	Rapid Re-Housing	\$0	0 People
To be determined	Data Collection	\$0	0 People
Total:		\$67,845	40 People

Because the lack of proposals received during the Notice of Funding Availability (NOFA) process, the City will release another Notice of Funding Availability (NOFA) for ESG funding in June 2013 to procure homeless services providers to implement its FY 2013-2014 activities that will address homelessness within the City.

14. Describe specific action steps for reducing and ending homelessness that (i) reach out to homeless persons (especially unsheltered persons) and assessing their individual needs; (ii) address emergency shelter and transitional housing needs; (iii) help homeless persons (especially persons that are chronically homeless, families with children, veterans, and unaccompanied youth) make the transition to permanent housing and independent living.

The City continues to support the efforts of the Los Angeles County Continuum of Care (CoC), and its Ten Year Plan to end homelessness. For the 2013-2014 program year the City plans to collaborate with LAHSA to implement a comprehensive program that will address the four fundamental components of homelessness within the City of El Monte. They are:

- **Outreach/Intake/Assessment:** Street Outreach Programs are designed to reach out to unsheltered homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care. The City will support two Street Outreach programs during the 2013-2014 Program Year
 1. Vet Hunters – Homeless Heroes Search and Rescue Team: This program will use ESG funds to deliver immediate, collaborative services that prevent and eliminate homelessness for very low-income Military Veterans, Active Duty, currently serving Reservists/Guardsmen, their families and Americans.
 2. Volunteers of America – Street Outreach Program: This program will serve as the primary point of entry into the continuum of care for homeless persons in El Monte. Their goal is to reach out to homeless persons on the street and connect them to available services through an in-depth intake and assessment process. Through this process the client will receive a variety of services like case management, temporary rent/utility assistance, food and clothing distribution,

family counseling, and physical and mental health care. As allowed by the HEARTH Act, funds from the 2012-2013 Program Year will be carried over and utilized in the 2013-2014 Program Year.

- **Emergency Shelter:** El Monte has a variety of resources to help persons in need of immediate shelter.
 - **Hotel/Motel Vouchers** - Locally based non-profit organizations that are able to provide hotel/motel vouchers on a year round basis for persons in crisis include Catholic Charities of Los Angeles, Saviour Center, Volunteers of America – El Monte and California Hispanic Commission on Alcohol and Drug Abuse.
 - **Winter Shelter Program** - Provided by the East San Gabriel Valley Coalition for the Homeless, the winter shelter provides shelter to El Monte's homeless population from the months of December through March. At the Winter Shelter clients are provided transportation to and from the shelter, a place to stay, a hot meal and a variety support services to help move the client into permanent housing.
- **Transitional Housing with Supportive Services:** There are currently two transitional housing programs in El Monte. One program is provided by Bridges-Casitas Pacifica and this program caters to single women and men with mental illness. The second program is provided by Mid Valley Recovery Services, which provides transitional housing and supportive services to women who are subjects of substance abuse and their children.
- **Services for the Chronically Homeless:** Many chronically homeless people have a serious mental illness like schizophrenia and/or an alcohol or drug addiction. Most people who experience chronic homelessness have been in treatment programs in the past and have still found themselves repeatedly homeless. The solution to chronic homelessness is permanent supportive housing along with homelessness prevention policies. To address this issue the City is working with Mercy Housing to create 40 units of affordable rental housing for homeless veterans. This project is currently under construction and will provide the supportive services the clients need to prevent further episodes of homelessness

Although, the four components of the Continuum of Care system will not be needed by all homeless persons, the Continuum of Care system will provide for the specific needs of all of the homeless populations in a coordinated and balanced effort.

15.Homelessness Prevention—Describe planned action steps for reducing ending homelessness that help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to be discharged from publicly funded institution and systems of care or those receiving assistance from public or private agencies that address housing, health, social service, employment, education or youth needs.

Homelessness Prevention

The City of El Monte supports the LA CoC homeless prevention policy of advocating for programs and funding for homelessness prevention, rapid re-housing for

homeless families and mainstream benefits for low-income families. The City will use its FY 2013-2014 ESG allocation to support LAHSA's Coordinated Family Crisis Response system that will provide a tailored cadre of support and case management services based on each families level of need.

Additionally the City will continue to provide ongoing support for agencies, like Volunteers of America - El Monte and El Monte - South El Monte Emergency Resources Association, that provide emergency services to households in need of temporary assistance in order to prevent possible eviction situations and work with community organizations and other private sector resources to invest in short-term rental subsidized and other forms of assistance for households at-risk of becoming homeless.

The City will also continue to support and participate in the LA CoC SPA 3, San Gabriel Valley Housing and Homeless Coordinating Council, and San Gabriel Valley Consortium on Homelessness meetings that address homelessness on a regional basis and assist in the coordination and marketing of the Winter Shelter Program and bi-annual Point in Time Count.

Discharge Policy

In 2006 the Los Angeles County Board of Supervisors directed County departments, Los Angeles Homeless Services Authority, Community Development Commission, Regional Planning, 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 that will ensure that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

16. Describe specific activities the jurisdiction plans to undertake to address the housing and supportive service needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).

The City of El Monte is committed to assisting the elderly, frail elderly, persons with severe mental illness, person with disabilities (physical or developmental), alcohol or other drug addictions, and persons with HIV/AIDS. The City has funded an array of activities that provide services to special needs populations for several years and anticipates continuing this practice in the 2013-2014 Program Year.

Special Needs/Non-Homeless Strategy No. 1 – Help persons with special needs live as independently as possible.

For the 2013-14 program year the City will fund the following activities that will target those low- and moderate-income subpopulations who are not homeless but are at risk of becoming homeless (e.g. elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).

Table 10: 2013-2014 Budget

Project	Fund Source	New Funds
Housing Rights Center – Fair Housing Program	CDBG	\$ 18,000
El Monte Community Services – Community Education Program	CDBG	\$ 15,000
El Monte Community Services – Integrated Care Management Program	CDBG	\$ 60,000
El Monte Community Services Program – Senior Swim Program	CDBG	\$ 15,383
Total:		\$ 108,383

Currently under construction is the Mercy Housing Veterans Rental Housing Project. HOME funds from the 2012-13 Fiscal Year were used to support this activity. When complete, this project will result in 40 units of affordable rental housing for homeless and near homeless military veterans with support services.

The City of El Monte will continue to collaborate with the San Gabriel Valley Consortium on Homelessness, the County of Los Angeles, Los Angeles Continuum of Care (CoC), non-profit developers and various federal and state agencies to address the housing and supportive service needs of special needs populations who are not homeless.

J. Barriers to Affordable Housing 91.220(j)

17. Describe the actions that will take place during the next year to remove barriers to affordable housing.

The primary barrier to affordable housing in El Monte is the lack of affordable rental and homeownership units. Many low- and moderate-income persons and households, especially the very low-income households, the homeless, the physically and mentally disabled, the frail elderly, and other persons with special needs, have problems finding and obtaining affordable housing.

Therefore, the City's primary strategies for helping reduce barriers to affordable housing are the same as its strategies to meet affordable housing needs:

- Preserve existing rental and owner-occupied housing resources.
- Expand affordable rental housing opportunities, particularly for low-income persons.
- Increase affordable homeownership opportunities, particularly for low- and moderate-income persons.
- In accordance with density, building and environmental standards increase the supply of affordable housing units through new construction.

The City, with the help of the Economic Development Department, will work with its Consolidated Plan partners throughout El Monte to further examine ways to ameliorate the conditions that can prevent residents from obtaining quality,

affordable housing. In the coming year the City will partner closely with the Jamboree Housing Corporation, a certified CHDO, to develop new affordable housing units and continue to offer density bonus incentives for the development of affordable housing pursuant to state density bonus requirements and the City's General Plan Housing Element.

In addition, the City will coordinate with the local public housing agencies when marketing its programs and services in order to maximize participation of public housing residents, especially in first-time homebuyer programs and other programs designed to increase self-sufficiency.

K. Other Actions 91.220(k)

18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

a. Obstacles to Meeting Underserved Needs

During the 2013-2014 program year, the City of El Monte will continue to partner with a wide variety of community-based service providers, municipal agencies, faith-based organizations and others to address obstacles to meeting underserved needs in the community. The City's Economic Development Department will partner with non-profit service providers as well as the Parks, Recreation and Community Services Department to provide over \$316,383 in CDBG and ESG funds to support public service projects including homework assistance programs, youth activities, substance abuse treatment, domestic violence services, support services for seniors and the disabled, emergency assistance for low-income households, homeless services and fair housing assistance.

The City will utilize approximately \$150,000 in CDBG funding for capital improvement projects in low-income neighborhoods including improvements to park facilities, street improvements, ADA accessibility improvements and facility improvements for non-profit agencies serving targeted populations.

The City will work in partnership with the HACoLA and BPHA to provide public housing to El Monte residents and work with local Certified Housing Development Organizations (CHDOs) to complete or initiate several new affordable housing projects.

The City will continue to allocate HOME funding to provide down payment assistance to income eligible, first-time homebuyers; and rehabilitation loans and grants for low-income owner occupied households to address health and safety issues.

b. Foster and Maintain Affordable Housing

The City of El Monte is committed to providing a wide range of housing opportunities for people of all income levels. To accomplish this goal the City works in cooperation with housing developers to ensure that a percentage of all new housing is affordable to families earning less than the area's median income. Through these efforts, there are now over 900 affordable units in El Monte.

Resources the City uses to foster and maintain affordable housing include:

- Financial Incentives – Fee waivers or reductions, multi-family bonds and others assistance.
- Regulatory Concessions – Modifications, density bonus and conditional use permits where necessary.
- Land Assemblage – Writing down of land, transfer of land at or below market rates, or assemblage/consolidation of parcels.
- Rehabilitation Loans – Deferred low-interest loans to low to moderate-income households for home rehabilitation.
- Code Enforcement Services – Implementation of a code enforcement program as a means to help prevent housing from deteriorating and requiring later grant and loan assistance.

For the 2013-2014 Program Year the City will support the following housing activities:

Table 11: 2013-2014 Affordable Housing Activities

Organization	Activity	Funding Source	Amount
Neighborhood Services	Code Enforcement	CDBG	\$ 187,000
GRID – Single Family Affordable Solar Homes Program	Residential Rehabilitation	CDBG	\$ 40,000
Affordable Rental Housing Project	Affordable Rental Housing Construction	HOME	\$ 318,479
Total:			\$ 545,479

c. Lead-Based Paint Hazards

The most common source of exposure to Lead Hazards is deteriorating lead based paint and lead-contaminated dust found in the home. In conjunction with the Calhome Residential Rehabilitation, Grid Alternatives Solar Homes Project, and San Gabriel Valley Conservation Corps Residential Rehabilitation and Energy Efficiency Program and to reduce lead-based paint hazards, the City will take the following actions during the 2013-2014 Program Year:

- Include lead testing and abatement procedures in all residential rehabilitation and renovation activities, where applicable.
- Provide technical guidance regarding all housing construction, demolition, and rehabilitation projects to ensure compliance with all applicable local codes, ordinances, and zoning ordinances at the time of project completion.

- Ensure Federal Lead Based Paint Hazards provisions are included in the written agreements of all federally funded activities.
- Work with neighboring jurisdictions in a collaborative effort to secure funding and provide low-cost training to testing and abatement contractors and workers
- Monitor the lead-poisoning data maintained by the Los Angeles County Department of Health Services. According to the Los Angeles County Public Health Division, there were 78 incidences of children with blood lead levels greater than 15 micrograms per deciliter and 7 of reported cases for the City of El Monte from 2005-2009.
- Educate residents on the health hazards of lead based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures on health hazards through organizations such as the Housing Rights Center, Los Angeles Center of Public Law and Justice, and the City's residential rehabilitation activities.

For individuals who are not participating in any of the City's housing programs, they will be referred to the Los Angeles County Department of Public Health where they can be assisted through the Childhood Lead Poisoning Prevention Program.

d. Antipoverty Strategy

The City's intent is to help families that are self-sufficient yet still at-risk to increase their financial stability. The focus of the anti-poverty strategy is three-fold: (1) to help these families accumulate assets, (2) to help these families address issues, such as substance abuse and domestic violence, that may threaten the family's stability, and (3) to provide these families with employment-related supportive services such as resume preparation, fiscal literacy and child-care services.

Most activities the City will undertake in the coming year using CDBG, HOME and ESG funds will reduce persons in poverty and improve the quality of life for El Monte residents, either directly or indirectly. Programs that the City will take in the coming year to help El Monte Residents build assets include:

Table 12: 2013 Action Plan Activities to Address Poverty

Asset Building Activities	
GRID – Single Family Affordable Solar Homes Program	\$40,000
Sub-Total:	\$40,000
Family Stability Services	
Community Education Program	\$15,000
Integrated Care Management Program	\$60,000
Housing Rights Center - Fair Housing Program	\$18,000
Vet Housing - Street Outreach Program	\$50,000
Sub-Total:	\$143,000
Employment Related Services	
Job Creation and Business Retention Program	\$76,582
Sub-Total:	\$76,582

Other Family Stability activities the City will implement using non-federal funding sources

include:

- *Police Counseling Program*
This program will provide counseling services to El Monte residents. Clients (ages 2-63) are counseled on a variety of issues, including but not limited to school-related problems, depression, anxiety, family dysfunction, domestic violence, substance abuse, and juvenile diversion. Clients are referred to the program by schools, local courts, the police and the Department of Children and Family Services.
- *Teaching Obedience, Respect, Courage and Honor (TORCH) Program*
This gang intervention/suppression program takes some of El Monte's most troubled youth and provides them with a 12-week program of counseling, community services, physical training and guest speakers. This program is administered by El Monte's Police Department and youth are referred to by the court system. Although this program is not funded with federal fund, it is instrumental in helping the City meet its community development goals.

The City will fully comply with Section 3 of the Housing and Community Development Act. Section 3 helps foster local economic development, neighborhood economic improvement, 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 construction projects. In the coming year the City will undertake the following housing and construction projects that will potentially trigger the Section 3 compliance.

Table 13: Potential FY 2013-2014 Section 3 Activities

CDBG Capital Expenditure Activities	
Aquatorium High Efficiency Pool Heater	\$150,000
Project	
FY 2011-2012 Street, Sidewalk and Public Infrastructure Project (Downtown El Monte)(Carryover)	\$462,125
Sub-Total:	\$612,125

e. Development Institutional Structure

The City of El Monte Economic Development Department – Housing Division is responsible for the administration of three entitlement grants (CDBG, HOME, and ESG). The Economic Development Department - Housing Division has staff that is specifically responsible for the administration, implementation, and the monitoring of programs funded with these sources. In conjunction with other City departments, such as City Manager's Office, Public Works, Engineering, and Community Services, staff will continue to identify the community's greatest needs and allocate resources accordingly.

The Economic Development - Housing Division staff will continue to work with for-profit and non-profit developers and lenders to facilitate the improvement, preservation, and/or creation of affordable housing opportunities for low- to moderate-income households within the City. The City will continue to work on coordinating activities with such groups as:

-
- California Community Foundation
 - East San Gabriel Valley (ESGV) Coalition for the Homeless
 - El Monte Veteran Affairs and Homeless Commission
 - Volunteers of America
 - El Monte South El Monte Emergency Resources Association
 - Housing Authority of Los Angeles County
 - Housing Rights Center
 - Los Angeles Center of Public Law and Justice
 - Los Angeles Homeless Service Authority
 - San Gabriel Valley Housing and Homeless Coalition
 - Southern California Association of Governments
 - Various Non-profit Housing Developers

In addition, the City will continue to improve internal processes regarding the allocation and administration of all federal and state funded programs by identifying structural gaps and enhancing protocols to allow for greater accuracy in reporting and monitoring. Internally, Economic Development Department staff will continue to enhance project coordination by utilizing Memorandums of Understanding (MOU)/Agreements between the Department and other City departments responsible for administering HUD funded projects. This will continue to establish more communication, coordination and greater accountability on City-administered projects.

f. Enhance Coordination between Public and Private Agencies

The City continues to work in consultation and coordination with a wide-range of public and private agencies, local jurisdictions, housing developers and providers, social service agencies, and community residents in the development and implementation of strategies identified in this Plan. In particular, City staff actively participates as a board member or representative on various community organizations and commissions. These organizations and commissions include but are not limited to: Rio Hondo Community Development Corporation, San Gabriel Valley Consortium on Homelessness, California Community Foundation's community Building Initiative Task Force, and San Gabriel Valley Housing and Homeless Coordinating Council.

19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City of El Monte is home to significant public transit facilities and services. The El Monte Transit Station (EMTS) is a regional bus hub in downtown with direct access to the El Monte Busway, one of the most successful dedicated bus/high occupancy vehicle (HOV) lanes in the country. Both Los Angeles County Metropolitan Transportation Authority and Foothill Transit operate many routes that run through El Monte and converge on the EMTS. The Metrolink commuter rails run east-west through El Monte and stops near downtown. The City also operates a successful local bus service program.

The City works with Los Angeles County Metropolitan Transportation Authority, Foothill Transit, and San Gabriel Valley regional communities for improvement of the Mid Valley Transit Corridor. The City also works with the Alameda Corridor East Authority and other public entities to improve the flow, efficiency, safety, and aesthetics of rail corridors in El Monte.

II. PROGRAM SPECIFIC REQUIREMENTS

A. CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including: (1) amount expected to be generated by and deposited to revolving loan funds; (2) total amount expected to be received from each new float-funded activity included in this plan; and (3) amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

1a. The City anticipates receiving approximately \$24,000 in program income generated by the repayment of housing rehabilitation and down payment assistance loans. These funds will be deposited to revolving loan funds into their respective accounts and used to fund future housing rehabilitation and down payment assistance loans.

1b. The City is not funding any float-funded activities in its 2013-2014 Action Plan.

1c. The City does not anticipate receiving any program income float funded activity described in a prior statement or plan.

2. Program income received in the preceding program year that has not been included in a statement or plan.

The City did not receive any program income in the preceding program year that has not been included in a statement or plan.

3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

Section 108 is the loan guarantee provision of the CDBG program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

The City is currently repaying the debt on four Section 108 loan guarantee projects. Any proceeds received during the 2013-2014 Program Year will be used to repay this debt.

4. *Surplus funds from any urban renewal settlement for community development and housing activities.*

The City has not received any surplus funds from urban renewal settlement for community development housing activities.

5. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.*

In response to a recent audit (July 2012) of the City's CDBG program, HUD requested that \$109,591.78 in non-federal funds for ineligible expenses associated with the FY 2010-2011 Police Impact Program. These funds were wired to the United States Treasury on April 4, 2013. The City has not reprogrammed these funds into the FY 2013-2014 Program Year.

6. *Income from float-funded activities.*

The City does not intend to receive income from float-funded activities during the 2013-2014 Program Year.

7. *Urgent need activities, only if the jurisdiction certifies.*

The City does not intend to fund any activities that meet the "Urgent Need" national objective.

8. *Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.*

For the 2013-2014 Program Year, it is estimated that no less than 70% of total CDBG funds received for the program year will be used to support activities that benefit persons of low- and moderate-income persons.

B. HOME 91.220(I)(1)

1. *Describe other forms of investment. (See Section 92.205) If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.*

For the 2013-2014 Program Year the City does not intend to use its HOME funds to support homebuyer activities.

2. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).*

The City does not plan to use its HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

The City of El Monte provides affordable homeownership opportunities to low-income households through any combination of acquisition, rehabilitation, new construction, or down payment assistance. These homeownership opportunities, whether implemented by the City of El Monte, a subrecipient or a Certified Community Housing Development Organization (CHDO), incorporate a recapture provision within the Regulatory Agreement and Declaration of Covenants and Restrictions recorded upon the assisted property. The recapture provision ensures the preservation of affordability for any homebuyer unit assisted with HOME funds. The recapture provision permits the homebuyer to sell the property to any willing buyer during the period of affordability while the City is able to recapture the HOME assistance. Recapture is triggered by any of the following events during the thirty (30) year period of affordability:

- Sale of Property;
- Transfer of Property;
- Refinance to withdraw equity (i.e. take out refinancing);
- Failure to Occupy Property as homebuyer's principal residence;
- Bankruptcy; or
- Default/foreclosure.

Two key terms are established for the purpose of enforcing recapture provisions in accordance with 24 CFR 92.254(a)(4):

- Direct HOME assistance ("City Loan") is the amount of HOME assistance, including any program income, that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.
- Net Proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the City recapture more than is available from the net proceeds of the sale.

The amount to be recaptured by the City from available Net Proceeds is the entire amount of the City Loan plus an amount equal to the "Equity Sharing Amount."

The "Equity Sharing Amount" means an amount equal to a percentage share of the appreciation in the value of the Property determined by multiplying a percentage factor (the "Equity Sharing Percentage") by the difference between the Sales Price and the Purchase Price (as defined below).

The "Equity Sharing Percentage" shall be calculated by dividing the amount of the City Loan by the Purchase Price.

The "Purchase Price" is the original purchase price paid by the homebuyer for the property. The Purchase Price shall include the amount of the City Loan. The Purchase Price shall also include the original cost of any capital improvements made to the Property by the homebuyer, with a minimum cost of Two Thousand Five Hundred Dollars (\$2,500) per item and a useful economic life of not less than five (5) years, as demonstrated by invoices and receipts which the homebuyer certifies to be true and correct.

The "Sales Price" is the price to be paid by the new purchaser of the property to homebuyer for homebuyer's interest in the property.

For example, if the homebuyer purchased a property for a Purchase Price of \$350,000, and sells the property for a Sales Price of \$500,000, and the amount of the City Loan was \$87,500, the Equity Sharing Amount would be calculated as follows:

(Sales Price - Purchase Price) x Equity Sharing Percentage = Equity Sharing Amount			
(\$500,000 - \$350,000)	x	(\$87,500 / \$350,000)	= Equity Sharing Amount
\$150,000	x	.25	= \$37,500

Foreclosures

Although the affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD, the City shall recapture the entire amount of the City Loan plus an amount equal to the "Equity Sharing Amount," from available net proceeds. In the event of insufficient net proceeds, the City shall share net proceeds.

Property Standards

The City of El Monte reserves the right to inspect the property throughout the period of affordability. The homebuyer is required to maintain the property in accordance with the City's adopted property standards and the El Monte Municipal

- 4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program. If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.**

The City will not use its HOME funds to administer a rental subsidy program to help individual households afford housing costs such as rent, utility costs, security deposits, and/or utility deposits.

5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.

The City does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.

The City of El Monte strongly believes in providing housing and economic opportunities for all its residents regardless of race, color, national origin, sex, religion, familial status, sexual orientation, gender identity, or disability. The City will follow the actions below to affirmatively market housing under the HOME Program to its residents:

Affirmative Marketing for Available Housing:

- 1) To inform the general public, owners of housing, and potential tenants of applicable fair housing laws and City policies, the City of Irvine will:
 - a) Make extensive use of the Fair Housing logo.
 - b) Include fair housing provisions in agreements with owners and managers of HOME-assisted units.
 - c) Publish this policy to the City of Irvine website.
 - d) Post a fair housing poster in a public area/manager's office at each development.
 - e) Provide a fair housing flyer with each application for a HOME assisted unit.

- 2) To market HOME-assisted units to those persons not likely to apply for housing, the City will:
 - a) Utilize the HUD Form 935.2: Affirmative Fair Housing Marketing Plan.
 - b) Identify target populations of persons not likely to apply for housing because of factors such as existing neighborhood social patterns.
 - c) Establish contacts with public service agencies and organizations that serve target populations or have large percentage of members in target population.
 - d) Provide marketing materials and notices of housing availability to these organizations.
 - e) Repeat the identification process of target populations on a regular basis.

- 3) To document the effectiveness of affirmative marketing efforts, the City will:
 - a) Maintain files documenting efforts throughout the affordability period of each assisted unit.
 - b) Include a question on the housing application that asks how applicant first heard of the availability of the unit.

c) Report on efforts to the local HUD field office.

7. Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

Affirmative marketing of business opportunities under the HOME Program include but are not limited to, hiring of persons and businesses for consultant services, vendors, contractors, developers and property owners that enter into agreements with the City of El Monte. The City actively supports Section 3 of the Housing and Urban Development Act of 1968. Section 3 sets forth that training and employment opportunities arising from federally funded projects shall, to the greatest extent feasible, be provided to low-income persons residing within the service area. Furthermore, contracts for work arising from federally funded projects shall, to the greatest extent feasible, be awarded to business concerns located in or owned by persons residing in the program service area.

To affirmatively market business opportunities under the HOME Program, the City of El Monte will:

1. Maintain list of Disadvantaged Business Enterprises (DBE) to be notified in a timely manner of new requests for proposals. DBEs include:

Small Business Enterprise: a corporation, partnership, sole proprietorship or other legal entity for the purpose of making a profit which is independently owned and operated and which meets the U.S. Small Business Administration (SBA) size standard for a small business.

Female Owned Business Enterprise: a sole proprietorship, partnership, or corporation, owned, operated and controlled by women who have 51% ownership, operational and managerial control, interest in capital, and earnings commensurate with the percentage of woman ownership.

Minority Business Enterprise: a sole proprietorship, partnership, or corporation, owned, operated, and controlled by a minority group member(s) who have at least 51% ownership, operational and managerial control, interest in capital, and earnings commensurate with the percentage of ownership.

Handicapped Owned Business Enterprise: Means a sole proprietorship that is owned and controlled by a handicapped individual; a partnership at least 51% of whose assets or partnership interests are owned by one or more handicapped individuals; or a corporation at least 51% of whose assets or

interests in the corporate shares are owned by one or more handicapped individuals. A handicapped individual is a person with a physical or mental condition that substantially limits one or more major life activity.

2. Encourage business partners to have a written anti-discrimination policy.

In addition, the City will encourage all business receiving federal assistance, to the greatest extent possible, to provide all types of employment opportunities to low- and very low-income (e.g. persons in public and assisted housing, persons in the neighborhood where public or assisted housing is being built, participants in HUD Youthbuild programs and homeless persons) persons, including seasonal and temporary employment, as well as long-term jobs.

8. ***If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).***

The City of El Monte does not intend to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds during the 2013-2014 Program Year.

C. HOPWA 91.220(I) (3)

1. ***One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.***

The City of El Monte does not receive Housing Opportunities for People with AIDS funds from HUD.

D. ESG 91.220(I) (4)

1. ***Identify the written standards for providing ESG assistance in accordance with 24 CFR 576.400(e) (1) and (e) (3).***

The City will allocate its 2013-2014 ESG to the Vet Hunters Homeless Heroes Search and Rescue Team Project, less some funds for administrative costs. The City will develop written standards for providing ESG Assistance. The City will continue to work with its subrecipients selected to carry out the City's ESG activities to develop and refine the City's Written Standards for providing ESG Assistance.

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

Each person assisted through the City's ESG program will be assisted by a screened by a housing location/stabilization expert who will ensure "right-sized" intervention,

whether diversion or entry into shelter system followed by rapid re-housing using a common set of "standards" for process flow, eligible populations and expected performance outcomes.

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

All ESG grant recipients will be required to participate in the Continuum of Care's Homeless Management Information System (HMIS), a client-level data collection and management system implemented at the community level that allows for better coordination among agencies providing services to clients. ESG clients will be entered into HMIS during the initial intake process. Thereafter, the participant will be directed to the appropriate resources. HMIS will be updated the ESG grant recipient as clients receive services through the coordinated system.

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

To receive rapid re-housing assistance, eligible households must be literally homeless at the time of contacting the program and living in shelter or in a place not meant for human habitation. Prevention/Diversion households may receive support to maintain their current housing if that situation is safe and sustainable. It is anticipated that in many cases these diversion households will need services similar to those receiving rapid rehousing, including housing placement and move-in assistance.

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

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

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

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

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

Clients will be provided as little support as needed to divert or rehouse households quickly and reserve resources unless during the client intake /case management phase the clients requires additional support. Security deposit will begin with 1-3 months rental assistance. Depending on the level of need some clients will receive a full subsidy whereas others will something less. Clients will be reassessed at 3 months. Case managers/housing stabilization experts will provide services to those who need longer-term assistance.

- 2. *If the Continuum of Care for the jurisdiction's area has established a centralized or coordinated assessment system that meets HUD requirements, describe the centralized or coordinated assessment system and the requirements for using the system, including the exception for victim service providers, as set forth under 24 CFR 576.400(d)***

As the jurisdictions Continuum of Care, LAHSA manages the HMIS system, and works with each participating entity (the City and/or its ESG sub recipients) to develop performance indicators for each ESG-funded activity tracked in HMIS. In addition, LAHSA has developed a Data Quality Monitoring and Analysis Support program which consists of user training and re-training sessions on HMIS data collection/data quality control workflow and process, data quality assessment tools, data quality monitoring and analysis, and technical support for ESG programs to insure client's data is collected and inputted fully, accurately, consistently, and timely in the LA CoC HMIS.

The City will continue to work with LAHSA to finalize funding, policies, and procedures for the operation and administration of HMIS before the City enters into a sub recipient agreement with LAHSA.

- 3. *Identify the process for making awards and how the jurisdiction intends to make its allocation available to nonprofit organizations, and in the case of urban counties, funding to participating units of local government.***

As stated in Section B entitled "Citizen Partidicipation" (page 3) of this document. The City followed the procedures outlined in its Citizen Participation Plan. On February 27, 2013 the City published a public notice in the Mid Valley News announcing the availability of Federal funds. The City encouraged organizations to submit applications by March 14, 2013 for ESG funding consideration. To ensure ample notification and widespread availability of all notices, forms, and instructions, all application documents were posted on the City's website at www.Elmonteca.gov.

In response to the public notices, the City received one application for ESG funding. Because the lack of interest for this funding the City intends to send out another NOFA to allocate the balance of its ESG funds to eligible non-profit homeless service providers.

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

The City will ensure that any organization that receives

its ESG subrecipients. The current makeup of this coordinating council includes a formerly homeless individual. Additionally, homeless and formerly homeless individuals and families participate in the public monthly Policy and Planning Committee meeting, the Programs and Evaluations Committee meeting and the full Commission meeting.

5. Describe the performance standards for evaluating ESG activities.

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

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

Table 14: ESG Performance Standards

Performance Standard	Applies to
Placement of those served into Emergency Shelters, Transitional Housing, Safe Havens, or Permanent Housing. Continuum goal: 65%.	Access Centers Drop-In Centers Street Outreach
Connection of those with physical disabilities, developmental disabilities, chronic health issues, HIV/AIDS, mental health issues, and/or substance abuse issues to services that address those conditions. Continuum goal: 35%	Access Centers Drop-In Centers Street Outreach
Tracking of the length of time from a full needs assessment to housing placement.	Access Centers Drop-In Centers Street Outreach

Bed / unit utilization rates. Continuum goal: 95%	Emergency Shelters
Placement of those exited into Permanent Housing. Continuum goal: 65%	Emergency Shelters
Maintaining or Increasing income from mainstream benefits or employment. Continuum goal: 20%	Emergency Shelters
Reduction in the average length of stay of all those served. Continuum goal: 10%	Emergency Shelters
Complete and accurate HMIS data entered by providers. Continuum goal: 90%	All programs
Tracking movement between programs of the same type.	All programs
Tracking the rate at which clients leave a program due to non-compliance.	All programs

The City and LAHSA will continue to work together to develop performance standards that provide a measure to evaluate each ESG sub recipient's effectiveness, such as how well the service provider succeeded at (1) targeting those who need the assistance most; (2) reducing the number of people living on the streets or emergency shelters; (3) shortening the time people spend homeless; and (4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Sub recipient Agreement, and to the extent possible, will be tracked and measured in HMIS.

6. Describe the consultation with each Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds, develop performance standards, evaluate outcomes of activities assisted by ESG funds, and develop funding policies, and procedures for the administration and operation HMIS.

The City consulted with the Los Angeles Homeless Services Authority (LAHSA), the Continuum of Care (CoC) for the City of El Monte. Consultations included several meetings, emails and phone calls with LAHSA to: determine how to allocate ESG funds for eligible activities; develop the performance standards for activities funded under ESG; and develop funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS).

The City of El Monte will participate in the LAHSA ESG Entitlement Cities Meeting on May 23, 2013, along with several other entitlement cities, to discuss how entitlement Cities can best utilize ESG grant funds in coordination with LAHSA.

a. Determining how to allocate ESG funds for eligible activities

The HUD Interim Rule shifts the focus from emergency shelter to assisting people to quickly regain stability in permanent housing. This is reflected in the expenditure limits on street outreach and emergency shelter activities, which is capped at 60% of

the fiscal year's grant or the amount of FY 2010 grant funds committed for homeless assistance activities. HUD strongly encourages grantees to focus as much of its new ESG funding as possible on rapidly re-housing individuals and families living on the streets or in emergency shelters. Although it is the City's intent to provide a well-rounded ESG program to community members, the City will prioritize rapid re-housing and homeless prevention activities when making its funding recommendations.

b. Developing the performance standards for activities funded under ESG

The City consulted with LAHSA to develop performance standards for activities funded under ESG. The City has adopted LAHSA's performance standards for activities funded with ESG funds. As the coordinated system continues to be developed, the City, LAHSA and other ESG subrecipients will continue to work together to develop performance standards that provide a measure to evaluate each ESG sub recipient's effectiveness, such as how well the service provider succeeded at (1) targeting those who need the assistance most; (2) reducing the number of people living on the streets or emergency shelters; (3) shortening the time people spend homeless; and (4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Sub recipient Agreement, LAHSA's sub recipient agreements, and to the extent possible, will be tracked and measured in HMIS.

c. Developing funding, policies, and procedures for the operation and administration of the Homeless Management Information System (HMIS)

LAHSA manages the HMIS system, and works with each participating entity (the City and/or its ESG sub recipients) to develop performance indicators for each ESG-funded activity tracked in HMIS. In addition, LAHSA has developed a Data Quality Monitoring and Analysis Support program which consists of user training and re-training sessions on HMIS data collection/data quality control workflow and process, data quality assessment tools, data quality monitoring and analysis, and technical support for ESG programs to insure client's data is collected and inputted fully, accurately, consistently, and timely in the LA CoC HMIS.

The City will continue to work with LAHSA to finalize funding, policies, and procedures for the operation and administration of HMIS before the City enters into a sub recipient agreement with LAHSA.

III. OTHER NARRATIVES AND ATTACHMENTS

1. Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Consolidated Plan requirements include completing an Analysis of Impediments to Fair Housing Choice (AI). As part of a mandate to affirmatively further fair housing, El Monte must take appropriate actions to overcome the effects of the impediments to fair housing choice it identifies in its analysis.

As the lead agency for the City of El Monte 2010-2015 Consolidated Plan, the Economic Development Department is committed to working with the public, private, and nonprofit sectors in El Monte to ensure fair housing choice for all residents. This commitment includes incorporating fair housing needs and strategies into the Consolidated Plan. In conjunction with the *Analysis of Impediments to Fair Housing Choice for the City of El Monte* the Economic Development Department will develop measurable actions that it will undertake each year to carry out this strategy. The Annual Action Plan for each program year will describe these actions.

The following six (6) impediments were identified as barriers to fair housing choice in the City of El Monte:

1. **Discrimination against Persons with Disabilities.** There is a lack of understanding and sensitivity of the fair housing rights of the disabled by the housing industry. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.
2. **Lack of Affordable Rental Housing Opportunities for Low-Income Families.** According to the City's 2008-2014 Housing Element, there are 900 affordable rental-housing units in El Monte. All 900 of these units are age-restricted for senior citizens. Based on this information, a vast majority of the affordable housing opportunities in the City are age-restricted. This condition is an impediment to low- and moderate-income households, including families with children who are seeking affordable rental housing units in the City.
3. **Race/Ethnic Relations.** El Monte is a diverse multi-cultural community where people of different race and ethnic backgrounds live in close proximity to one another. Despite this high level of integration, the overwhelming majority of discrimination complaints and hate crimes in El Monte were related to racial or ethnic bias.
4. **Lack of Awareness of Fair Housing Laws.** A general lack of knowledge of fair housing rights and responsibilities continues to exist within the City of El Monte.
5. **Lending Discrimination Based on Race.** Current Home Mortgage Disclosure Act (HMDA) data shows that low- and moderate income Hispanics and Whites experience higher loan denial rates than Asians when purchasing a home in El Monte. According to 2008 HMDA data, 77% of low- and moderate income Asian households applying for home purchase loans were approved, as compared to Hispanics (66% approved) and Whites (37% approved). The gap in approval rates between these groups was large in the middle-income category (81-120% of area median income) as well, with 75% of Asians approved versus 52% of Hispanics and 66% of Whites. For upper income households (above 120% of area median income), the approval rates narrowed to within four percent (4%) amongst Asians, Hispanics and Whites. It is important to note that, according to HMDA data, Asians applied for more than twice as many home purchase loans than Hispanics, Whites and African Americans combined during 2008.

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6. **Discrimination in Housing Opportunities Against Protected Classes.** Despite the past efforts of the City and its contracted fair housing service provider, discrimination against persons, or other actions which otherwise make unavailable or deny, the sale or rental of a dwelling to any person because of race, color, religion, sex, disability, familial status, sexual orientation, or national origin continues within El Monte.

Recommendations to Address Impediments to Fair Housing Choice

The A.I. identifies common problems and barriers to fair housing in El Monte. It also makes recommendations to address these impediments to fair housing choice. The table below (Table 19) outlines recommendations the City will take over the next five years to address these issues.

During the coming year the City will partner with the Housing Rights Center of Los Angeles to provide a Fair Housing Program to address the impediments noted in the A.I. The Housing Rights Center program will include such services as 1) Housing Discrimination Complaint Investigation and Resolution, 2) Landlord / Tenant Fair Housing Counseling, and 3) Fair Housing Outreach and Educations services.

To accommodate El Monte's diverse multi-cultural community, the Housing Rights Center of Los Angeles is able to offer these services in eight languages: English, Armenian, Cambodian, Cantonese, Mandarin, Russian, Vietnamese and Spanish.

Table 15 - Fair Housing Plan Recommendations

Impediments	Recommendations	Lead Agency	Timeframe
<p>1. Discrimination against Persons With Disabilities</p>	<p>The City's contracted fair housing service provider will expand and conduct fair housing workshops that specifically address the disabled and their particular housing needs and rights. These workshops will inform landlords and housing industry stakeholders about reasonable accommodations and modifications. These expanded workshops will be conducted in El Monte and throughout the region.</p> <p>It is recommended that the City of El Monte provide funds to its contracted fair housing service provider for expanded testing, (a minimum of 15 tests) in El Monte to address issues of possible discrimination based on disability to expand the base of knowledge surrounding specific types of housing discrimination against the mentally and physically disabled.</p>	<p>Fair Housing Service Provider; Economic Development Department</p>	<p>6/30/11</p>
<p>2. Lack of Affordable Housing Opportunities for Families</p>	<p>To address the lack of affordable rental housing opportunities for low-income families, it is recommended that the City's Economic Development Department – Housing Division work with affordable housing developers to increase the number of affordable housing rental units for small and large families. This could be accomplished through new construction or rehabilitation of existing market rate units where in exchange, affordability covenants can be acquired.</p>	<p>Economic Development Department</p>	<p>6/30/14</p>
<p>3. Race / Ethnic Relations</p>	<p>The fair housing service provider will continue to conduct fair housing workshops for residents, apartment owners, and property managers. The City, in conjunction with its contracted fair housing service provider, could organize a campaign to improve relationships among different race/ethnic groups.</p>	<p>Fair Housing Service Provider</p>	<p>6/30/14</p>
<p>4. Lack of Awareness of Fair Housing Laws</p>	<p>The City's contracted fair housing service provider will continue to provide fair housing technical assistance to real estate professionals with fair housing questions or concerns in El Monte and the region. Outreach and engagement should be provided to the members of the West San Gabriel Valley Association of Realtors (Owner Housing) as well as all Apartment Owner/Manager Associations with standing in the community.</p> <p>The City will work with its contracted fair housing service provider in an effort to expand community participation including greater outreach efforts regarding fair housing workshops to renters and property managers/owners to make them aware that these workshops are available at no charge. These outreach efforts will serve to increase awareness of fair housing rights and responsibilities throughout El Monte and the region.</p>	<p>Economic Development Department; Fair Housing Service Provider</p>	<p>6/30/14</p>

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix A:

Public Notices

Return Address:
Mid Valley News
11401 Valley Boulevard
Ste. 200 B
El Monte, CA 91731

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the **MID VALLEY NEWS**, a newspaper of general circulation, published every Wednesday in the City of El Monte, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date **November 7, 1973**, Case Number C068383 and **MID VALLEY NEWS** has been adjudicated a newspaper of general circulation for Los Angeles County **July 18, 1992**, Case Number BS016380 that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02-27-2013

all in the year 2013

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

Dated at El Monte, California,

this 27 day of February 2013

Lucia Flores

Signature

Proof of Publication of:

PUBLIC NOTICE

**NOTICE OF
FUNDING AVAILABILITY**

**Community Development Block Grant, HOME Investment Partnership
and Emergency Shelter Grant (ESG) Programs**

**INFORMATION
AVAILABLE:**

The City is seeking applications for the 2013 program year for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME and Emergency Shelter Grant) funds. These programs are funded through the U.S. Department of Housing and Urban Development (HUD) and are administered by the City through its entitlement status.

Public service and capital projects that benefit low and moderate-income El Monte residents and that meet the City's priority needs are encouraged to apply.

Applications and instructions for completing the application are available on the City website at <http://www.ci.el-monte.ca.us>. Applications are due no later than Thursday, March 14, 2013 at 5:00 p.m. at the City of El Monte Economic Development Department - Housing Division at 11333 Valley Boulevard, El Monte, CA 91731. Applications received after the March 14, 2013 deadline will not be accepted.

It is the intent of the City of El Monte to comply with the Americans with Disabilities Act (ADA). If you should need special assistance, please contact Diane Cotto, Housing Programs Manager at (626) 580-2078, 711 Relay at (626) 580-2078, or via e-mail at dcotto@elmonteca.gov TDD/Voice: (626) 580-2078.

CITY CONTRACT: For more information, contact Diane Cotto, Housing Manager/Consultant at (626) 580-2078 or dcotto@elmonteca.gov.

NOTICE DATE: February 25, 2013

PUBLISHED: February 27, 2013 (Mid Valley News)

POST UNTIL: March 14, 2013

02-27-2013

MID VALLEY NEWS

San Gabriel Valley Tribune

Affiliated with SGV Newspaper Group
1210 N. Azusa Canyon Road
West Covina, CA 91790
626-962-8811 ext. 2457
courtney.reyes@sgvn.com

5007704

CITY OF EL MONTE
CITY CLERK OFFICE-HELEN
11333 VALLEY BLVD
EL MONTE CA 91731

FILE NO. FY 13-14 Action Plan Public Hear
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of SAN GABRIEL VALLEY TRIBUNE, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of September 10, 1957, Case Number 684891. The notice, of which the annexed is a true 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:

3/29/2013

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California
On this 1st day of April, 2013.



Signature

(Space below for use of County Clerk Only)

Legal No. 0010335506

PUBLIC NOTICE
Notice of Special Public Hearings
and Thirty-Day Public Comment
Period
for the City of El Monte 2013-2014
Action Plan

Notice is hereby given that the El Monte City Council will conduct a special public hearing for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs at 5:30 P.M. on Tuesday, April 30, 2013. The meeting will be held in the City Council Chambers at 11333 Valley Boulevard, El Monte, CA 91731.

The purpose of the public hearing is as follows:

- a. To receive citizens' views, comments, and suggestions or other information from the public for consideration prior to approving the 2013-2014 Action Plan.
- b. To approve the City of El Monte 2013-2014 Action Plan identifying the funding allocations for public service programs and capital projects.

The City of El Monte expects to receive approximately \$1,868,014 of CDBG, \$598,865 of HOME funds and \$112,264 of ESG funds from HUD for Fiscal Year 2013-2014. These funds are intended to provide affordable housing, suitable living environments and economic opportunities for low-and moderate-income residents of El Monte. Low-and moderate income is defined as persons making 80% or less of the Los Angeles County median income.

The Action Plan is required for the City to receive CDBG, HOME, and ESG funds from the U.S. Department of Housing and Urban Development (HUD). Copies of the Action Plan will be available for public review and comment for thirty days from April 1, 2013 to April 30, 2013 at the Economic Development Department at El Monte City Hall.

Interested citizens are invited to submit written comments and/or attend the public hearing to discuss these matters and offer comments for consideration by the Irvine City Council. Written comments may be submitted at least 48 hours prior to the meeting to Diane Cotto, Housing Manager/Consultant, City of El Monte Economic Development Department, 11333 Valley Boulevard, El Monte, CA 91731.

Additional information regarding the City of El Monte's CDBG, HOME and ESG programs may be obtained from Diane Cotto at (626) 580-2078 or dcotto@ElMonteca.gov. The City of El Monte is committed to providing reasonable accommodation for persons with special needs and non-English speaking individuals. If you require these accommodations, please call for assistance at (626) 580-2078 at least 48 hours prior to the meeting.

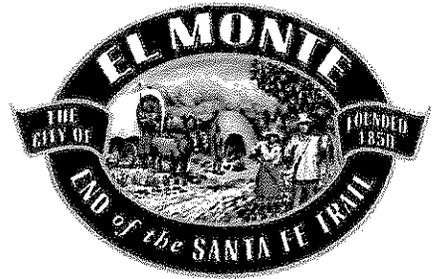
NOTICE DATE: March 27, 2013

PUBLISHED: April 1, 2013 (San

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix B:

Valley Mall Slum-Blight Analysis



CITY OF EL MONTE
Valley Mall Slum Blight Analysis

July 2012

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I. EXECUTIVE SUMMARY

This study was undertaken to establish an area within the City of El Monte which has been determined to display the conditions required for meeting the Community Development Block Grant (CDBG) criteria for a Slum and Blight designation. The purpose of the study is to enable the City of El Monte to allocate CDBG resources to eligible projects and activities to address slum or blighting conditions in the designated slum and blight area.

A parcel-by-parcel study was conducted, and the results of this study provided for the designation of a portion of Valley Mall (herein referred to as "Valley Mall") as a Slum and Blight Area. Valley Mall is bound by Valley Boulevard to the north, an alley way between Ramona Boulevard and Valley Mall Street to the south, Iris Lane and Tyler Avenue to the east, and Granada Avenue and Santa Anita Avenue to the west (see Map 2 and 3).

The designated Slum and Blight Area is primarily commercial, and suffers from a wide variety of blighting conditions due largely to the presence of unreinforced masonry structures and the physical deterioration of facilities as a result of a lack of maintenance, poorly performed repairs, or neglect. The City will propose CDBG eligible programs within the designated Slum and Blight Area to assist in the elimination of slum and blighting conditions. Possible programs include a Code Enforcement Program, Graffiti Removal Program, Street and Sidewalk Project, Public Infrastructure Improvement Project and other public improvements.

II. BACKGROUND

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways – Interstates 605 and 10 – intersect. El Monte is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58 percent residential, 11 percent retail, 10 percent industrial, 7 percent office/retail, and 14 percent other uses and amenities. El Monte has an ethnically diverse and dynamic population with 72 percent Hispanic, 18 percent Asian, and 7 percent White.

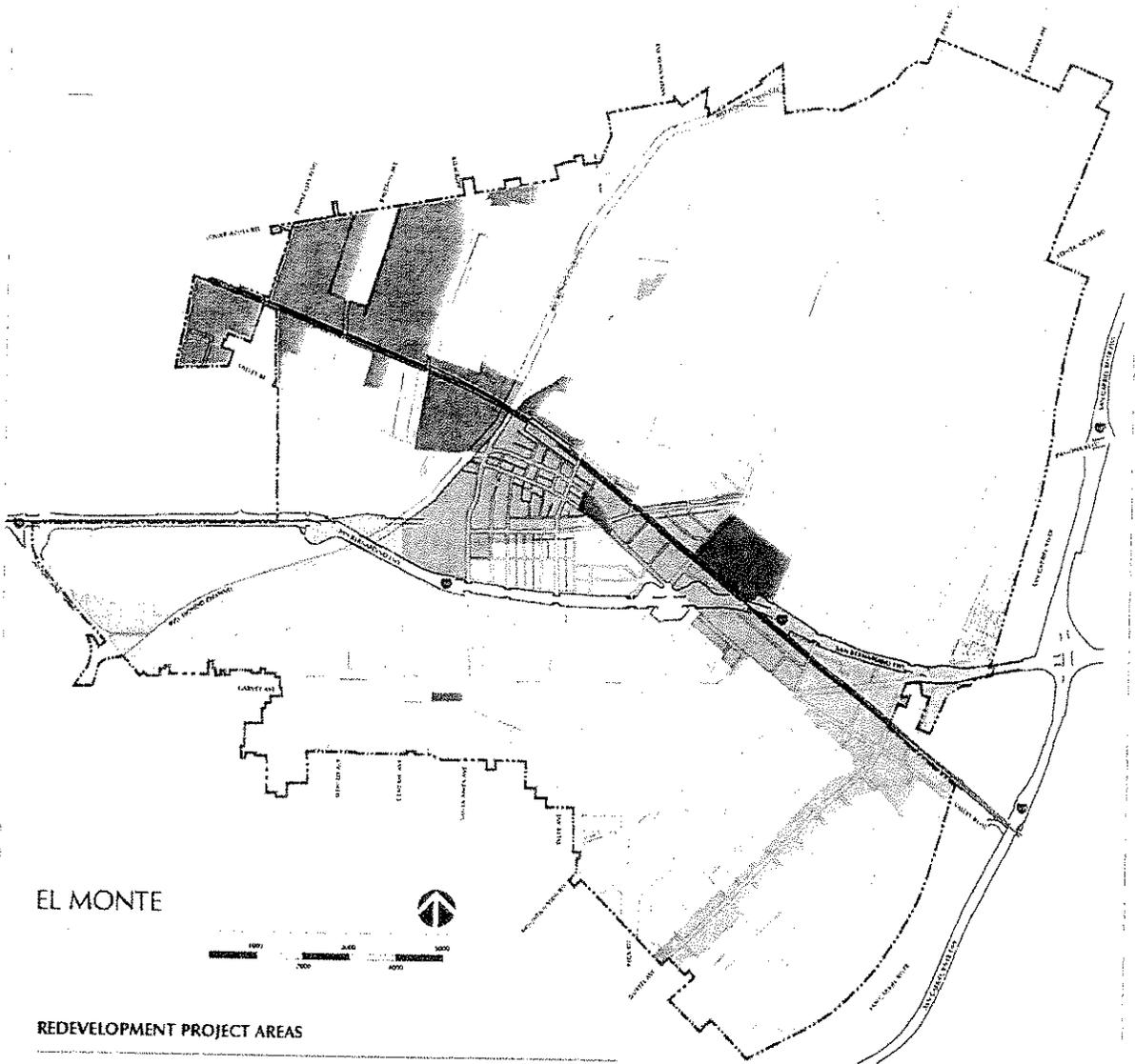
According to FY2012 Low and Moderate Income Summary Data provided by the US Department of Housing and Urban Development (HUD), 62.3% of the City's population is comprised of low- and moderate-income residents (those earning less than 80% of the area median income). Valley Mall is contained within Block Group 4327.2, of which 54.6% is comprised of low- and moderate-income residents.

As a City with existing redevelopment project areas, El Monte is aware of the needs of properties with detrimental physical and economic conditions. It is also aware that in an era of diminishing resources, that all avenues must be explored for the creation of new funding opportunities directed toward addressing these conditions. This is especially true with the elimination of California redevelopment agencies in December 2011, the City's most effective tool in reducing and eliminating blighted conditions throughout the City. These deficiencies constitute a burden on the entire City, and will continue to increase unless action is taken to stimulate a reversal of these negative impacts on the City. By designating a Slum and Blight area, the City can refocus existing resources, and target new resources to address its slum and blight reduction efforts.

Valley Mall is in the 212-acre Downtown El Monte Redevelopment Project Area established in 1987 (see Map 1). In 2001, the Downtown El Monte Added Area was created, containing 231 acres of commercial, residential, and industrial land. This project area was created to help revitalize neighborhoods and provide opportunities for new housing, supporting commercial uses, and transit-oriented development. Despite the development of a variety of new retail and residential projects spurred by Redevelopment Agency investments, blighted conditions remain.

Valley Mall contains primarily commercial retail establishments, followed by commercial services, commercial restaurants/food establishments, and commercial offices. A majority of the businesses are locally owned and operated, with very few national chains present. In addition, the businesses in Valley Mall primarily employ and serve low- and moderate-income persons.

MAP 1: CITY OF EL MONTE REDEVELOPMENT PROJECT AREAS



REDEVELOPMENT PROJECT AREAS

-  EAST VALLEY MALL (2 ac.) - Ordinance No. 1832 - 11/29/77 - Expired 11/29/07
-  PLAZA EL MONTE (2.93 ac.) - Ordinance No. 1996 - 11/24/81
-  EL MONTE CENTER (60 ac.) - Ordinance No. 2060 - 10/11/83
-  EL MONTE CENTER - Amendment 1 (114 ac.) - Ordinance No. 2261 - 4/25/89
-  SANTA ANITA / TYLER - Ordinance No. 2103 - 12/26/84
-  EL MONTE PLAZA (6.44 ac.) - Ordinance No. 1839 - 11/14/78, Expired 2/14/08
-  DOWNTOWN EL MONTE (212 ac.) - Ordinance No. 2199 - 7/14/87
-  DOWNTOWN EL MONTE - Amendment 2 (231 ac.) - Ordinance 2534 - 5/1/01
-  NORTHWEST EL MONTE (407 ac.) - Ordinance No. 2390 - 12/14/93
-  RAMONA / VALLEY
-  VALLEY / DURFEE (142 ac.) - Ordinance No. 2584 - 7/15/03

Nearly all of the structures in Valley Mall are masonry construction. According to parcel data provided by the Los Angeles County Assessor, nearly half of the structures in the Slum and Blight Area were built before 1940 and nearly 90 percent of the structures were built before 1960 (see Table 1). Most of the structures have undergone façade improvements in recent decades, which has visually enhanced the area considerably. However, blighted conditions, such as deferred maintenance, unreinforced masonry structures, and vacant lots/buildings remain.

TABLE 1: SLUM AND BLIGHT AREA - YEAR STRUCTURE BUILT

Year Structure Built	% of Total Structures
1900-1919	12%
1920-1939	37%
1940-1959	40%
1960-1979	4%
1980-present	7%

The City's Zoning Ordinance currently designates properties within the Valley Mall as Retail Core (RC), Retail Commercial (C-2D), and Parking (P) zones. The City's General Plan Land Use Element envisions Downtown El Monte as a mixed-use, mixed-income, cultural heart that epitomizes pride and opportunity. Its historical role is augmented by new housing, retail, office, parks, and cultural facilities taking advantage of transit-oriented development.

Within Valley Mall, unreinforced masonry structures, property deterioration and deferred maintenance are the basis for many of the blighted conditions. By designating an area where resources can be directed, the City has the greatest chances for success in upgrading its existing commercial core through the provision of rehabilitation and renovation opportunities.

When abandoned and vacant properties exist within urbanized areas, they represent a blighting influence on surrounding properties. When unattended, they often times become dumping grounds, or are not maintained properly, leading to overgrown vegetation, squatting, or other negative influences on the community.

Realizing that the addressable needs exceed available resources by a substantial margin, the City hopes to assist with the enhancement and economic productivity of Valley Mall through the elimination or reduction of slum and blighted properties, and slum and blighting influences. In doing so, other stakeholders, both inside and outside the designated slum and blight area, will become motivated to develop, improve, and maintain their properties without the need for financial incentives.

III. SLUM AND BLIGHT CRITERIA

24 CFR 507.208(b)(ii)(A) requires that for an area to be deemed blighted, that at least 25% of properties throughout the area must experience one or more specified conditions (see below), or, the public improvements throughout the area must be in general state of deterioration. These conditions, and the underlying definitions applied during the exterior physical inspection of each parcel, are as follows:

- (1) Physical deterioration of buildings or improvements.

The following definitions for physical deterioration of buildings and improvements shall apply:

- A. Buildings in which it is unsafe or unhealthy for persons to live or work, as a result of serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

- B. Buildings, structures, other property improvements, which are in a physical condition that impairs the property from its intended use, or which create negative impacts for other properties within the project area.
 - C. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
 - D. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
 - E. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
- (2) Abandonment of properties.

Abandoned properties shall be those properties for which the owner clearly shows that he or she has given up rights to the property; and an intention that demonstrates that the owner has knowingly relinquished control over it. An owner intention may be implied from the circumstances surrounding the treatment of the property, such as leaving it unguarded in a place easily accessible to the public.

Vacant lots shall be eligible for consideration under abandonment of properties when located within an area in which not less than 80% of the area has been or is developed for urban uses, or, is an integral part of one or more areas developed for urban uses which are surrounded or substantially surrounded by parcels which have been or are developed for urban uses.

- (3) Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings.

Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings, as determined by an analysis of rental records, lease rates, and other available documentation.

- (4) Significant declines in property values or abnormally low property values relative to other areas in the community.

Depreciated or stagnant property values, as determined by a comparative analysis of the property values for the subject properties when compared with other equivalent properties within the City.

- (5) Known or suspected environmental contamination.

Environmental contamination of any nature as addressed by Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, and inclusive of lead-based paint and asbestos contamination, whether known or suspected.

In addition to the Federal requirement, the State of California has an established declaration of state policy regarding blighted area, as contained in Health and Safety Code Section 33030, et seq., and delineated as follows:

CALIFORNIA DECLARATION OF STATE POLICY – BLIGHTED AREAS

California state redevelopment law further defines blighting in Section 33030, et seq. of the Health and Safety Code, which provides for the state policy declaration regarding blighted areas:

33030. Blighted Areas.

- (a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.
- (b) A blighted area is one that contains both of the following:
 - (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
 - (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.
- (c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

33031. Physical and Economical Conditions of Blight.

- (a) This subdivision describes physical conditions that cause blight:
 - (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
 - (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
 - (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
 - (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
- (b) This subdivision describes economic conditions that cause blight:
 - (1) Depreciated or stagnant property values.
 - (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
 - (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
 - (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
 - (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.

- (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant in public health, safety, or welfare problems.
- (7) A high crime rate that constitutes a serious threat to the public safety and welfare.

33035. Declaration Regarding Impact of Blighted Areas on Community.

It is further found and declared that:

- (a) The existence of blighted areas characterized by any or all of such conditions constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety, and welfare of the people of the communities in which they exist and of the people of the State.
- (b) Such blighted areas present difficulties and handicaps which are beyond remedy and control solely by regulatory processes in the exercise of police power.
- (c) They contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire, and accident protection and other public services and facilities.
- (d) This menace is becoming increasingly direct and substantial in its significance and effect.
- (e) The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

33036. Declaration Regarding Inability of the Individual Landowner to Remedy Blight.

It is further found and declared that:

- (a) Such conditions of blight tend to further obsolescence, deterioration, and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize, or rehabilitate his property while the condition of the neighboring properties remains unchanged.
- (b) As a consequence the process of deterioration of a blighted area frequently cannot be halted or corrected except by redeveloping the entire area, or substantial portions of it.
- (c) Such conditions of blight are chiefly found in areas subdivided into small parcels, held in divided and widely scattered ownerships, frequently under defective titles, and in many such instances the private assembly of the land in blighted areas for redevelopment is so difficult and costly that it is uneconomic and as a practical matter impossible for owners to undertake because of lack of the legal power and excessive costs.
- (d) The remedying of such conditions may require the public acquisition at fair prices of adequate areas, the clearance of the areas through demolition of existing obsolete, inadequate, unsafe, and unsanitary buildings, and the redevelopment of the areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies.

33037. Declaration of Policy Regarding Public Purpose and Public Interest.

For these reasons it is declared to be the policy of the State:

- (a) To protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means.
- (b) That whenever the redevelopment of blighted areas cannot be accomplished by private enterprise alone, without public participation and assistance in the acquisition of land, in planning and in the financing of land

assembly, in the work of clearance, and in the making of improvements necessary therefor, it is in the public interest to employ the power of eminent domain, to advance or expend public funds for these purposes, and to provide a means by which blighted areas may be redeveloped or rehabilitated.

- (c) That the redevelopment of blighted areas and the provisions for appropriate continuing land use and construction policies in them constitute public uses and purposes for which public money may be advanced or expended and private property acquired, and are governmental functions of state concern in the interest of health, safety, and welfare of the people of the State and of the communities in which the areas exist.
- (d) That the necessity in the public interest for the provisions of this part is declared to be a matter of legislative determination.

33038. Temporary Government-Owned Wartime Housing Projects as Blighted Areas.

It is found and declared that blighted areas may include housing areas constructed as temporary government-owned wartime housing projects, and that such areas may be characterized by one or more of the conditions enumerated in Sections 33031 to 33034, inclusive.

33039. Declaration of Policy and Statement Regarding Factors Causing Slum and Blighted Residential Areas.

The Legislature of the State of California recognizes that among the principal causes of slum and blighted residential areas are the following factors:

- (a) Inadequate enforcement of health, building, and safety laws.
- (b) The fact that the limited financial resources of many human beings who inhabit them make only this type of housing available to such persons.
- (c) Racial discrimination against persons of certain groups in seeking housing.
- (d) The neglect of absentee landlords.

It is, therefore, declared to be the public policy of this State that, in order to cope with the problems of the rehabilitation of slum or blighted areas, these factors shall be taken into consideration in any rehabilitation or redevelopment program. It is further declared to be the public policy of this State that such rehabilitation or redevelopment programs shall not be undertaken and operated in such a manner as to exchange new slums for old slums or as to congest individuals from one slum to another slum."

IV. SURVEY METHODOLOGY

In order to ascertain that Valley Mall contained the conditions warranting designation as a slum and blight area, a property-by-property field survey/evaluation survey was conducted. Photographic documentation was obtained, and an assessment of parcel-by-parcel site conditions was documented. For the purposes of defining the specific threshold for creating the boundary for, and establishing an area as slum and blighted, the City utilized the following standard: a minimum of 25% of all properties throughout the designated area experience one or more of the conditions delineated under 24CFR507.208(b)(1)(ii)(A). A summary of the conditions found is shown below:

TABLE 2: SUMMARY OF BLIGHTED CONDITIONS

Blight Area	Blighted Parcel Count	Total Parcels in Blight Area	% of Blighted Parcels
Valley Mall	35	110	31.81%

Map 2 and Map 3 show the project boundaries of the Valley Mall Slum and Blight Area. Table 3 shows the results of the parcel-by-parcel survey that was conducted.

MAP 2: VALLEY MALL SLUM AND BLIGHT AREA AERIAL VIEW



MAP 3: VALLEY MALL SLUM AND BLIGHT AREA BOUNDARIES

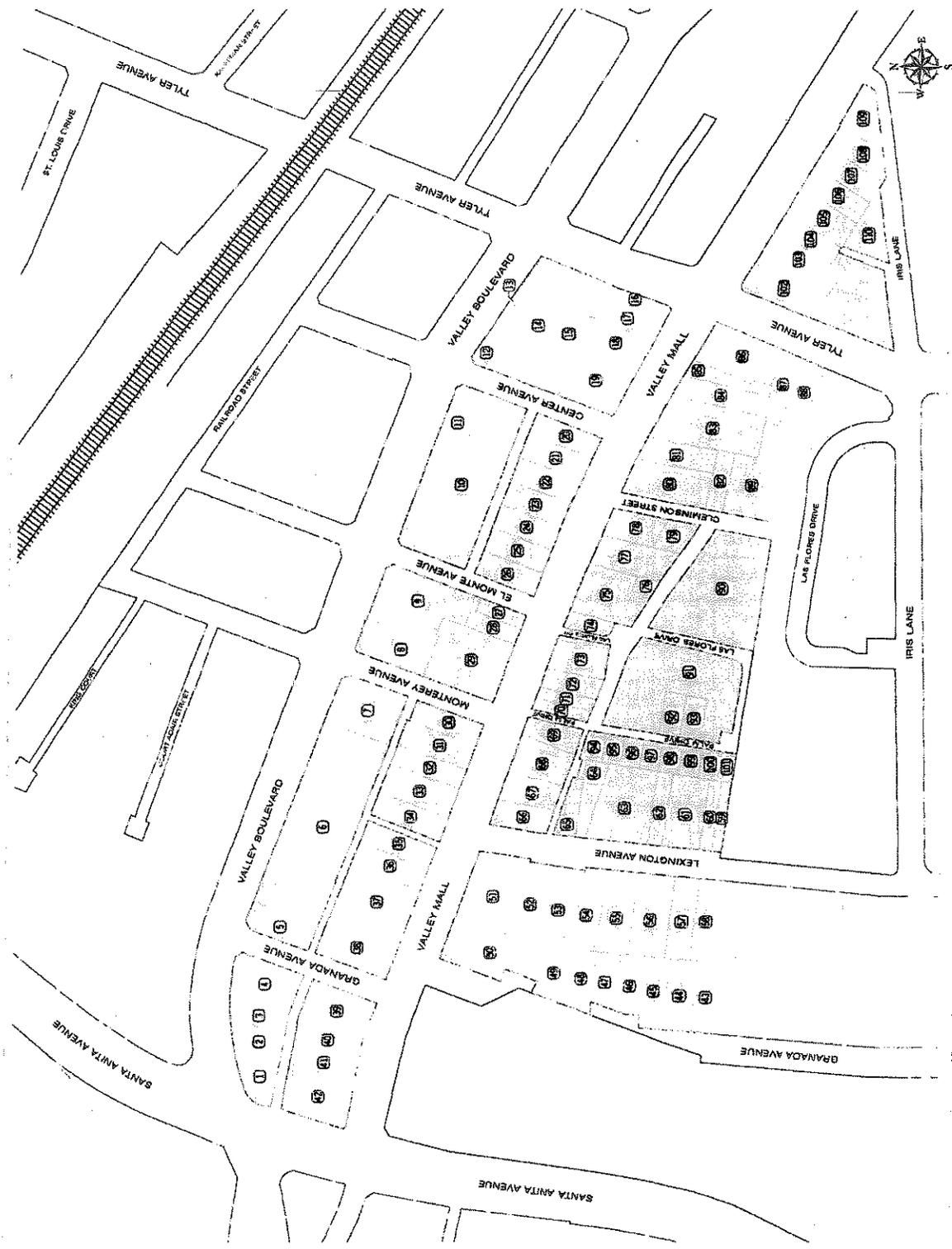


TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS

#	Use	Year Built	Conditions	Slum/Blight	Rationale
1	Vacant Lot	n/a	Vacant lot; inadequate adjacent public improvements; surrounded by chain-link fence; above ground utilities	YES	Vacant
2	Vacant Lot	n/a	Vacant lot; inadequate adjacent public improvements; surrounded by chain-link fence; above ground utilities	YES	Vacant
3	Vacant Lot	n/a	Vacant lot; inadequate adjacent public improvements; surrounded by chain-link fence; above ground utilities	YES	Vacant
4	Vacant Lot	n/a	Vacant lot; inadequate adjacent public improvements; surrounded by chain-link fence; above ground utilities	YES	Vacant
5	Parking Lot	n/a	Pot holes; uneven paving; buckling paving due to tree roots; inadequate adjacent public improvements	No	
6	Parking Lot	n/a	Pot holes; uneven paving; buckling paving due to tree roots; inadequate adjacent public improvements	No	
7	Com. Office	1946	Exposed utilities; damaged door; unrepaired hole in exterior wall; faded/removed signage; damage due to removed awning above window; vacant unit	YES	Deferred Maintenance
8	Com. Service	1948	Peeling, mismatched paint (to cover graffiti); some dry-rot; deteriorated paving of sidewalks and parking lot; non-conforming signage; unsafe outdoor storage; non-permitted residential unit	YES	Deferred Maintenance, Non-Conforming Use
9	Parking Lot	n/a	Cracked paving; old signage; exposed garbage area; cracked paving on surrounding sidewalks/roads; above ground utilities	No	
10	Parking Lot	n/a	Cracked paving; old signage; exposed garbage area; cracked paving on surrounding sidewalks/roads; above ground utilities	No	
11	Restaurant/Retail	1957	Uneven/discolored paint; poor stucco resurfacing; rusted drainage/gutters	No	
12	Vacant Structure	1951	Small, vacant structure; peeling paint on awning; single pane windows; minor cracks in surrounding sidewalks	YES	Vacant, deferred Maintenance
13	Parking Lot	n/a	Small, substandard lot size likely only suitable for parking; cracks in paving; cracks in surrounding sidewalks	YES	Substandard Lot
14	Com. Office		Exterior currently under renovation; minor cracks in adjacent alley and sidewalks; above ground utilities	No	

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
15	Alley Way	n/a	Cracks in paving	No	
16	Vacant Structure	1956	Vacant commercial retail structure; peeling paint; damaged siding; dry-rot near roof; remnants of old signage visible	YES	Vacant, deferred Maintenance
17	Com. Retail	1956	Peeling paint; remnants of old signage visible	No	
18	Com. Retail	1924	Old paint; dated storefront; dry-rot; remnants of old signage visible	No	
19	Com. Retail	1948	Peeling paint; siding damage, cracks in front of building; old awning, minor disrepair; missing "P" in signage	No	
20	Com. Retail	1955	Damaged siding, minor cracks, peeling paint; dry-rot and/or rust on/near awning	No	
21	Com. Retail	1955	Damaged siding, minor cracks, peeling paint; dry-rot and/or rust on/near awning	No	
22	Com. Retail	1954	Old paint; minor chipping/damage on siding	No	
23	Com. Retail	1937	Paint okay; chips in siding; awning torn/dirty	No	
24	Com. Retail	1947	Tile siding chipping; siding falling off/crumbling; signage faded/different coloring, missing "a" in signage; Christmas lights	YES	Deferred Maintenance
25	Com. Retail	1953	Paint severely peeling; poor stucco repairs; dry-rot; missing "H" in signage; back door rusted; garbage enclosure rusted	YES	Deferred Maintenance
26	Com. Restaurant	1975	Old/uneven paint; minor tear in awning	No	
27	Com. Retail	1922	Poor stucco repairs and paint	No	
28	Com. Retail	1922	Paint old/peeling/discolored; minor cracks in siding; awning old/discolored; stucco repairs noticeable/unsightly	No	

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
29	Com. Retail	1922	Paint old; siding minor disrepair; old/discolored awning, "S" in signage broken	No	
30	Com. Retail	1914	Unsanitary evidence of reinforced masonry on store-front; poor paint, especially on side of building; remnants of old signage visible	No	
31	Com. Retail	1914	Discolored paint, signage is old/deteriorating	No	
32	Com. Retail	1989	Awnings old/discolored; signage old/crooked	No	
33	Open Space	n/a	Infill lot converted to pocket park	No	
34	Com. Office	1942	New façade; side/back of building in disrepair	No	
35	Com. Retail	1951	Unreinforced masonry structure; old/discolored paint; mismatched paint to cover vandalism; poor stucco siding	YES	Unreinforced Masonry Structure
36	Com. Retail	1905	Unreinforced masonry structure; minor damage to siding	YES	Unreinforced Masonry Structure
37	Service/Retail	1922	Poor stucco finish; sloppy/peeling paint; minor dry-rot; remnants of old signage visible; signage letters discolored and/or missing; non-conforming banner signage in window	YES	Deferred Maintenance
38	Service/Retail	1949	Old/discolored awnings; old signage	No	
39	Com. Restaurant	1950	For lease; generally okay	No	
40	Vacant Lot	n/a	Vacant lot; chain-link fence; auto storage; overgrown weeds	YES	Vacant
41	Service/Retail	1922	Minor damage to signage, generally okay	No	
42	Vacant Lot	n/a	Vacant lot; inadequate adjacent public improvements; surrounded by chain-link fence; above ground utilities	YES	Vacant

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
43	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
44	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
45	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
46	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
47	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
48	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
49	Parking Lot	n/a	Minor cracks in paving; poor lot design creates limited parking	No	
50	Com. Retail	1931	Reinforced masonry; poor stucco; discolored paint	No	
51	Com. Retail	1945	Reinforced masonry; poor stucco; discolored paint	No	
52	Parking Lot	n/a	Minor cracks in paving; generally okay	No	
53	Parking Lot	n/a	Minor cracks in paving; generally okay	No	
54	Parking Lot	n/a	Minor cracks in paving; generally okay	No	
55	Com. Service	1953	Minor damage, poor paint on store-front	No	
56	Vacant Structure	1946	Vacant structure; old paint and windows	YES	Vacant, Deferred Maintenance

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
57	Com. Service	1946	One of three units vacant; generally okay	No	
58	Com. Service	1936	Minor peeling in paint	No	
59	Com. Office	1941	Small, detached structure; above ground utilities	No	
60	Alley Way	n/a	Vacant alley way	No	
61	Com. Office	1962	Minor discoloring in paint; generally okay	No	
62	Com. Service	1954	Small, detached structure; old store front; dry-rot	No	
63	Com. Office	1935	Old windows; generally okay	No	
64	Com. Service	1956	Generally okay	No	
65	Parking Lot	n/a	Minor cracks; generally okay	No	
66	Com. Retail	1905	Generally okay	No	
67	Com. Retail	1905	Generally okay	No	
68	Com. Retail	1932	Severely deteriorated exterior wall elements; surface mounted routing of cables; unshielded roof mounted appliances; repairs that are inconsistent with façade treatment	YES	Deferred Maintenance
69	Com. Retail	1932	Generally okay	No	
70	Com. Retail	1994	Minor damaged siding near roof; barred door; vacant office on second floor; narrow storefronts	No	

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
71	Com. Retail	1919	Minor damaged siding near roof; vacant office on second floor; narrow storefronts; non-conforming residential structure in rear	YES	Non-Conforming Use, Deferred Maintenance
72	Com. Retail	1940	Unreinforced masonry structure; old paint; old/damaged awning; old/deteriorating signage	YES	Unreinforced Masonry Structure
73	Com. Retail	1940	Old paint; hanging Christmas lights; awning old/discolored	No	
74	Retail/Service	1925	Unreinforced masonry structure; deteriorated paint/siding	YES	Unreinforced Masonry Structure
75	Com. Retail	1926	Unreinforced masonry structure; old paint; minor dry-rot; one of five units vacant	YES	Unreinforced Masonry Structure
76	Parking Lot	n/a	Parcel faces parking lot in rear; pot holes; cracked paving; substandard lot size unsuitable for development	YES	Substandard Lot
77	Com. Retail	1929	Unreinforced masonry structure; old paint; dirty store frontage	YES	Unreinforced Masonry Structure
78	Com. Retail	1929	Old paint; generally okay	No	
79	Parking Lot	n/a	Minor cracks in paving	No	
80	Com. Retail	1946	Unreinforced masonry structure; needs new paint; minor siding damage near roof	YES	Unreinforced Masonry Structure
81	Com. Retail	1929	Unreinforced masonry structure; needs new paint	YES	Unreinforced Masonry Structure
82	Parking Lot	n/a	Minor cracks in paving	No	
83	Com. Retail	1925	Unreinforced masonry structure; needs new paint; remnant of old signage visible; two of three units vacant	YES	Unreinforced Masonry Structure

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
84	Com. Retail	1925	Awning old/deteriorating	No	
85	Com. Retail	1923	Unreinforced masonry structure; needs new paint; screen door and air conditioner in front of building	YES	Unreinforced Masonry Structure
86	Com. Retail	1951	Needs new paint; generally dirty exterior	No	
87	Parking Lot	n/a	Minor cracks in paving	No	
88	Parking Lot	n/a	Minor cracks in paving	No	
89	Parking Lot	n/a	Minor cracks in paving	No	
90	Parking Lot	n/a	Minor cracks in paving	No	
91	Parking Lot	n/a	Minor cracks in paving	No	
92	Parking Lot	n/a	Minor cracks in paving	No	
93	Parking Lot	n/a	Minor cracks in paving	No	
94	Vacant Lot	n/a	Chain link fence; outdoor storage	No	
95	SF Residential	1919	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
96	SF Residential	1930	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
97	SF Residential	1923	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use

TABLE 3: SLUM AND BLIGHT AREA PARCEL-BY-PARCEL SURVEY RESULTS CONTINUED

#	Use	Year Built	Conditions	Slum/Blight	Rationale
98	SF Residential	1922	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
99	SF Residential	1922	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
100	SF Residential	1929	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
101	SF Residential	1919	Single family residential unit is a non-conforming use (parcel zoned parking); unit directly adjacent to several acres of public parking	YES	Non-Conforming Use
102	Com. Retail	1957	Poor paint job on "faux-awning"	No	
103	Com. Retail	1939	Poor paint job; remnants of old signage visible	No	
104	Com. Retail	2007	Needs minor paint; generally okay	No	
105	Retail/Service	1927	Needs minor paint; generally okay	No	
106	Retail/Service	1960	Needs minor paint; generally okay	No	
107	Retail/Service	1992	Generally okay; one vacancy	No	
108	Retail/Service	1992	Generally okay	No	
109	Com. Office	1912	Chipping stucco; needs paint	No	
110	Parking Lot	n/a	Minor cracks in paving	No	

V. DESCRIPTION OF SLUM AND BLIGHT AREA

Based on the parcel survey and in conformance with the requirements of the CDBG Program and State Redevelopment Law, Valley Mall conforms to the standards for designation of slum and blighted areas. The following provides an overview of these delineated areas.

Valley Mall is bound by Valley Boulevard to the north, an alley way between Ramona Boulevard and Valley Mall Street to the south, Iris Lane and Tyler Avenue to the east, and Granada Avenue and Santa Anita Avenue to the west (see Map 2 and 3).

Valley Mall is primarily commercial, and suffers from a wide variety of blighting conditions due largely to the presence of unreinforced masonry structures and the physical deterioration of facilities as a result of a lack of maintenance, poorly performed repairs, or neglect. In addition, the Slum and Blight Area contains non-conforming uses, substandard lots, and vacancies.

Property deficiencies range from a severe lack of weather protection due to deteriorated roofs and exterior protective coatings, to uncompleted or unprofessionally performed repairs. Typical property deficiencies within the areas include:

1. Structures with exterior surfaces that are damaged, deteriorated, severely color faded ("washed out"), or otherwise defective.
2. Aged building materials which are exhibiting signs of severe wear due to deferred maintenance.
3. Prolonged uncompleted repairs or improvements.
4. Un-professionally performed improvements or repairs.
5. The use of incompatible materials for the repair of structures.
6. Gutters and downspouts that are un-maintained and exhibit rust or corrosion, lack of finish coatings, or are dilapidated.
7. Paint that is weathered, peeling, mottled, lifting, cracking, chalking, missing, or not of uniform color and appearance.
8. Walls, doors, siding, eaves, fascia, steps, railings, awnings, canopies, or other exterior elements or features that are deteriorated, decayed, failing, lack weather protection, or are otherwise unserviceable or non-functional.
9. Aged signage which is severely faded, rusted (can signs), dilapidated, missing components, or un-professionally prepared.
10. Deteriorated asphalt and concrete driving and walkway surfaces.

In addition to the 33 parcels that display the conditions required for meeting the CDBG criteria of exhibiting slum and blight, dozens of parcels would have also been included had it not been for recent façade improvements. The façade improvements, however, have merely placed a new face on several aging and deteriorating structures. Considering nearly 90 percent of structures in Valley Mall are masonry structures more than 50 years old (half are more than 70 years old), these structures will continue to deteriorate and ultimately need to be replaced over time. Without continued public and private investment, demolition and new constructions costs may be infeasible, potentially leading to an increased number of unsafe, abandoned structures.

Further, nearly one quarter of the parcels in the Slum and Blight Area are surface parking lots. The parking lots often contain cracks in the pavement, uneven surfaces, buckled paving due to tree roots, and poor configuration of parking stalls. In addition, these parking lots are adjacent to the unimproved back sides of buildings, making for an unsightly entry to Valley Mall from the parking lots surrounding the commercial core. Finally, above ground power lines are spread throughout Valley Mall, and several streets and sidewalks are in disrepair.

VI. EXAMPLES OF SAMPLE CONDITIONS

Examples of sample conditions prevalent within the areas are reflected in the following photographs:



Parcel No. 8: Built in 1948, peeling, mismatched paint; dry-rot; missing canopy elements; deteriorated sidewalk and parking lot paving; above ground utilities; non-conforming signage; non-conforming residential unit.



Parcel No. 8: Additional Photos.



Parcel No. 83: Built in 1925, unreinforced masonry structure, needs new paint; remnants of old signage visible, two of three units vacant, visible accumulated debris behind security gates.



Parcel No. 25: Built in in 1953, severely peeling paint; poorly performed stucco repairs; dry-rot; unmaintained signage; back door rusted; garbage enclosure rusted.



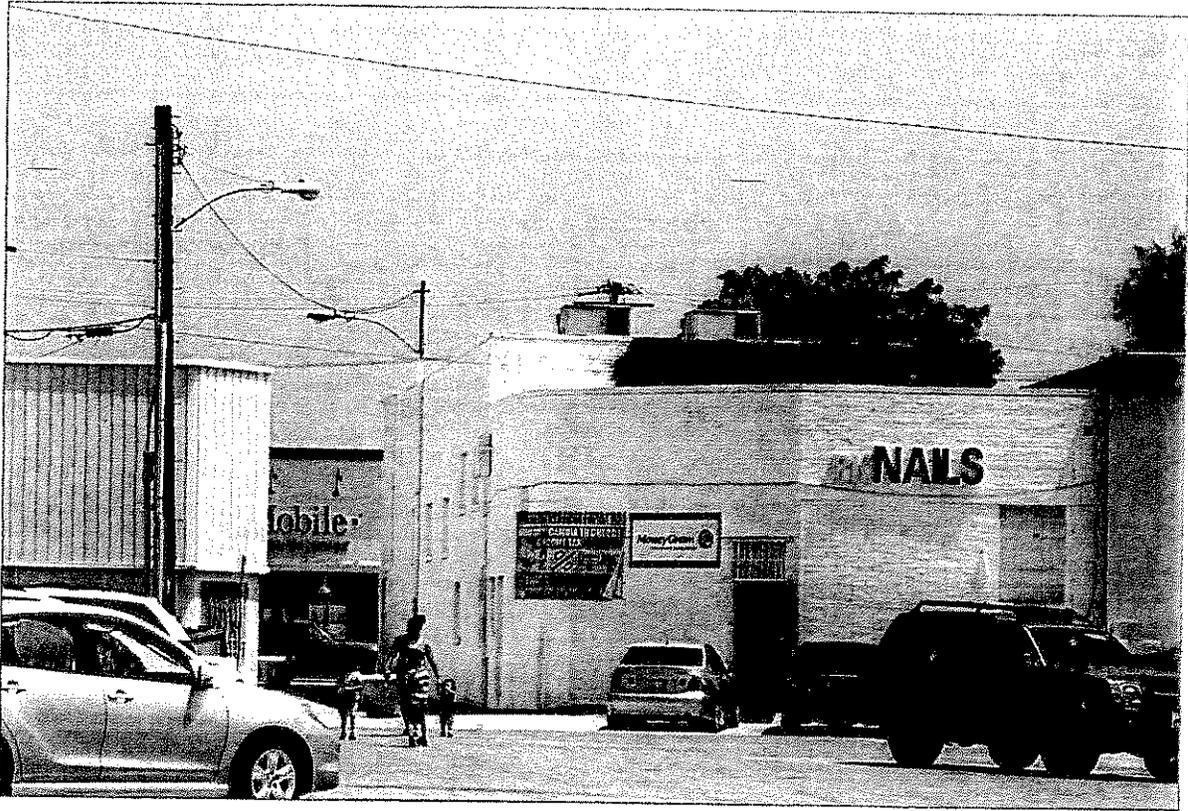
Parcel Nos. 95-101: Seven homes, built between 1919 and 1930. Single family residential units are non-conforming uses (parcel zoned parking). Units are directly adjacent to several acres of public parking. Above ground power lines; privacy concerns; possible health and safety concerns (lead based paint).



Parcel No. 16 and 17: Built in 1955, vacant commercial retail structure; peeling paint; damaged siding; damage near roof; remnants of old signage.



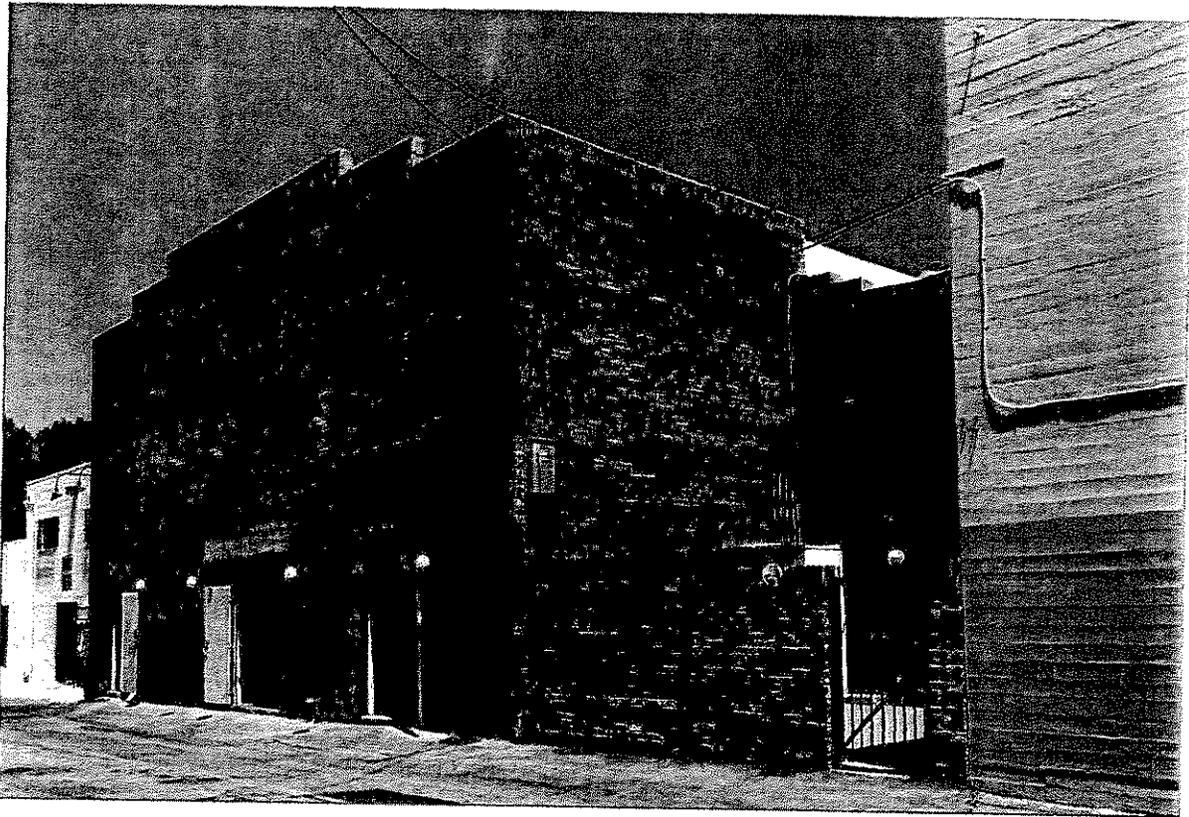
Parcel No. 85: Built in 1923, unreinforced masonry structure; frontage needs new paint; screen door and air conditioner in front of building; garbage receptacle unenclosed; visible gathering debris; failing mortar.



Parcel No. 74: Built in 1925, Unreinforced masonry structure; deteriorated paint/siding; mismatched paint.



Parcel No. 72: Unreinforced masonry structure; unmaintained/damaged/unsightly exterior trim elements; severely peeling paint; surface mounted piping; unkempt multiple surface mounted cables; deteriorated mortar; old/damaged awning in front; old paint; old/deteriorated signage.



Parcel No. 68: Severely deteriorated exterior wall elements (crumbling bricks); surface mounted routing of cables; unshielded roof mounted appliances; repairs that are inconsistent with façade treatment.

VII. CDBG PROGRAM IMPLEMENTATION TO ADDRESS SLUM AND BLIGHT

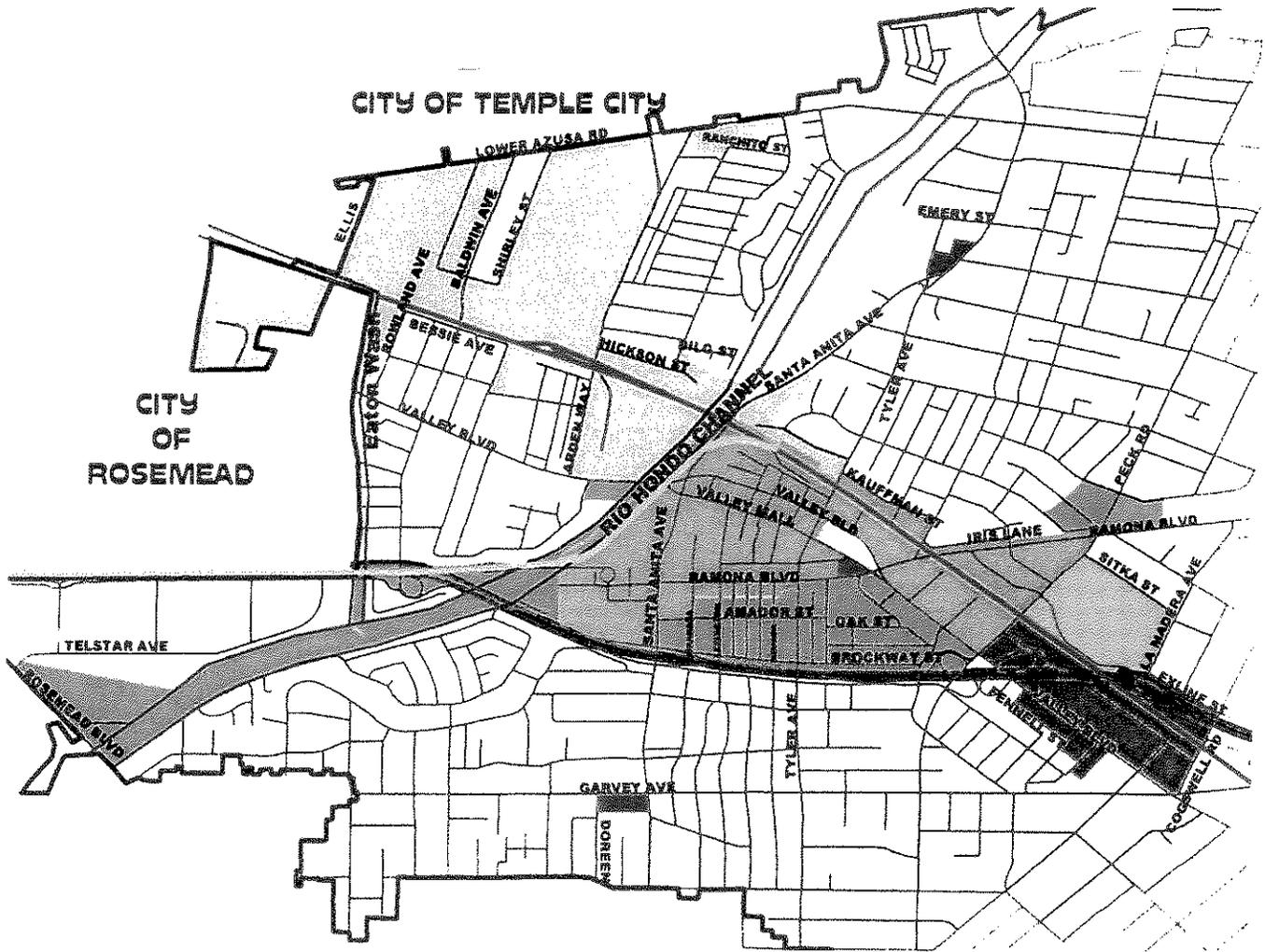
Based on the foregoing, the delineated area referred to as Valley Mall meet the criteria for designation as a Slum and Blight area, and exceed the required 25% threshold requirement. In order to address these blighted conditions, the City of El Monte would like to allocate CDBG funds for the performance of eligible Façade Renovation and Clearance activities within the designated Slum and Blight area. Other programs may include a Code Enforcement Program, Graffiti Removal Program, Street and Sidewalk Project, Public Infrastructure Improvement Project and other public improvements. The implementation of these programs [DC1] will assist in eliminating slum and blighted conditions and assist in protecting the health, safety, and welfare of the community.

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix C:

City of El Monte Redevelopment Project Area Map

CITY OF EL MONTE REDEVELOPMENT PROJECT AREAS



LEGEND	
	METROLINK COMMUTER RAIL
	UNION PACIFIC RAILROAD
	RAMONA/VALLEY
	EAST VALLEY MALL
	DOWNTOWN EL MONTE
	SECOND AMEND. DOWNTOWN-EL MONTE NORTHWEST
	PLAZA EL MONTE
	EL MONTE PLAZA
	10 FREEWAY
	SANTA ANITA / TYLER
	EL MONTE CENTER AMEND. #1
	EL MONTE CENTER

FOR MORE INFORMATION
PLEASE CONTACT:

El Monte Community Redevelopment Agency
 City Hall - West
 11333 Valley Boulevard
 El Monte, CA 91731
 Phone: (626) 580-2249
 Fax: (626) 444-2183

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix D:

Ten-Year Plan to End Homelessness

10-Year Strategy to End Homelessness

Public Discussion Draft



Economic Roundtable *and* Institute for the Study of Homelessness and Poverty at the Weingart Center

10-Year Strategy to End Homelessness

Public Discussion Draft

Prepared for Bring LA Home!
The Partnership to End Homelessness

Underwritten by the
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Original completion date
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Daniel Flaming
Economic Roundtable

Paul Tepper
*Institute for the Study of Homelessness
and Poverty at the Weingart Center*

This report has been prepared by the Economic Roundtable and the Institute for the Study of Homelessness and Poverty at the Weingart Center, which assume all responsibility for its contents. Data, interpretations and conclusions contained in this report are not necessarily those of the City or County of Los Angeles, or the Los Angeles Homeless Services Authority.

This report can be downloaded from the following website:

www.economicrt.org

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Forward

From 2002 through 2004 the Economic Roundtable and the Institute for the Study of Homelessness and Poverty at the Weingart Center carried out research, listened to ideas from community stakeholders, and met with public officials in order to prepare this strategic plan for ending homelessness in Los Angeles County.

This strategy was prepared on behalf of *Bring LA Home*, whose mission was to “prevent and end homelessness in Los Angeles County by creating and implementing a comprehensive, innovative, and realistic 10-year strategic plan to end homelessness.” Pieces of the Roundtable/ Institute strategy were incorporated into a simplified, less comprehensive plan, *Bring Los Angeles Home*, which was coordinated by the Los Angeles Homeless Services Authority (LAHSA) and released on April 6, 2006.

The expectation was that the Roundtable/Institute strategy contained in this document would be tested and refined through public dialogue about its guiding principles and strategic actions. This strategy was completed in June of 2004, but remained out of the public domain until LAHSA concurred with a Freedom of Information Act request for its release in July 2006. The authors believe this strategy remains timely and important because it is the only **comprehensive and coordinated plan that identifies the organizations accountable for each action with specific benchmarks for outcomes** to be achieved by each action. Differences between the LAHSA-coordinated plan and the Roundtable/Institute strategy are summarized below.

	Plan Coordinated By LAHSA	Roundtable/ Institute Strategy
ACCOUNTABILITY and APPROACH		
Measurable Objectives – Are there measurable objectives for each strategy?	NO	YES
Timelines – Are there concrete timelines for each strategy?	NO	YES
Responsible Parties – Are organizations identified that are responsible for implementing each strategy?	NO	YES
Overall Approach	Toolkit Approach The Plan puts a primary emphasis on program creation, without describing	Systems Approach The Plan puts a primary focus on holding stakeholders, systems and organizations responsible for

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	who will create and manage those programs.	measurably reducing homelessness among those with whom they work. It secondarily provides analysis, programs and tools to help responsible parties achieve their goals.
COMPLETENESS		
Benchmarks for Measuring the Reduction of Homelessness	NO	YES
		Establishes an annual homeless reduction goal.
Reasonable Goals and Strategies – Are the goals, strategies and action steps likely to “end homelessness?”	INCOMPLETE	YES
	For example, while acknowledging that “we need at least 50,000 units of affordable housing”, the plan proposes a goal of 11,500 units.	The strategies are carefully calculated to achieve the goal of ending homelessness in Los Angeles.
Address institutional “discharge to the streets” from the welfare system, jails, hospitals, foster care, etc.	INCOMPLETE	YES
	A number of action steps, such as opening up stabilization centers, developing respite centers, and creating a jail taskforce are proposed.	Four strategies with responsible parties and measurable objectives specifically target GR and CalWorks recipients, individuals discharged from jails/prisons, youth leaving foster care/youth facilities and people discharged from hospitals.
Detailed Cost Analysis	INCOMPLETE	YES

The fundamental and most important differences between the Roundtable/Institute strategy and the plan released by LAHSA lie in **approach** and **accountability**. The released plan is a list of toolkit items, many of which are important, but it does not systematically integrate the complex network of needed institutional actions, nor does it set accountability benchmarks for what those institutions must accomplish.

The next steps for transforming this strategy into actions that prevent and eliminate homeless in Los Angeles County are to:

1. Initiate focused discussions with the institutions identified in this strategy to obtain their ideas and concurrence.
2. Update the information in this strategy; for example, including LA County’s Homeless Prevention Initiative approved on April 4, 2006.
3. Build a working coalition of cities throughout the county, the county, philanthropic institutions, and key stakeholders to oversee the implementation of this strategy.

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Charles Blake, Bishop, W. Angeles C.O.G.I.C.
Richard Bloom, Mayor, City of Santa Monica
Bill Bogaard, Mayor, City of Pasadena
Yvonne Brathwaite Burke, Supervisor, L.A. County
William Bratton, Chief, L.A. Police Dept.
Jan Breidenbach, Ex. Dir., So.CA Assn. Non-Profit Housing
J. Jon Bruno, Bishop, Episcopal Diocese
Carmelita Casal
Mark Casanova, Ex. Dir., Homeless Health Care L.A.
Miguel Contreras, Ex. Sec.-Treas., County Fed. of Labor
Cathy Cooper-Ledesma, Field Dir., CA. Coun. of Churches
Diane Donoghue, Ex. Dir., Esperanza Com. Housing Corp.
Peter Dreier, Prof., Occidental College
Neil Dudovitz, Ex. Dir., Neighborhood Legal Services
Marc Stevens Dworkin, Rabbi, American Jewish Ctr.
Bob Erlenbusch, Ex. Dir., L.A. Coalition to End Hunger & Homelessness
Jeff Farber, Ex. Dir., Helpline Youth Counseling
Michael Feuer, Attorney at Law, Morrison & Foerster
Andrew Friedman, Attorney at Law
Dora Gallo, CEO, A Community of Friends
Eric Garcetti, L.A. City Councilmember
JoAnn Garcia, Chairperson, LAHSA
John Grant, Counsel, UFCW
Wendy Greuel, L.A. City Councilmember
Joseph Haggerty, President, United Way
James K. Hahn, Mayor, City of Los Angeles
Stephani Hardy, Ex. Dir., U.S. Vets
Ted Hayes, Ex. Dir., Justiceville
Antonia Hernandez, Calif. Community Foundation
Barbara Hope, Ex. Dir., House of Ruth
Bruce Iwasaki, Ex. Dir., Legal Aid Fndn. L.A.
Madeline Janis-Aparicio, Ex. Dir., LAANE
Robert Levy, EnviroCommunications, Inc.
Tracy Lovejoy, Ex. Dir., Central City East Association
Mollie Lowery, Ex. Dir., LAMP Community
Roger Mahony, Cardinal Archbishop of Los Angeles
Antonio Manning, Vice-Pres., Washington Mutual
Rickey Mantley, Organizer, L. A. Comm. Action Network
Michael A. Mata, Prof, Claremont School of Theology
Rhonda Meister, Ex. Dir., Saint Joseph Center
Cecil Murray, Pastor, First AME Church
Mitchell Netburn, Executive Director, Los Angeles Homeless Services Authority
Fabian Nuñez, Speaker, CA. Assembly
Beverly O'Neill, Mayor, City of Long Beach
Robert Ovrom, Admin., L.A. CRA
Jan Perry, City Councilmember, Los Angeles
Ralph Plumb, Pres., Union Rescue Mission
Susan Rabinovitz, Assoc. Dir., Childrens' Hospital
Joel Roberts, Ex. Dir., PATH
Robert Ross, CEO, The California Endowment
Tyrone Roy, Homeless Advocate
Gilbert Saldade, Prog. Coord, Tri-City Mental Health
Carol Schatz, Dir., Central City Association
Len Schneiderman, Prof. (ret.) UCLA
Ruth Schwartz, Ex. Dir., Shelter Partnership, Inc.
Tanya Tull, Pres., Beyond Shelter, Inc.
Lt. Col. Alfred Van Cleef, The Salvation Army
Paul Vert, Pres. & CEO, Youngs Market Companies
Antonio Villaraigosa, L.A. City Councilmember
John Walker, Partner, Latham and Watkins
Herb Wesson, Speaker Emeritus, CA. Assembly
Jennifer Wolch, Prof., USC
Zev Yaroslavsky, Supervisor, L.A. County

Los Angeles Homeless Services Authority

Mitchell Netburn, Executive Director
Robin Conerly
Jayme Filippini
Natalie Profant Komuro
Rowena Magana

David Martel
Jose Quinonez
Jeanette Rowe
Clementina Verjan

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Los Angeles Coalition to End Hunger & Homelessness

Bob Erlenbush, Executive Director
Gene Boutilier
Leepi Shimkhada

(others)

Public Officials

Armen Ross, Mayor's Office, City of Los Angeles
Wendy Aron, Board of Supervisors

Jason Seward, Board of Supervisors
Sarah Dusseault, Mayor's Office, City of Los Angeles
(others)

Subject Matter Experts

Carol Adelfoff, 1736 Family Crisis Center
Karen Bass, Community Coalition
Gary Blasi, UCLA School of Law
Jim Bonar, Skid Row Housing Trust
Cheryl Branch, Special Services for Groups
Jan Breidenbach, So. Calif. Assoc. Nonprofit Housing
Mark Casanova, Homeless Health Care of L.A.
Scott Chamberlain, Central City Community Outreach
Michael Cousineau, University of Southern California
Benita DeFrank, City of Pomona
Peter Dreier, Occidental College
Sophia Esparza, Chicana Service Action Center
Jeff Farber, Ex. Dir., Helpline Youth Counseling
Paul Freese, Public Counsel Law Center
Dora Gallo, Community of Friends
Lillian Gelberg, UCLA Division of Family Medicine
Jessica Goodheart, L.A. Alliance for a New Economy
Dan Grunfeld, Public Counsel Law Center
Lynn Harris, So. Calif. Assoc. Government (SCAG)
John Horn, LA Family Housing Corp. (LAFHC)
Jonathan Hunter, Corporation for Supportive Housing
Bruce Iwasaki, Legal Aid Foundation of Los Angeles
Lisa Jaskol, Public Counsel Law Center
Mandy Johnson, Comm. Clinic Assoc. L.A. County
Paul Koegel, RAND Corporation

Kim Lewis, Western Center on Law and Poverty
Mollie Lowery, LAMP
George Lozano, Covenant House California
John Macieri, Ocean Park Community Center
Rhonda Meister, St. Joseph Family Center
Sam Mistrano, So. Calif. Assoc. Nonprofit Housing
Norman Murdoch, LA County Planning Dept., retired
Mike Neely, Homeless Outreach Project
Marge Nichols, United Way of Greater Los Angeles
Clare Pastore, Western Center on Law and Poverty
Ralph E. Plumb, Union Rescue Mission
Jim Preis, Mental Health Advocacy Services
Susan Rabinovitz, Children's Hospital of Los Angeles
Toni Reinis, New Directions
Jim Rice, AR Companies
Jeremy Rosen, Nat. Law Ctr. Homelessness & Poverty
Corinne Schneider, City of Long Beach
Joel Schwartz, City of Santa Monica
Beth Steckler, Livable Places
Anthony Thigpenn, Los Angeles Metropolitan Alliance
Martha Wengert, Antelope Valley College
Adlai Wertman, Chrysalis
Mark Whitlock, FAME Renaissance
Jennifer Wolch, USC School of Geography

Research Staff

Daniel Flaming
Valdorsey Aaron
Brent Haydamack
Patrick Burns

Paul Tepper
Jessica Barrett Simpson
Ellen Huang
Heather Carmichael

Local Government Respondents

Greg Ramirez, City Manager & Planning Department, City of Agoura Hills
Mike Kamino, Director of Regional Planning and Community Development, City of Agoura Hills
Lawrence E. Lewis, Chief of Police, City of Alhambra
Don Penman, Assistant City Manager/Developmental Services Director, City of Arcadia
Rick Cole, City Manager, City of Azusa
Roy E. Bruckner, Director of Community Development, City of Azusa
King F. Davis, Jr., Chief of Police, City of Azusa
Suzie Ruelas, Housing Programs Coordinator, City of Baldwin Park
Monica Killen, Program Coordinator, Family Service Center, Department of Recreation and Community Services, City of Baldwin Park
Joel Hockman, Directory of Public Safety, City of Bellflower
C. Edward Dilkes, City Manager, City of Bradbury
Mas Yoshinaga, Grants Coordinator, Community Development Department, City of Burbank
Ali Soliman, Director, Community Development Department, City of Cerritos

Dick Guthrie, Director, Human Services Department, City of Claremont
 Kim J. Raney, Chief of Police, City of Covina
 Scott Pierson, Lieutenant, Police Department, City of Covina
 Don Rogers, Director of Parks, Recreation & Community Services, City of Culver City
 Stephen Garza, Lieutenant, Police Department, City of Downey
 Javier Reyes, Housing Manager, Community Development Department, City of El Monte
 Eric Sanchez, Detective, Police Department, City of El Monte
 Rod Lyons, Chief of Police, City of Gardena
 Mark Hansen, Sergeant, Police Department, City of Glendale
 Jamie Caldwell, Corporal, Police Department, City of Glendora
 Harold Roth, Director of Housing and Community Development, City of Hawthorne
 Michael Lavin, Chief of Police, City of Hermosa Beach
 Mark F. Weinberg, City Administrator, City of Inglewood
 Steve Blancarte, City Manager, City of Irwindale
 Theresa Olivares, Housing Coordinator, Housing Department, City of Irwindale
 Joseph C. De Ladurantey, Chief of Police, City of Irwindale
 John F. Hendrickson, City Manager, City of La Habra Heights
 Staff, Community Development Department, City of La Verne
 R. Ronald Ingels, Police Chief, City of La Verne
 Scott Pickwith, Captain, Police Department, City of La Verne
 Charles K. Ebner, Director of Community Development, City of Lakewood
 Brubaker, Housing Authority, City of Lancaster
 Beth Stochl, Manager, Housing Services Bureau, City of Long Beach
 Department of Health & Human Services, City of Long Beach
 Brissa Sotelo, Community Development Department, City of Los Angeles
 Sue Quigley, Community Development Department, City of Los Angeles
 Robert R. Ovrom, Community Redevelopment Agency, City of Los Angeles
 Mercedes M. Márquez, General Manager, Housing Department, City of Los Angeles
 Roger W. Johnson, Chief of Police, City of Monrovia
 Donald C. Lacher, Captain, Police Department, City of Monrovia
 Eric Kim, Lieutenant, Police Department, City of Monterey Park
 Ernie Garcia, City Manager, City of Norwalk
 Tak Hamabata, Director of Social Services, City of Norwalk
 Benita DeFrank, Homeless Services Coordinator, Community Development Department, City of Pomona
 Les Evans, City Manager, City of Rancho Palos Verdes
 Craig R. Nealis, City Manager, City of Rolling Hills
 Blaine Michaelis, City Manager, City of San Dimas
 Craig Hensley, Planning Manager, City of San Dimas
 Matthew Ballantyne, Assistant to the City Manager, City of San Marino
 Maricela Balderas, Director, Family Human Services Division, City of Santa Fe Springs
 Antonio Castillo, Assistant Planner, Community Development Department, City of San Fernando
 Anthony P. Alba, Chief of Police, City of San Fernando
 P. Michael Pauies, City Manager, City of San Gabriel
 Susan McCarthy, City Manager, City of Santa Monica
 Joe Gardener, Police Department, City of Santa Monica
 Stephen Abernethy, Lieutenant, Police Department, City of Sierra Madre
 Steve Lefever, Community Development Director, City of South Gate
 Kathy Johnston, Grants Coordinator, Community Development Department, City of South Gate
 Daniel B. Watson, Chief of Police, City of South Pasadena
 Lloyd Long, Director of Human Services, City of West Hollywood
 Daphne Dennis, Social Services Manager, Department of Human Services, City of West Hollywood
 Stephen W. Helvey, City Manager, City of Whittier
 David E. Janssen, Chief Administrative Officer, County of Los Angeles
 Gene Gilden, Division Chief, Department of Children and Family Services, County of Los Angeles
 Thomas L. Garthwaite, Director and Chief Medical Officer, Dept. of Health Services, County of Los Angeles
 Bryce Yokomizo, Director, Department of Public Social Services, County of Los Angeles
 Steve Cooley, District Attorney, County of Los Angeles
 John Allen, Assistant District Attorney, County of Los Angeles
 Robert E. Kalunian, Chief Deputy Public Defender, County of Los Angeles
 Leroy D. Baca, Sheriff, Los Angeles County Sheriff's Department, County of Los Angeles
 Charles M. Jackson, Chief, Correctional Services Div., L.A. County Sheriff's Department, County of Los Angeles

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Jan Vogel, Executive Director, South Bay Workforce Investment Board, County of Los Angeles

Focus Group Participants

Department of Children and Family Services

March 31, 2004

Paul Busscher

Bedrae Davis

Karen Compton-Moore

William Johnson

W. Von Harris

Tonye Lightfoot

Eduardo Oquendo

Rhelda Shabazz

Lorie Stephany

Roz Thornton

Department of Public Social Services

March 23, 2004

Phil Ansell, AD, Bureau of Program and Policy (BPP)

Margaret Quinn, Chief, BPP

Michael Bono, Chief Research Analyst, BPP, Research and Quality Assurance Division (REQAD)

Elvie Matisa HAS I, REQAD

Judith Lillard HAS II, Cash and Nutrition Programs

Robin Hell, HAS III, Bureau of Workforce Services

(BWS), Line - Division I

Stephanie Dillard, HAS III, BWS - Division III

LACEH&H HOMELESS FOCUS GROUP I

3/8/04

(Names being compiled)

"The attendees for this focus group were all residents of the winter shelter and participants of various programs at People Helping People."

LACEH&H / LACOE EDUCATION FOCUS GROUP I

3/29/2004

Homeless Coordinators and Liaisons, Los Angeles County Office of Education

LACEH&H HEALTH FOCUS GROUP I

2/10/04

Mark Casanova, Ex. Dir., Homeless Healthcare LA

Dr. Curren Warf, Children's Hospital LA, Adolescent Medicine

Kathy Proctor, Northeast Valley Clinic

Bilal Ali, Health Advocate, LACAN

LACEH&H HEALTH FOCUS GROUP II

2/10/04

(Names being compiled)

USC Dental

Azusa Pacific School of Nursing

Dept of Health Services Office of Planning

Dept of Health Services Maternal Child Health

Homeless Healthcare Los Angeles

Dept of Health Services SPA 4

COACH for Kids

Dept of Health Services SPA 3

LACEH&H MENTAL HEALTH FOCUS GROUP

2/19/04

Jim Allen, Dept. of Mental Health

Celina Alvarez, Lamp Community

Robin Conerly, LA Homeless Services Authority

Liz Cravens, Lamp Community

Benita DeFrank, City of Pomona

Paul Gore, LA Free Clinic

Dora Leong Gallo, A Community of Friends

John Maceri, Ocean Park Community Center

Jim Preis, Mental Health Advocacy Services

Gilbert Saldate, Tri City Mental Health

Nic Stefanidis, Children's Hospital LA

Dr. Marvin Southard, Department of Mental Health

Dorene Toutant, A Community of Friends

Bruce Turner, Northeast Valley Health

Clinic/Cornerstone

Lou Anne White, Ocean Park Community Center

LACEH&H SUBSTANCE ABUSE FOCUS GROUP

2/27/04

Hal Bastian, Downtown Center Business Improvement

District

Verda Bradley, Department of Mental Health

Richard Browne, Alcohol and Drug Program

Administration

Carolyn Buenaflo, A Community of Friends

Susan Burton, A New Way of Life

Mark Casanova, Homeless Healthcare Los Angeles

Robin Conerly, LAHSA

Peter de Gyarafas, Children's Hospital Los Angeles

John Eppick, Sober Living Network

Fernando Escarcega, Department of Mental Health

Sharon Gassett, Prototypes

Linda Jackson Epstein, Wings of Healing

Merna Leisure, Sober Living Network

Shannon Murray, Lamp Community

Pat Parker, Clean and Free

Lori Pendroff, Prototypes

Jose Rodriguez, Tarzana Treatment Center

Ruth Slaughter, Prototypes

Dorene Toutant, A Community of Friends

LACEH&H RUNAWAY AND HOMELESS YOUTH

3/5/04

Azusa Unified School District

Los Angeles Conservation Corps.

Tarzana Treatment Center

Dept. of Children and Family Services

The Alliance for Children's Rights

Daniel's Place

Edelman Mental Health Center (Westside)

L.A. Free Clinic

Children's Hospital (Pediatrician)

Children's Hospital - High Risk Youth Program

1736 Family Crisis Center

MLK/Drew Hospital
Dept of Health Services TB Control Program

La Enforcement Focus Group
(Natalie to Provide Names)

DPSS Advocates Focus Group
(Natalie to Provide Names)

Public Counsel
Girls & Boys Town
Los Angeles Unified School District
Los Angeles Youth Network
County of LA Probation Department

Community Meeting Participants (partial list of names)

Tom Willey, SRO Housing	Terri Hess, Penny Lane
Danielle Noble, SRO Housing	Rhonda Johnson, Penny Lane
Becky Kemp, Coalition	Diane Grooms, United Way
Angel Dunn, HOP	Princess Coleman, ILP Rep.
Sefah Davis, Dream Center	Cobie Nash, TTC
Michael Hirsch, Dream Center	Meg Stoebner, Tarzana Treatment Center
T. Safiya Salimu, LAMP/SRHT	Jessica Parlor, MHA
Rick Mantley, LA CAN	William Taras,
Tatiana Day, USC-Divison of Comm. Health	Carolyn Essex, LA Co. Depart. Of Health Services
Steve Diaz, Community Action Network	Dominic Agbabiaka, Glass Antelope Valley Trans.
Miranda Yates, Covant House California	Housing
Charles Curtis, BCEEN Foundation	Trena Smith, DCFS
Leslie Croom, DWAC/UCEPP-Hope	Maria Magallanes, Health Consumer Center of LA
Curtis Price, SRO Housing	Kathy Sheffield, Neighborhood Legal Services of LA
Rev. Jan Williams, FIBC	Bruce Eddins, Glass, Inc.
Jorge Benitez, HHCLA	Pat Gillard, Glass, Inc.
Susan Robinovitz, Children Hospital Los Angeles	Cheryl Rose, City of Lancaster
Roy Sosa, Homeless Health Care LA	Chas B., Mental Health Assoc.
Gwen Sims, Homeless Health Care LA	Julia Neiman, AV Transition Partner
Elmer Seward, Homeless Health Care LA	Josie Orozco, DCFS
Joseph D. Chafe, Radio Skid Row	Martha Carpenter, Murrell's
Kaveh Samsamy, CRA/LA	Judy Cooperberg, MHA
Billy Edwards, Homeless	Heather Lake, Av Press
Paul Gore, Los Angeles Free Clinic	Norma Cantu, DMH
Shannon Murray, Lamp Community	T. Auty, AV Domestic
Rona Flanzbaum, Dome Village	Beth Maginity, Homeless
Randy Walburger, S.H.E.L.T.E.R.	Henry Reed, Homeless
Elliott Ryder, Public	Dorothy B., Los Angeles County
Leslie Ball, CSH	Sammi Miller, Career Planning Center
Liz Cravens, LAMP	Debbie Purpus, Homeless Solutions Center
Ginger, RCA	Ingrid Hines, Penny Lane
Anita Nelson, SRO Housing	Patricia McAllister
Ervin Munrjo, SRO Housing	Stephen Litwinczuk, CA State University Los Angeles
Grefrey Gilbert, Polis Consulting	Chrissie Castro, American Indian Children Council
Bronty Luhis, City Hall	Paul Tepper, Institute
Krista Kline, City Hall	Young Sun Chun
Bobby Smith, HHCLA	Yolonda Garcia, AICC
Mike Neely, HOP	Dora Leong Gallo, ACOF
Lee Wessof, Pacific Clinics	Kerri Fernsworth, Union Rescue Mission
Oneida D. Meru, CCFs	Colleen Cody
Linda Jenkins, LAHSA	Mara Pelsman, Gateways Hospital Mental Health Ctr.
Abdella Usman, ECFC	K. McMullin, PLANC
Susan Ware, Midtown Neighborhood	Donald Malone, R&D
Mary Bratton, Foothill Christian Church	Kathy Godfrey, Office of Councilmember Jan Perry
Betty Jones, Foothill Christian Church	Batina Conerly, Essence of Light
Patricia Colvin	Bryan Gaines, USC School of Social Work
Daniel Jermey	Constance Gilkie, AB34
Jackie Savage, Jackie's Grooming	Velma Brown, House of Uhuru
Prudy & Don Schultz, VNHOA	Judy Hummer, Film Bridge
Michele Chimcent, LACDOW	Ruth Mayfield, New Way of Life Foundation

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Albert Baker, Lutheran Social Services
Diane&Gene Cride, Advocates For The Homeless
Roberta Cole, SHPOASTNC
Martha Hankins, SHPOA
Janet Comey, LA Co. Depart. Of Health Services
Carol Dignard, Mission Valley Bank
Jill Campbell, Camopbell Tax Neighbor. Council
Kathy T., SHPOA
Bill Petteplace, Lions Club
Jody Hummer, Film Bridge
Mary Madarasi,
Anna Bell McDonald,
Loretta Cole
Barbara Jarnowski, Fol. Heal the Bay
Jerri Krippner, Tujung Medical Group
Coreen Hendley, Tujung Medical Group
Chris Cancelosi,
Sue M.
Gary Hall
Chris Graham
Mary Shotwill
Joe Beast
Donald Cormier Jr.
Peggy Cook
Rev. Glen Haworth, Tujung United Church
Rev. Damion Fernando, Our Lady of Lourdes Church
Kevin Walker, SFVCMFC
Marlene Marshall
Mary Benson, Tujung Watershed
Shirey & Carl Kellstroam, Neighborhood Council
Marilyn Freeman, Temporary Aid Center
Galen Goben, Foothill Christian Church
Paula B., Homeowner
Sandy Chung, Homeowner
Norma White, Homeowner
Mardi La Hive, LAHD
Bob Vilmur, Retire
Lee Piro, SVNIO
Tod Lindgar, Mayor's Office
Gary D. Rosa, Human Relations Commission
Jonathan Lee, Joy Fellowship Church
Raul D. Morales, Postive Alternatives for Youth
Patricia Thompson, Homeowner
Samuel Graham, Homeowner
Jerry Piro, East Valley Coalition
Mona Curry, STNC
Vic Viereck
Janet Wilts, Homeowner
Frances Garcia, Homeowner
Steve Ronning, Homeowner
Victoria Castillo, Homeowner
Luren Kennedy, Homeowner
Tomi Lyn Bowling, Wentworth Woods Neighborhood
Nina Royal, STNC CPAB
Terry Church, Merchants Assoc.
Elaine Brown
John Anthony, Hollywood Adventist Church
Joel Fisher, HVNCBID
Sam Colquitt, PATH
Laura Kassebaum, Tralers Aid Society of LA
Alex Paxton, Councilmember Eric Garcetti
Nancy Johnson, New Way of Life Foundation
Diane Evans, Agenda
Rodney&Theresa Brown, Kaamilah Foundation
Fannie Upshaw, His Sheltering Arms
Rudy Butler
Chery Branch, AAAOD
Coletta Pride, New Way of Life
Mario Rodriguez, Disabled Resources Center
Puni Curbelo, Salvation Army
Dora Rosas, Salvation Army
Debbie Murad, Tralers Aid Society
Edith Pollach, Coalition for the Homeless
Emma Hoff, Catholic Charities
C. Kit Wilke, Woodruff Church
Brenda Wilson, New Image
Mary Coburn, DLBA
Lucinda Hayes, DHHS-MS
April B., DHHS-MS
James Brown, TAS
Marshall Whitty, Personal
Maria Giesey
Sylvia Garcia, Women's & Men's Resource Ctr.
Monica Martin, Long Beach Council District 1
Councilwoman Bonnie Lowenthal, Long Beach CD 1
Shannon Legeke, MHA Village HAP
Ronnie Casta, Atlantic Recovery
Paula P., C. Nursing
Gita Isagholian, City Attorney
Linda Blomenhal, CSULB
Willy S.
Ilene Reth, Asian Pacific Center
Laura Sanchez, Long Beach Coalition
Jim Miller, Shelter for The Homeless
Jeff Johnson, LBPD
Milo Peinemann, City of Long Beach
Dee Cliburn, New Image
Leslie Braden, City of Long Beach
Mike Beers, Harbor Interfaith
Tracy Weaver, Community Partners Council
I. Airen, The Children's Clinic
Regina Chinn, Girls & Boys Town Emergency Shelter
Greg McComack, U.S. Vets Village at Cabrillo
Mario Rodriguez, Disabled Resources Center
Puni Curbelo, Salvation Army
Dora Rosas, Salvation Army
Dorothy Freeman, HGNNC
Lu Watson, HGNNC
James Hansen, VOA
Dana Knoll, Community Clinic Assoc.
Mark Lewis, Dept. of Neighborhood Empowerment
Anthony Richards, DMH
Paul Nibarger, St. Peter's
Margaret Talamantes, City of Inglewood
Sandy Cima, House of Yahweh
Michael A., City of Gardena
Davina Vivor, City of Gardena
Carman Trevina, City of Norwalk Social Services Ctr.
Gary Tillman, First To Serve
David Davidson, First To Serve
Trevor Grey, First To Serve
Donna Williams, Neighborhood Council

Diana Barrayon, Angel's Flight
Jered Elmore, Hollywood Church
Juan Martinez, PATH
Paul Hollombe, Tralers Aid Society of LA
Tara Brown, PATH
Heather Carmichael, My Friends Place
Charles Suhayde, Hollywood Presbyterian Church
Jody Hummer, Film Bridge
Mike Miller, U.S.A. Together We Stand
Bill Watanabe, Little Tokyo Service Center
Marc Melnick, Los Angeles Conservation Corps.
Jaime Urbina, L A Youth Network
Liz Gomez, L A Youth Network
Lisa Mansouri, Childrens Hospital Los Angeles
Jane Smallin, FPCH
Cathy Huang, LA Family Housing
David Brinkman, My Friends Place

Shelia Blake, Coalition for the Mental Health
Qiana Bush, USC Grad Student
Armen Ross, Mayor Hahn Office
Emmanuel Adetuā, CNN House
Pat Parker, Clean and Free
Andrea Stison, Achievers House
Evelyn Thibeaux, Achievers House
Sandra Cannon, Avalon-Carver
Penny Gonzales, Achievers House

— Executive Summary —

The acute deprivation, desperation, and chaos inherent in homelessness destabilize the lives of individuals and also communities. In restoring shelter and intactness to the lives of placeless residents we also restore the health of our communities. This is a crisis that truly confronts every neighborhood from the beaches of Santa Monica and Long Beach to the suburban valleys. And it is a crisis that we can end.

GUIDING PRINCIPLES AND 25 ACTIONS TO END HOMELESSNESS

This strategy to end homelessness grows out of seven guiding principles that will continue to shape operational actions as the strategy is implemented, and an eighth pragmatic principle to ensure that the strategy is successful. These principles, and 25 strategic actions for implementing the principles to end homelessness are as follows:

- I. Prevent homelessness.**
 1. Preserve existing affordable housing units in the County of Los Angeles.
 2. Reduce homelessness among acutely impoverished residents.
 3. Reduce homelessness among public assistance recipients.
 4. Reduce homelessness among individuals released from incarceration.
 5. Reduce homelessness among youth leaving foster care and youth facilities.
 6. Reduce homelessness among individuals discharged from public hospitals.
- II. Maintain the existing capacity to serve homeless residents and build new capacity where it is needed.**
 7. Obtain a commitment from each city and the county to develop essential services and housing for homeless residents.
- III. Address the structural causes of homelessness.**
 8. Establish an annual goal for reducing the number of homeless people.
 9. Place employable homeless individuals in jobs.
 10. Strengthen the job readiness, retention, and earnings of welfare recipients.
 11. Enroll more disabled homeless residents in Supplemental Security Income.
 12. Provide living wages for LA's labor force, invest in education and training, and encourage adoption of living wage ordinances.
- IV. Ensure rapid reconnection with housing for people who become homeless.**
 13. Provide essential services for homeless and potentially homeless persons.
 14. Obtain more federal Section 8 vouchers to subsidize rental housing.
- V. Bring homeless residents into the mainstream of society.**
 15. Create more substance abuse treatment slots for homeless individuals.
 16. Provide effective mental health services for mentally ill homeless persons.
 17. Increase access to county provided and funded health care services.
 18. Ensure that homeless children receive special educational services.

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19. Increase access to Community Courts to provide restorative justice.
20. Enforce local laws and ordinances regarding standards for public conduct.
- VI. Respect the individualized nature of problems that make people homeless and the need for individual solutions.**
 21. Measure and evaluate the effectiveness of homeless service providers in responding to the individual needs of homeless residents.
- VII. Call on all communities to participate fairly in helping homeless residents.**
 22. Adopt this Strategic Plan.
 23. Leverage all potential public and private resources for homeless programs.
- VIII. Build capacity to follow through with informed and effective action.**
 24. Improve the completeness, reliability and usefulness of homeless data.
 25. Establish an oversight agency for plan implementation.

GEOGRAPHY AND INSTITUTIONAL LINKAGES

We find homelessness and must take action to end it in the same places where we find people who are acutely impoverished and disconnected from their community.

- The greatest number of unserved homeless residents is in South Los Angeles.
- The greatest scarcity of services is in the San Gabriel and Antelope valleys.
- The greatest number of foster youth nearing emancipation is in South LA.
- The Department of Public Social Services has the largest institutional role to play in preventing and ending homelessness.
- Mentally ill homeless residents are over-concentrated in the downtown area.
- The justice system has an important role to play in preventing the harm done by crime and helping to restore homeless residents as members of society.

COSTS AND RESOURCES TO END HOMELESSNESS

Local jurisdictions spend an estimated \$404 million annually on services and housing for homeless residents, with an additional \$115 million in private outlays.

1. More effective efforts to help homeless residents re-enter the labor force and obtain public benefits will reduce costs by an estimated 16 percent.
2. Reducing the flow of people being cared for by major social institutions into homelessness will reduce costs by an estimated 47 percent.
3. Facilitating the transition of some homeless residents out of subsidized housing and into market rate housing will reduce costs still further.
4. Even with highly effective strategies it will be necessary to take additional steps to improve how resources are used and to bring in new resources.
5. Current expenditures already equal 35 to 59 percent (depending on the year) of the estimated annual cost of an effective strategy to end homelessness over the next ten years. With full participation of all local, state and national stakeholders there are adequate resources to end homelessness in 10 years.

Chapter 2

Mission and Guiding Principles

Homelessness is the most extreme manifestation of poverty. The acute deprivation, desperation, and chaos inherent in homelessness destabilize the lives of individuals and also communities. In restoring shelter and intactness to the lives of placeless residents we also restore the health of our communities. The crisis of homelessness in Los Angeles is not limited to pockets of concentration in a few areas. While homeless residents are most obvious in “Skid Row,” they are also found in every community throughout Los Angeles County. This is a crisis that truly confronts every neighborhood from the beaches of Santa Monica and Long Beach to the suburban valleys.

MISSION

Bring LA Home, the partnership to end homelessness, was convened by political and civic leaders from across Los Angeles County. The Blue Ribbon Panel for Bring LA Home is made up of more than 65 leaders who represent the political, functional and moral leadership of Los Angeles. At their first meeting the Panel unanimously agreed that the mission of Bring LA Home is:

To prevent and end homelessness in Los Angeles County by creating and implementing a comprehensive, innovative, and realistic 10-year strategy to end homelessness.

This mission statement embraces all homeless residents, affirming that homelessness is unacceptable to our entire community and that it is a solvable problem. This document sets forth the 10-year strategy that the Panel has adopted.

GUIDING PRINCIPLES

This strategic plan grows out of seven guiding principles that will continue to shape operational strategies as the plan is implemented. These seven principles are:

1. *Prevent homelessness.*

The best solution for homelessness is to prevent it. This can be achieved in part by paying particularly careful attention to the most vulnerable populations, including foster youth, mentally ill low-income residents, and individuals being released from incarceration. Mainstream human service institutions must meet the basic needs of people entrusted to their care. Homeless programs must use their limited resources to fill gaps in the service delivery mandates of mainstream human service institutions rather than to stand-in for those institutions.

2. *Maintain the existing capacity to serve homeless residents and build new capacity where it is needed.*

The hard-won but insufficient programs and facilities for homeless residents currently in-place must be preserved, and new programs and facilities must be developed where they are most needed.

3. *Address the structural causes of homelessness.*

Escalating rents, escalating poverty, and lack of living-wage jobs are the root cause of most of the region's homelessness. Increasing the supply of affordable housing and the number of workers who are employed and receiving living wages for their work will address these core deficits.

4. *Ensure rapid reconnection with housing for people who become homeless.*

The first step in ending homelessness is to house people. Where necessary, the savings and incomes of homeless residents must be augmented to help them obtain housing.

5. *Bring homeless residents into the mainstream of society.*

Homeless residents must have genuine opportunities to fulfill their potential as human beings, and must also assume responsibility for upholding public standards of civil and law abiding conduct.

6. *Respect the individualized nature of problems that make people homeless and the need for individual solutions.*

There are solutions to the problems that make people homeless, but there is no single mass solution. Lasting solutions that keep individuals out of

homelessness require competent, individualized assistance as well as opportunities for homeless residents to rebuild their own lives.

7. *Call on all communities to participate fairly in funding and hosting homeless services and affordable housing.*

Homelessness emerges out of the overall economic and social fabric of the region, and every community must contribute equitably to ending homelessness by providing program funding, developing affordable housing, and providing sites for homeless services.

BACKGROUND

A large share of Los Angeles County's population is vulnerable to homelessness. This includes roughly one-quarter of children and one-sixth of adults who are in poverty, mentally ill residents, and individuals who are cared for by institutions such as jails, prisons and the foster care system. Among those who are homeless on a given day, many escape through income from employment or public benefits, or a combination of the two, that enables them to obtain housing. Often this housing is precariously held and overcrowded, often these residents remain vulnerable to repeated cycles of homelessness, and often they are damaged by the experience of homelessness. For many the condition of destitution, uprootedness, and disconnection from society becomes a life course.

Los Angeles' rate of homelessness is higher than the U.S. average because it has a higher rate of poverty and higher housing costs. And because of LA's warm weather, a disproportionately large share of homeless residents is able to subsist on the streets.

- On a typical day approximately 79,000 individuals are homeless in Los Angeles County, including 45,000 single adults and 34,000 family members.
- At least 17 percent, or 13,000, of these individuals have been homeless for longer than a year.
- Over the course of a year an estimated 254,000 people experience homelessness, including 119,000 family members and 135,000 single adults.

The guiding principles for this plan call for us to recognize the individuality of homeless residents and to use the full capabilities of our institutions to equip individuals and families to escape homelessness in their own communities. As we act on these principles we can expect to find:

- Homeless residents are younger than the overall population. Many are children under 5 and young mothers 18 to 29 years of age.

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- Homeless residents are 50 percent more likely to lack a high school diploma and 50 percent less likely to have attended college than the overall population of the county.
- African Americans are over-represented by a factor of 5 among homeless residents. All other ethnic groups are under-represented.
- One-third of all homeless residents are in South Los Angeles.
- Seventeen percent of homeless adults report a history of active military service. This is nearly double the 9 percent rate for the rest of the county.
- Forty-two percent of homeless residents report some type of disability - double the disability rate for the county.
- Roughly 30 percent of single homeless adults are seriously mentally ill.
- Roughly 60 percent of single homeless adults have substance abuse problems.
- Over 1,000 foster youth are emancipated each year and roughly half become homeless.
- Over 12,000 people are released from county jail each year only to enter homelessness.
- One-in-ten of the roughly 47,000 men and women on parole in Los Angeles County are homeless.
- Two-thirds of homeless residents are working age adults.
- The most frequent source of income before the onset of homelessness was a job.
- Most homeless adults have histories of work, but not of sustainable earnings.

People become homeless more easily in some parts of the county than others. Public assistance recipients who are homeless over the course of a year are equivalent to 34 percent of the poverty population in the Antelope Valley, 23 percent in South Los Angeles, and 9 percent in the rest of the county. The precariousness and unevenness of our social safety net is borne out by the fact that 60 percent of homeless single adults and 53 percent of families who seek last-resort refuge in Winter Shelter have just left the care of another organization that failed to solve their problem of homelessness.

In summary, we find homelessness and must act to end it in the same places that we find people who are acutely impoverished and disconnected from their community.

OVERVIEW OF THE 10-YEAR STRATEGY

This strategy sets out specific actions and deadlines to prevent, reduce and eliminate homelessness throughout Los Angeles County in ten years. The next chapters provide the following information:

Chapter 3 identifies the geography of homelessness and institutional linkages of major segments of the homeless population, showing where expanded services are needed.

Chapter 4 is the heart of the strategy, laying out 25 action steps for ending homelessness. Detailed tool kit strategies are provided for each step, along with a responsible party and timeline for accomplishing the step.

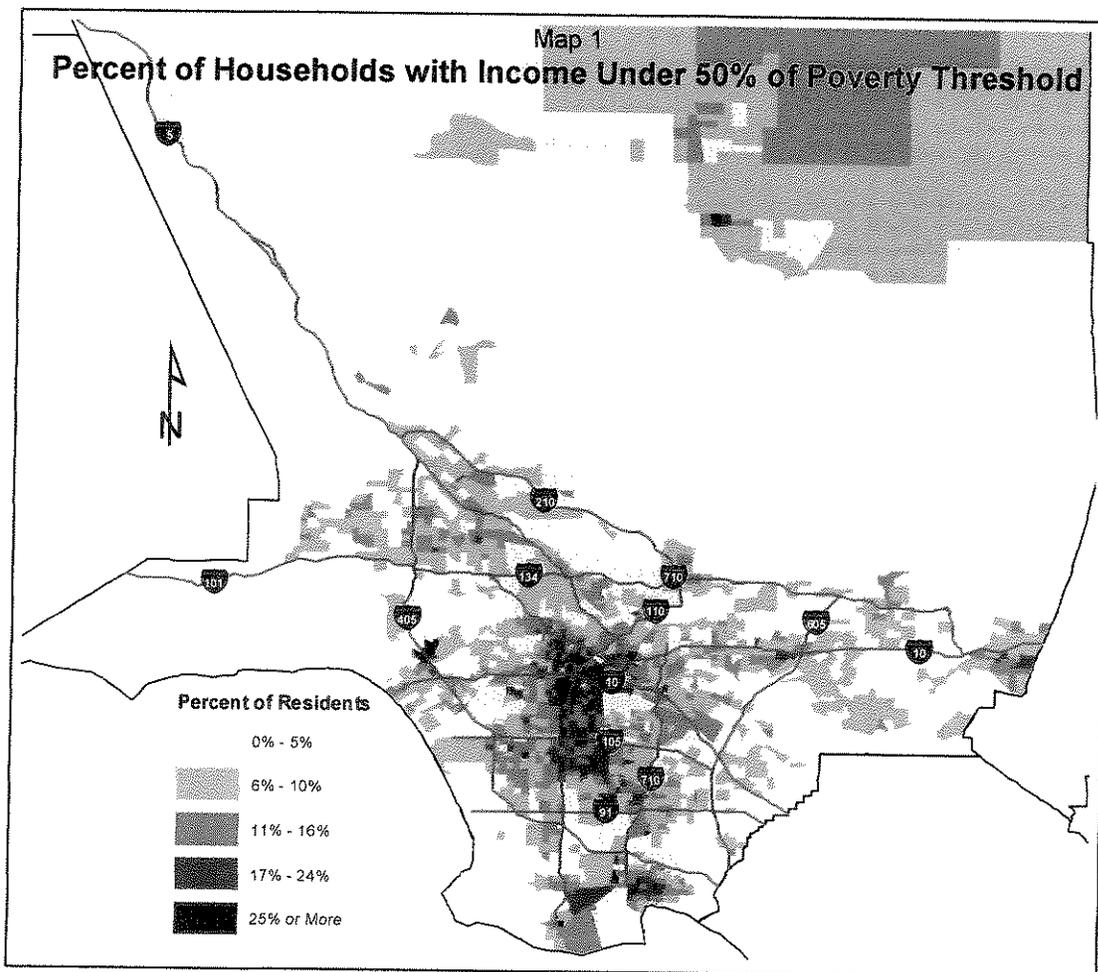
Chapter 5 outlines the scope of services and the cost required to end homelessness. It identifies current expenditures for homelessness by each unit of local government and the gap between these expenditures and the estimated cost of ending homelessness over the next ten years.

The Appendix contains summaries of community meetings, focus groups, and supporting data.

Chapter 3

Homeless Geography and Institutional Linkages

Information about the location of homeless residents as well as about the institutions to which they are linked provides a blueprint for many of the actions needed to prevent and eliminate homelessness. These two types of information can inform the application of five guiding principles: fair-share community support, prevention, providing housing, correcting the structural drivers that cause homelessness, and building programs that are responsive to the distinctive attributes of homeless individuals and the communities where they reside.



ACUTE POVERTY

The most powerful predictor of homelessness is acute poverty. The greatest concentration of residents in acute poverty, that is with annual incomes that are less than half of the poverty threshold, is in a corridor extending from downtown Los Angeles through South Los Angeles, as shown in Map 1. The 2000 Census identified 749,700 residents of Los Angeles County with annual incomes that were less than half of the poverty threshold – currently less than \$4,680 for a single adult or \$7,247 for a single mother with two children. Among persons below the poverty threshold, this population in acute poverty has the highest risk of homelessness.

Los Angeles County residents in acute poverty are broken out by Service Planning Area in Table 1. The county’s annual homeless population represents 34 percent of this population in acute poverty. The urban core of the region made up of the Metro and South Service Planning Areas accounts for 22 percent of the county’s population but 37 percent of residents who are in acute poverty. The other six planning areas all have below-average concentrations of residents in acute poverty. Areas with high concentrations of acute poverty can be expected to also have high rates of homelessness.

Service Planning Area (SPA)	Percent of LA County Population Below 50% of Poverty Threshold in SPA	Percent of LA County Total Population in SPA
1 - Antelope Valley	3%	3%
2 - San Fernando	15%	21%
3 - San Gabriel	14%	18%
4 - Metro	18%	12%
5 - West	5%	6%
6 - South	19%	10%
7 - East	11%	14%
8 - South Bay	16%	16%
Total	100%	100%

PUBLIC ASSISTANCE RECIPIENTS

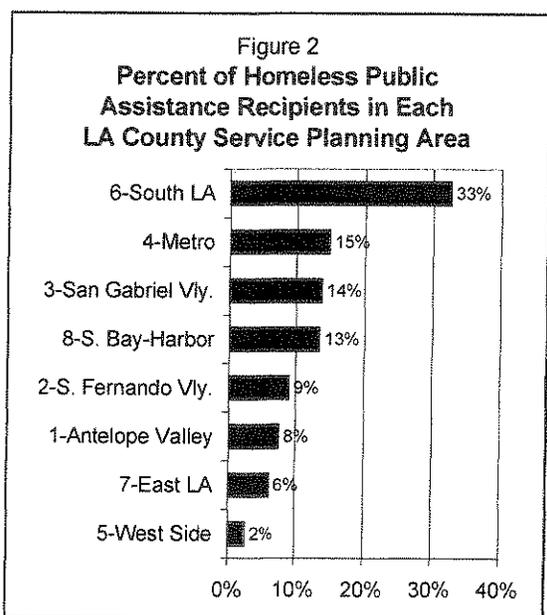
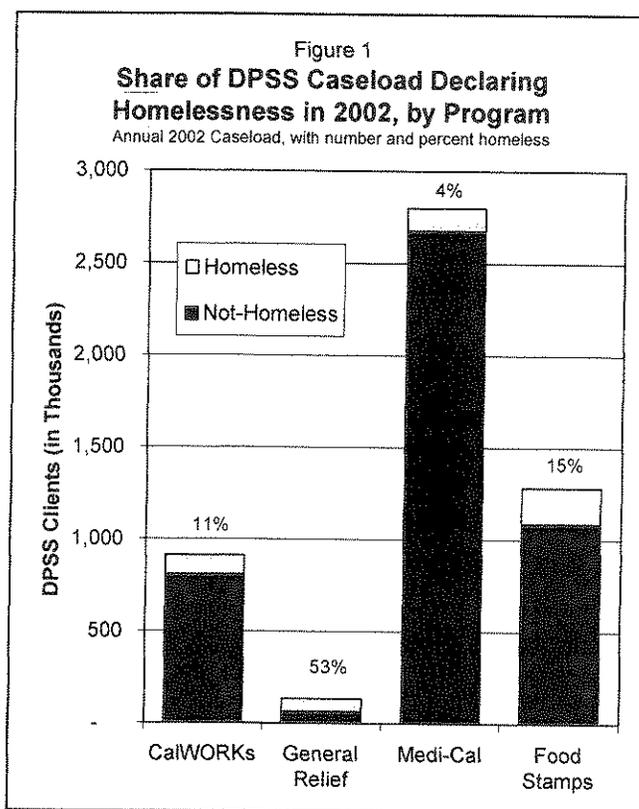
Of the 254,000 people who were estimated to have been homeless in 2002, 217,000 received public assistance for at least part of the year. This represents 85 percent of all homeless residents. The percent of individuals in each of the four public assistance programs who experienced homelessness during the year is shown in Figure 1 and includes:

General Relief	53 percent
Food Stamps	15 percent
CalWORKs	11 percent
Medi-Cal	4 percent

Over half of General Relief recipients experience homelessness. This welfare program for impoverished single adults is the epicenter of long-term homelessness. The CalWORKs program, which aids impoverished families, has a lower rate of homelessness than General Relief, but because it is a much larger program it includes more people who experience homelessness.

The make-up of homeless public assistance recipients varies in different parts of the county, indicating that **different intervention and prevention strategies are needed in different areas.**

In the Antelope Valley, East, and South Bay planning areas most homeless public assistance recipients are family members; in the Metro area most are single adults. **Initiatives to develop needed shelter beds and housing for homeless residents in the Antelope and San Gabriel Valleys should ensure that the needs of families are met.**

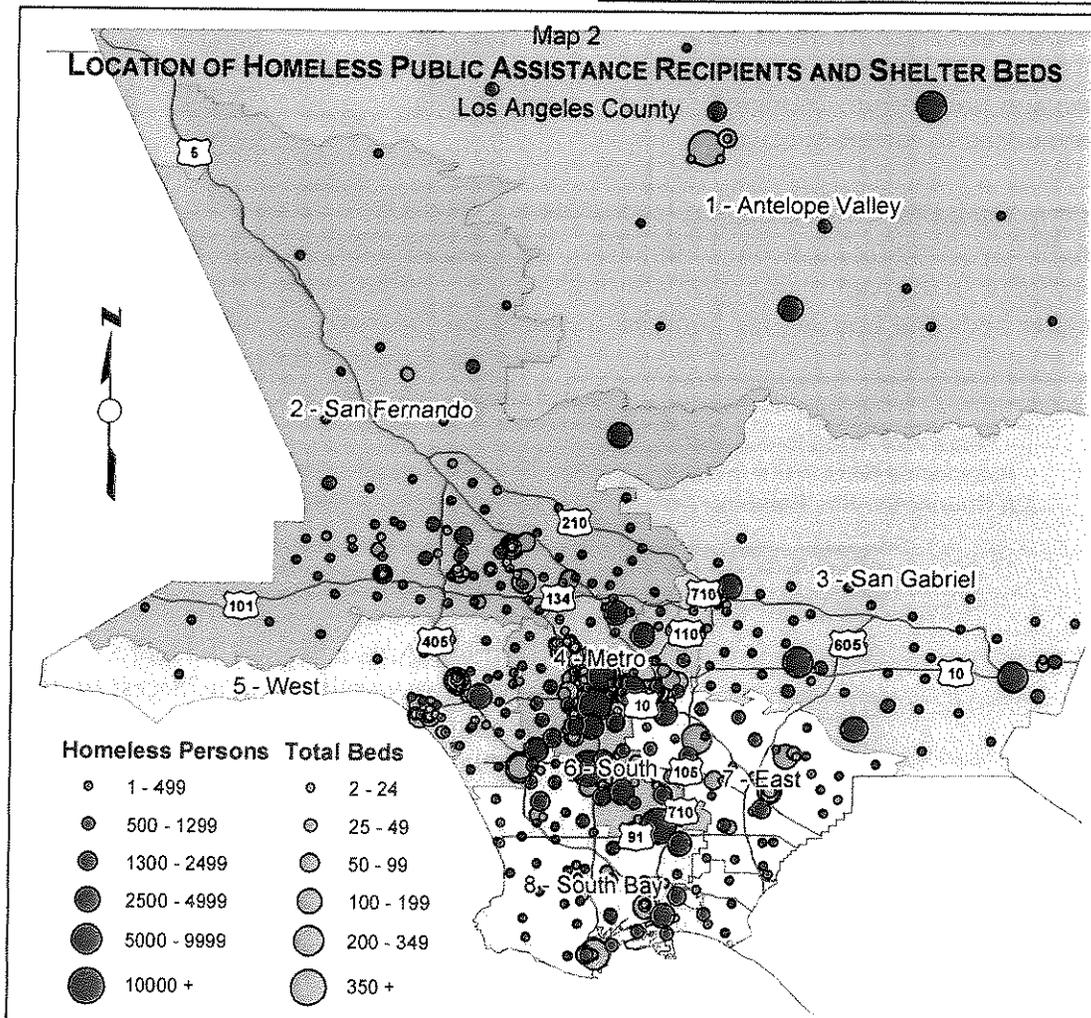
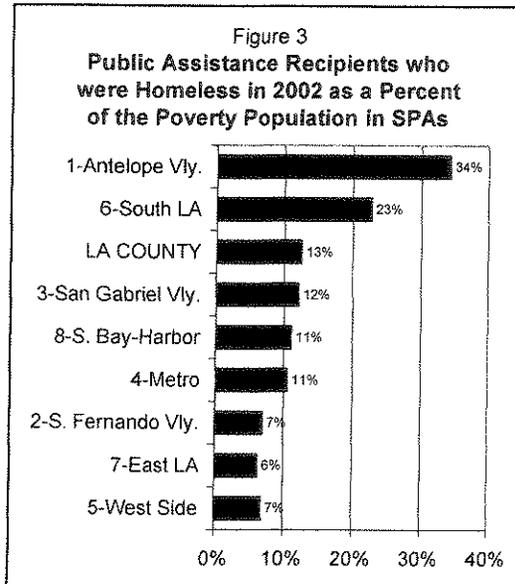


The geographic distribution of the population in acute poverty reappears as we look at the location of homeless public assistance recipients. The share of homeless recipients in each Service Planning Area is shown in Figure 2. South Los Angeles has the largest share, 33 percent, and the Metro area the second largest, 15 percent.

It appears that people drop into homelessness far more easily in some parts of the county than others. Figure 3 shows that homeless public assistance recipients

ents make up a far larger share of the poverty population in the Antelope Valley and South Los Angeles than in the rest of the county. These homeless residents are equivalent to 34 percent of the poverty population in the Antelope Valley, 23 percent in South Los Angeles, and 9 percent in the rest of the county.

The last know addresses of homeless public assistance recipients together with the location of shelter beds are shown in Map 2, and the ratio of people to beds is shown in Table 2. This information identifies areas with the greatest deficits in emergency



shelter resources for homeless residents, and with the greatest need for new program sites. Given current rates of homelessness, a total of 7,000 additional shelter beds are needed to bring each Service Planning Area up to the countywide average of 13 annual homeless public assistance recipients per shelter bed. This demand will decrease as homelessness decreases, but the current deficit is estimated to be:

South LA	3,800
S. Gabriel Valley	2,000
South Bay	600
Antelope Valley	500
East LA	100
<i>Total</i>	<i>7,000</i>

Table 2
Ratio of Annual Homeless Public Assistance Recipients to Shelter Beds by Service Planning Area

SPA	Total Beds	Annual DPSS Homeless	Ratio of People to Beds
1 - Antelope Valley	705	16,000	23
2 - San Fernando	1,681	19,100	11
3 - San Gabriel	216	29,000	134
4 - Metro	7,848	31,100	4
5 - West	1,188	5,000	4
6 - South	1,459	68,600	47
7 - East	904	13,000	14
8 - South Bay	1,589	28,300	18
TOTAL	15,590	210,300	13

The scarcity of shelter beds in the San Gabriel Valley is especially acute because of the virtual absence of shelter resources in this area of the county. This shortfall as well as those in South Los Angeles and the Antelope Valley need to be corrected so that homeless residents will not have to migrate to other areas of the county to receive emergency services.

YOUTH

Many homeless youth are burdened by abusive or neglectful families in their past, and covert lives in the present - covert because they are considered too young to be on their own or because their survival strategies fall outside the law. This makes it harder to obtain information about homeless youth than about any other segment of the homeless population. We have used information about foster youth as a proxy for the overall homeless youth population because **foster youth have a very high rate of homelessness and make up a large share of homeless youth.**

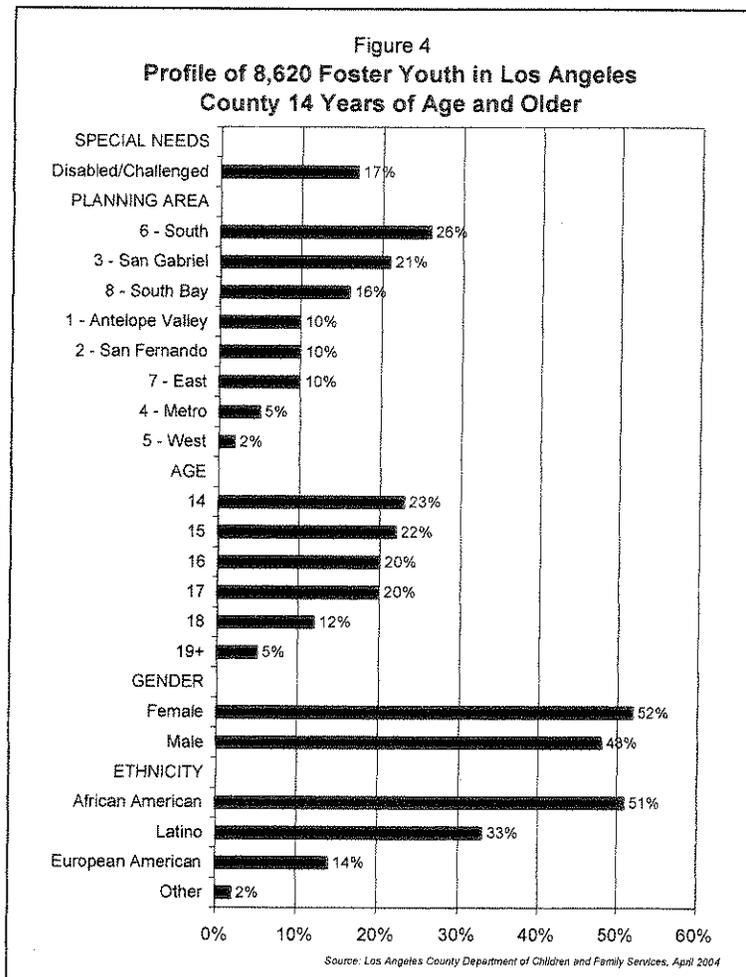
Young people in the county's foster care system typically lack adequate family support, roughly one-fifth have significant disabilities or developmental problems, many have not completed high school, and yet current law "emancipates" these youth at 18, or in some cases 19, years of age. Emancipation means leaving the

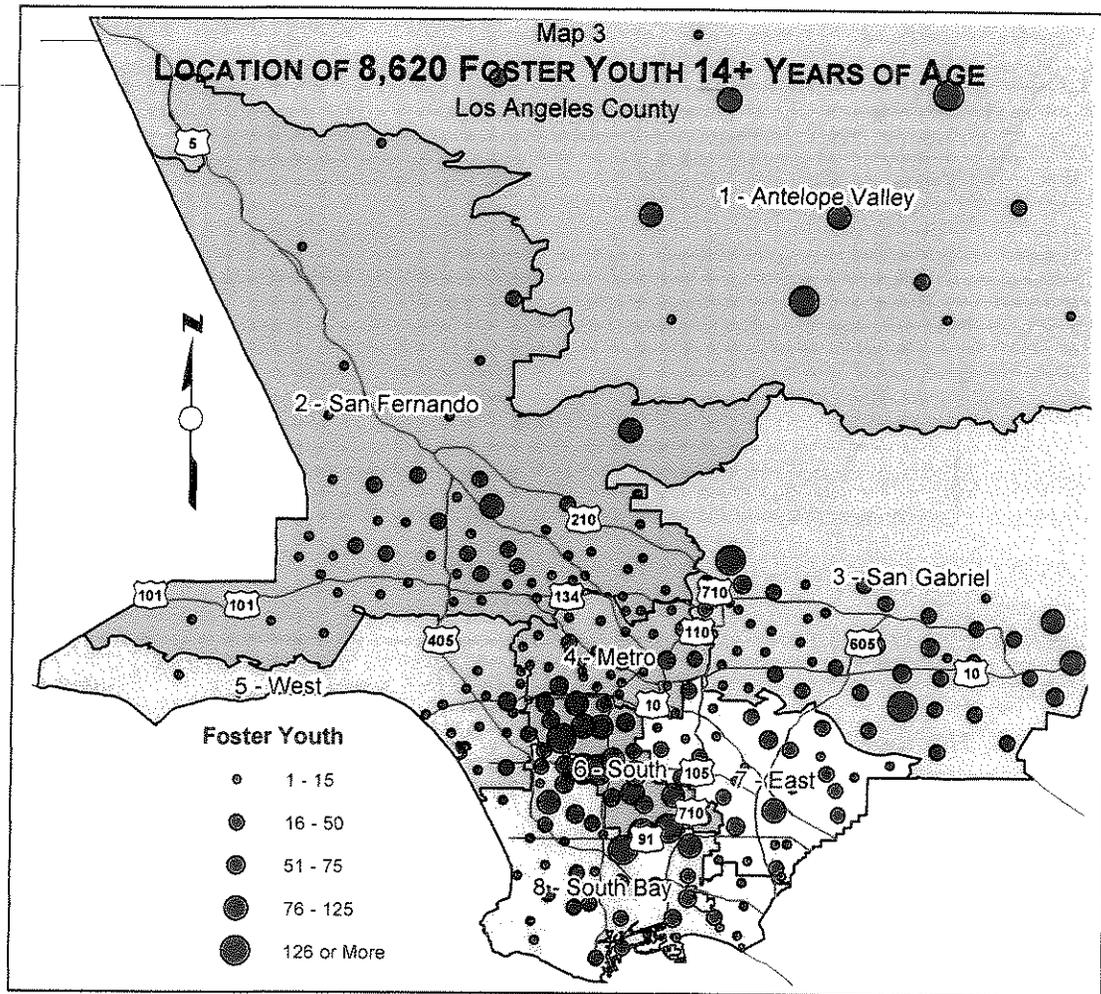
foster care system and making their own way in life. Roughly half become homeless. A strong service provider network for homeless youth has been built in Hollywood, but services for homeless youth are virtually nonexistent in all other areas of the county. Testimony from community members in the Antelope Valley described foster youth living in foxholes they dig in fields. Inadequacies in the foster care system that result in homelessness among emancipated youth along with the absence of homeless services for youth in most communities other than Hollywood lead to at least three undesirable outcomes: (1) critical needs remain unmet, (2) youth are forced to join homeless adults to obtain services, (3) youth leave their communities and migrate to Hollywood to obtain services.

The greatest number of foster youth nearing emancipation is in South Los Angeles, with the next largest number in the San Gabriel Valley (Figure 4 and Map 3). As shown in Figure 4, these youth are nearly evenly divided between males and females. Half are African American, a third are Latino, one-seventh are European

American, and 2 percent are other ethnicities. Seventeen percent of foster youth have special needs, which means that they are disabled or have other serious limitations on their ability to live independently.

At least half of homeless youth are estimated to become involved with the justice system. A review of arrest data for homeless youth in Hollywood showed that as they grow older, many homeless youth become progressively more entangled in the criminal justice system. In this progression youth move from being neglected to

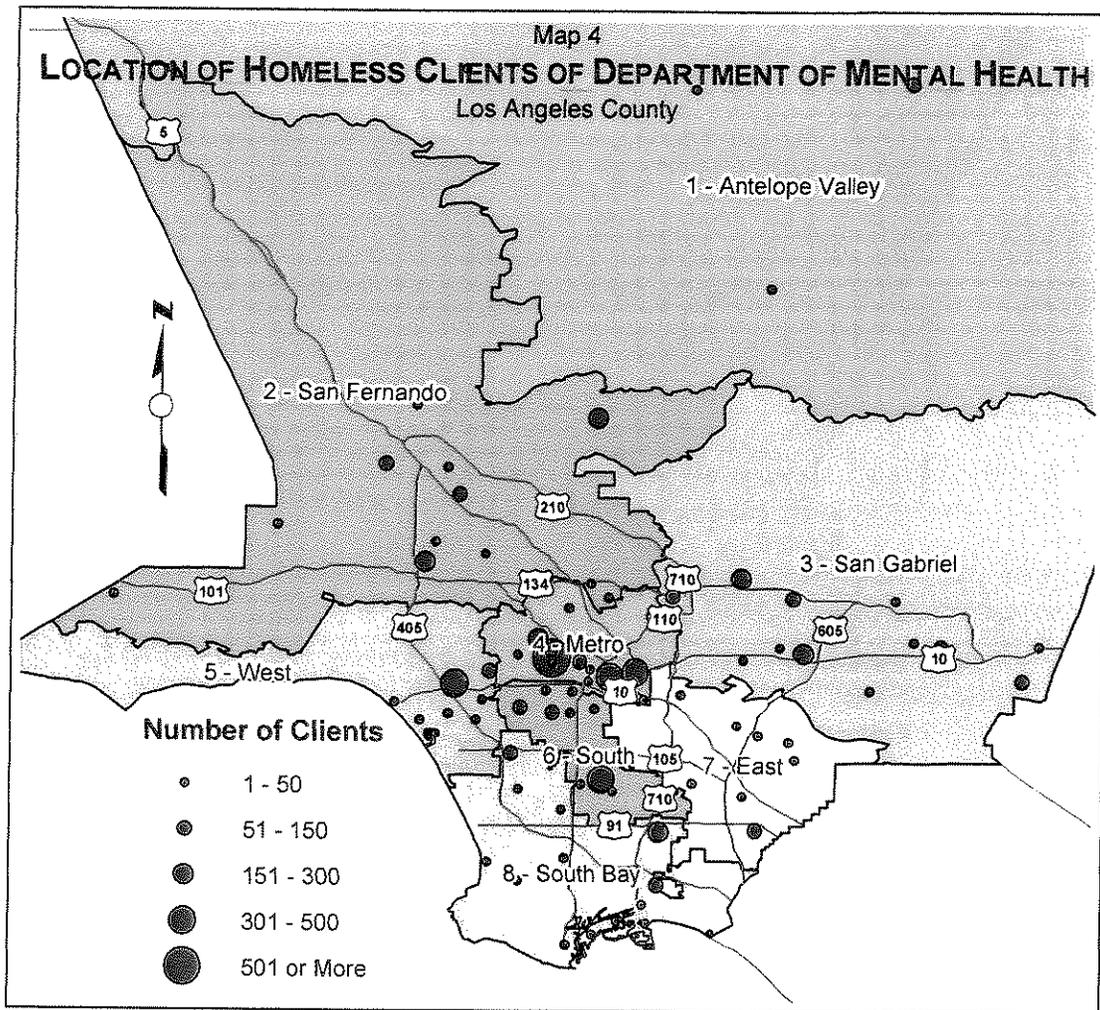




being incorrigible, to theft and possession of drugs, to prostitution, to sales of drugs and violent crimes, and to further cycles of recidivism. The most frequent reason for arrest is prostitution, accounting for 46 percent of all female arrests and 17 percent of all male arrests.

MENTAL ILLNESS

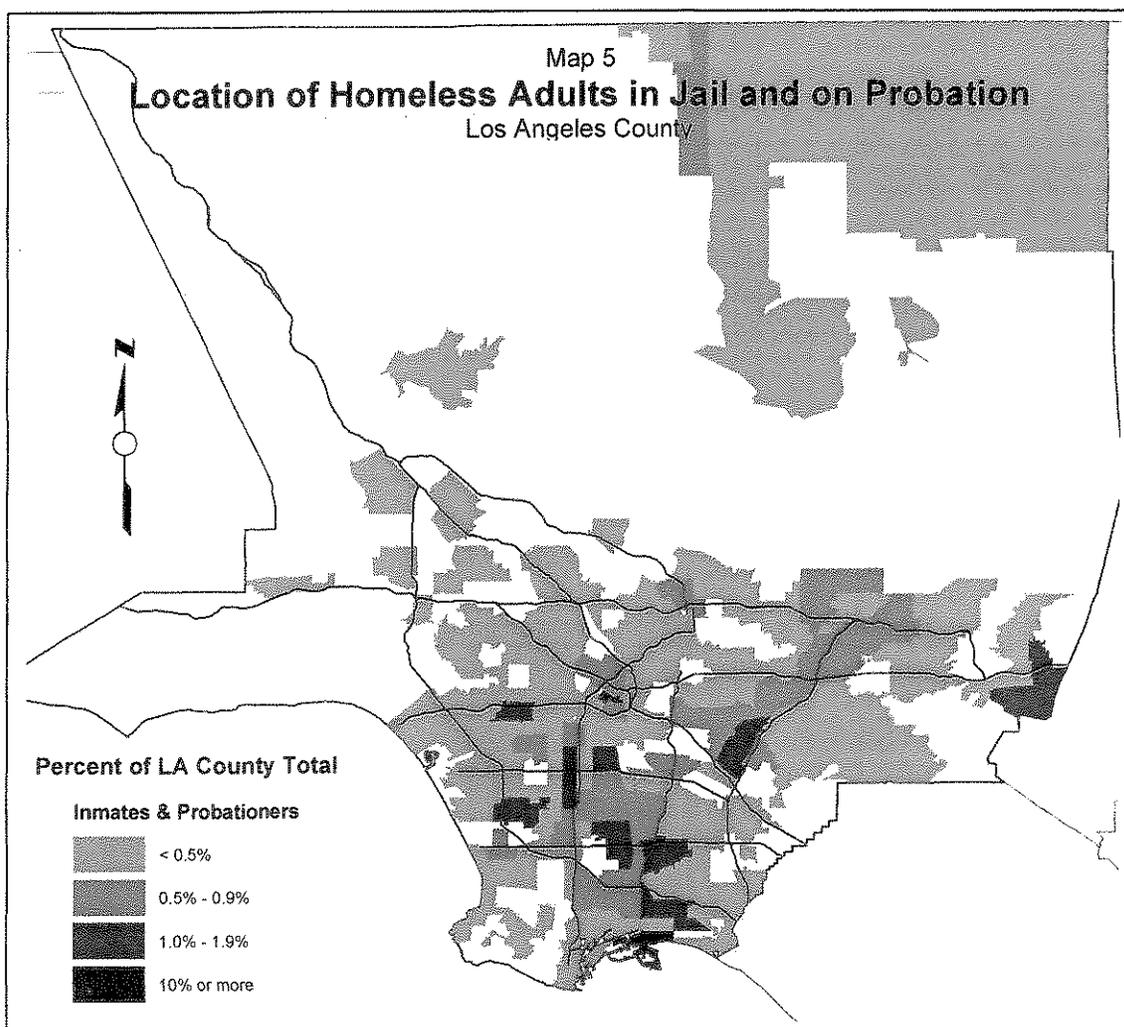
Mental disorders prevent people from carrying out essential aspects of daily life, including caring for themselves and maintaining interpersonal relationships. Homeless people with mental disorders remain homeless for longer periods of time and have less contact with family and friends. They encounter more barriers to employment, tend to be in poorer physical health, and have more contact with the legal system than homeless people who do not suffer from a mental disorder.



Mentally ill homeless residents who are receiving services from the county Department of Mental Health are highly concentrated in the downtown area, as shown in Map 4. **The lack of stable, supportive housing in their own communities appears to cause many mentally ill and indigent residents to migrate to the anonymous public spaces and emergency service available downtown.**

JAIL INMATES AND PROBATIONERS

We have only limited information about the location of homeless residents with justice system linkages. By combining information about 246 homeless adults who are on probation and have identifiable locations (out of a reported total of 1,202 homeless probationers) with information about the last address of 376 homeless jail



inmates we can begin to see the geographic distribution of homeless adults who are involved with the justice system. This data is shown in Map 5. It suggests that the highest concentrations of homeless residents charged with breaking the law is around the urban centers of Los Angeles and Long Beach, with secondary concentrations in South Los Angeles, East San Gabriel Valley, and Pomona. **The justice system has a particularly important role to play, not only in preventing the harm done by crime but also in ensuring that services are provided to restore homeless residents as whole, contributing members of society.**

GEOGRAPHIC AND INSTITUTIONAL SUMMARY

- The greatest number of unserved homeless residents is in South Los Angeles.

- Although the absolute need is smaller, the greatest scarcity of services is in the San Gabriel and Antelope valleys.
- The social infrastructure for preventing homelessness appears weakest in the Antelope Valley and South Los Angeles.
- The greatest number of foster youth nearing emancipation is in South Los Angeles.
- The Department of Public Social Services has the largest institutional role to play in preventing and ending homelessness. The General Relief population is predominantly comprised of homeless residents, with the greatest concentration in Central Los Angeles. In the Antelope Valley, East, and South Bay planning areas most homeless public assistance recipients are family members.
- The Department of Children and Family Services is responsible for foster youth, who are at especially high risk of becoming long-term homeless. The greatest number of foster youth nearing emancipation is in South Los Angeles, with the next largest number in the San Gabriel Valley.
- The Department of Mental Health has identified 8,412 homeless residents in its caseload. These residents are significantly over-concentrated in the downtown area.
- Justice system institutions including the Superior Courts, Department of Probation, Department of Corrections, Youth Authority, and Sheriff's Department jail system have daily jurisdiction over an estimated _____ homeless residents. The high level of control these institutions have over individuals in their charge uniquely empowers them to bring about restorative justice through community courts and other mechanisms for ensuring that needed services are available to, and fully utilized by, homeless residents.

Strategy to End Homelessness

OVERVIEW

Homelessness in Los Angeles has emerged out a powerful convergence of forces: population growth that far outstripped housing production, industrial restructuring that eliminated blue collar jobs, and under-funding of public services that left critical human needs unmet. But these forces are not as powerful as the determination, resourcefulness and collective capabilities of the Los Angeles community. ***Homelessness can and will be ended throughout Los Angeles in 10 years.***

The guiding principles of this strategy provide a framework for mapping the range of initiatives that must be undertaken to end homelessness. These principles address both material and social problems underlying homelessness. The seven guiding principles that will shape operational actions as this strategy is implemented, and an eighth pragmatic principle to ensure that the strategy is successful are:

1. Prevent homelessness.
2. Maintain the existing capacity to serve homeless residents and build new capacity where it is needed.
3. Address the structural causes of homelessness.
4. Ensure rapid reconnection with housing for people who become homeless.
5. Bring homeless residents into the mainstream of society.
6. Respect the individualized nature of problems that make people homeless and the need for individual solutions.
7. Call on all communities to participate fairly in funding and hosting homeless services and affordable housing.
8. Build capacity to follow through with informed and effective action.

This chapter identifies 25 strategic actions that put these guiding principles into practice. These steps will move people who are homeless into housing and ultimately prevent new homelessness.

Each strategic action both identifies the organization responsible for carrying out the action and presents a timeline describing when the action should be completed. Later in this chapter we identify the actions that focus on people who meet the federal definition of “chronically homeless,” as well as early action items that can be accomplished in whole or part within one year.

Accompanying the steps are detailed “tools for action.” The tools are recommendations collected through the Bring LA Home planning process. These recommendations come from the general public, subject matter experts, Blue Ribbon Panel members, focus group participants, homeless residents, and community stakeholders. The organizations that are responsible for each action step are charged with developing carefully tailored programs and policies that draw on these tools for action to successfully complete each step.

The **guiding principles** and **action steps** for carrying out each principle are listed below in the left column. An accompanying list of detailed **tools for action** that can be employed for carrying out the action steps is shown in the right column.

STRATEGIC ACTIONS AND TOOLS FOR ACTION

Guiding Principles and Strategic Actions

PREVENT HOMELESSNESS

When we help individuals avoid the destructive experience of homelessness we also save social costs for stabilizing and re-housing individuals who have become acutely impoverished, often uncreditworthy, and often disconnected from work and community as a result of being homeless. We prevent homelessness by preserving existing affordable housing units and by providing effective, holistic assistance that reconnects vulnerable individuals being cared for by major public institutions with sources of income and essential services. Action steps for preventing homelessness and the responsible

Tools for Action

1. **PRESERVE EXISTING AFFORDABLE HOUSING**
 - a. Implement the Recommendations from the LA Housing Crisis Taskforce for preserving and producing affordable housing.
 - b. Develop a preservation strategy for all at-risk affordable housing in each city and county jurisdiction.
 - c. Ensure enforcement of rent stabilization ordinance in pre-1979 housing where the owner has prepaid the HUD mortgage.
 - d. Create the position of affordable housing preservation coordinator within the County of Los Angeles.
 - e. Develop citywide relocation policies and a source of funding to assist tenants who must vacate slum properties.
 - f. Institute “no net loss” policies that preserve existing affordable rental housing stock and require affordable replacement housing.
 - g. Incorporate the creation and preservation of accessible housing for the disabled into the local housing policy- through the provision of funds or loans to property owners who are willing to make 25% of their units accessible to people with disabilities and to make half of the accessible units affordable to disabled persons on SSI.
 - h. Establish redevelopment policies that mandate higher levels of low-income housing.
 - i. Require cities to provide replacement housing when code enforcement displaces residents from garages or other dwelling places that do not meet building code requirements.
2. **REDUCE THE RATE OF HOMELESSNESS AMONG PRECARIOUSLY HOUSED INDIVIDUALS AND FAMILIES**
 - a. Conduct a “zero tolerance” audit in all city and county departments to identify and eliminate government actions that cause people to become homeless.
 - b. Implement the recommendations of *Home for Every Californian: The Recommendations and Report of the California Senate*

* Numerical goals that remain to be determined during the implementation phase are shown as TBD.

homelessness and the responsible entities and timeline for carrying out each step are as follows:

1 Preserve [TBD*] existing affordable housing units in the County of Los Angeles.

Los Angeles County, Los Angeles City and the 87 other Cities within the county

Timeline: TBD

2 Reduce the annual rate of homelessness among households with incomes below fifty percent of the poverty threshold from an estimated 34% to 0%.

Los Angeles County, Los Angeles City and the 87 other Cities within the county

Timeline: TBD

3 Reduce the rate of homelessness among individuals receiving or eligible for General Relief or CalWORKs from an estimated 53% to 0%, and for CalWORKs from an estimated 11% to 0%.

Los Angeles County Department of Public Social Services

March 2005: Completion of Plan
 FY 2005-6: Reduce General Relief rate to 35% and CalWORKs rate to 6%
 FY 2006-7: Reduce General Relief rate to 18% and CalWORKs rate to 3%
 FY 2009-10: Reduce General Relief and CalWORKs rates to 0%

4 Reduce the rate of homelessness among individuals discharged from the Los Angeles County jail and from State prison and youth facilities from an estimated 10% to 0%.

Los Angeles County Sheriff's Department; California Department of Corrections

FY 2005-6: Reduce rate to 7%
 FY 2006-7: Reduce rate to 3%

Bipartisan Task Force on Homelessness for 2001

- c. Implement the recommendations of the LA Housing Crisis Taskforce
- d. Make supportive services available to existing units of low-income housing. Strengthen existing and create new eviction prevention programs, including rent assistance programs.
- e. Enhance the availability of services to precariously housed individuals, linking them to ongoing community services.
- f. Enhance the availability of education and employment services to precariously housed individuals.
- g. Implement a system of professional, reliable assessments to determine the employability of General Relief recipients.
- h. Provide employment services to residents of city housing and recipients of section 8 certificates.
- i. Support the creation of a "211 hotline", a social service referral telephone number.
- j. Develop a resource guide outlining services and subsidies available to assist households to staying housed, including cash aid, food banks, food stamps, Fair Housing services, and short and long-term rental subsidies.
- k. Stop the "28-day shuffle" in Los Angeles County hotels, which requires families to move out of a room for one day each month, and allow these units to become permanent housing.
- l. Fund prevention programs for families so they can take part in parenting classes, further their education, etc.
- m. Support the expansion at the state level of the Special Circumstances Program through which SSI, CAPI and IHSS recipients can apply for money to help with moving costs after an eviction or to move because of unsafe housing. Increase the amount of money that is available and remove the once in a lifetime restriction on receipt of Special Circumstances funding.
- n. Use Los Angeles as a pilot project to implement recommendations in the July 2000 federal GAO report, *Homelessness: Barriers to Using Mainstream Programs*.
- o. Create a centralized housing and resource service.
- p. Use Employment Development Department checks to distribute information about utility cut-off warnings and services for people in fiscal crisis.
- q. Maximize participation rates in federal nutrition programs, including food stamps, WIC, school meals, out-of-school meals and senior congregate meals.
- r. Maximize participation rates in Veterans Administration programs.
- s. Lobby for improved and extended unemployment benefits.
- t. Maximize participation rates in the Earned Income Tax Credit program.
- u. Lobby to expand the federal Earned Income Tax Credit program and create a state program.
- v. Create out-stationed DPSS application sites for food stamps and CalWORKs.

3 REDUCE THE RATE OF HOMELESSNESS AMONG INDIVIDUALS RECEIVING OR ELIGIBLE FOR GENERAL RELIEF OR CALWORKS

- a. Develop a plan within DPSS with measurable objectives and a timeline to achieve this objective.
- b. Develop protocols within DPSS to identify clients threatened with homelessness, including assessment and prevention assistance for parents with domestic violence, mental health, substance abuse problems, parents with disabilities, and expectant mothers.
- c. Create a Homeless Prevention Unit in each DPSS office to train staff to identify people threatened with homelessness and provide

FY 2009-10: Reduce rate to 0%

5. Reduce the rate of homelessness among youth leaving foster care and County youth facilities from an estimated 50% to 0%.

Los Angeles County Department of Children and Family Services; Los Angeles County Sheriff's Department; California Youth Authority; California Department of Corrections

Timeline: TBD

6. Reduce the rate of homelessness among individuals discharged from state and county hospitals from an estimated ___% to 0%.

Los Angeles County Department of Health; Los Angeles County Department of Mental Health

Timeline: TBD

MAINTAIN THE EXISTING CAPACITY TO SERVE HOMELESS RESIDENTS AND BUILD NEW CAPACITY WHERE IT IS NEEDED

Homeless services are highly concentrated in the urban center of Los Angeles but sparse in the area of greatest need – South Los Angeles, and acutely under-developed in the Antelope and San Gabriel valleys. Many cities have not acted on the reality that they are part of a regional social and economic fabric that gives rise to homelessness. To bring an end to homelessness the Los Angeles region must preserve its existing hard-won facilities and

- d. appropriate services and referrals to avoid homelessness.
- d. Link every General Relief recipient who is classified as "Needs Special Assistance" (NSA, that is, unable to work) with appropriate social services, including SSI application assistance.
- e. Raise the grant levels for General Relief to come closer to reflecting the real cost of housing.
- f. Develop a Non-recurring Special Needs Program for General Relief recipients.
- g. Create a new classification within General Relief for clients who are employable but have major functional barriers to employment. These clients would be considered administratively unemployable until the barriers are removed.
- h. Waive General Relief time limits for employable recipients complying with program requirements and actively engaged in job search or related activities.
- i. Expand the use of social workers within DPSS.
- j. Eliminate the Shared Roommate Penalty, which reduces grants when General Relief recipients have roommates.
- k. Publicize the Earned Income Disregard, which encourages welfare recipients to obtain employment.
- l. Increase the housing component of the General Relief grant to cover the actual cost of housing.
- m. Reinstate a year round benefit period for all General Relief recipients, rather than the current 9-month limit for employable recipients.
- n. Stop deducting the cost of emergency housing vouchers to homeless individuals applying for General Relief.
- o. Create an Immediate Need program for homeless individuals, rather than making them wait for benefits.
- p. Develop a program for recipients with child support obligations to work and retain sufficient income to avoid homelessness without threatening the well being of the child.
- q. Expand efforts to notify clients prior to termination or sanctions.
- r. Increase outreach to potential General Relief recipients.
- s. Reinstate Medi-Cal for General Relief recipients.
- t. Ensure that reductions or terminations of benefits do not result in homelessness.
- u. Strengthen the CalWORKs Eviction Prevention Program.
- v. Strengthen the CalWORKs Non-recurring Special Needs Program.
- w. Expand rent assistance programs.
- x. Expand childcare services to families.
- y. Raise the grant levels for CalWORKs to come closer to reflecting the real cost of housing.
- z. Expand efforts to collect child support and encourage voluntary child support.
- aa. Increase efforts to reunite families, when appropriate.
- bb. Lobby to expand at the state and federal levels the allowances in CalWORKs, now limited to \$600, for non-recurring special needs, when disasters make housing uninhabitable.
- cc. Broaden the eligibility requirements for non-recurring special needs assistance.
- dd. Grant housing relocation assistance if the client's proposed move will require a commute of over one hour each way or there is no public transportation at the time of the client's work shift.
- ee. Exempt CalWORKs recipients who are working or in school from time limits.
- ff. Improve and expand the Homeless Assistance Program – eliminate the once-in-a-lifetime rule and extend the time it may be used.
- gg. Provide additional training regarding the Homeless Assistance Program to DPSS staff, including eligibility workers.
- hh. Strengthen customer service culture among DPSS staff.
- ii. Improve communications access at DPSS by having phones answered by trained staff rather than by answering machines.

programs, and create new facilities and programs where there are unmet needs. Every city and community in the county must recognize that it is part of this problem and that it must contribute fairly to providing the solutions to homelessness. This includes providing funding as well as sites for homeless programs and housing. Los Angeles has an exceptionally capable cadre of nonprofit housing developers, and with access to funding and sites the capacity to build the housing needed for homeless residents. The key action step for developing the capacity to serve homeless residents, the responsible entities, and the timeline are as follows:

- 7 **Obtain a commitment from each of the 88 cities within Los Angeles County and each Los Angeles City Council member to:**
 - a. **Maintain existing homeless shelters;**
 - b. **Host, fund and construct a fair share allocation of new homeless shelters based on current and future needs;**
 - c. **Host, fund and construct affordable housing and affordable supportive housing units, based upon the Southern California Association of Government's (SCAG) Regional Housing Needs Assessment.**
 - d. **Amend zoning and land use regulations to support housing, shelter and services needed to end homelessness.**

Los Angeles County; Los

- answered by trained staff rather than by answering machines.
 - jj. Eliminate the fingerprinting requirement.
 - kk. Extend welfare benefits to convicted drug felons.
 - ll. Initiate income or rent support for families in "doubled up" situations.
 - mm. Improve services to non- or limited-English speakers by increasing the number of bi-lingual staff at DPSS.
 - nn. Combine the CalWORKs, Food Stamp and Medi-Cal application to make it shorter, easier to fill out and eliminate redundancies.
 - oo. Include education as an option to satisfy the work requirements for CalWORKs.
 - pp. Reduce the DPSS CalWORKs sanction rate by increasing efforts to find families, developing additional strategies to overcome barriers and other measures.
 - qq. Improve services to CalWORKs clients facing domestic violence, mental health or substance abuse issues.
 - rr. Provide services, such as transportation assistance, language training, job skills training, employment referrals, childcare, and assistance with SSI applications to families who have time-limited off CalWORKs.
 - ss. Expand the State Homeless Assistance Program.
 - tt. Lobby to amend CalWORKs regulations to permit use of homeless funds to assist families facing evictions rather than requiring counties to wait until after eviction occurs.
 - uu. Lobby to raise the Welfare Shelter Allowance at the state level for CalWORKs.
 - vv. Extend the Living Wage Ordinance to cover welfare-to-work participants.
- 4 **REDUCE THE RATE OF HOMELESSNESS AMONG INDIVIDUALS DISCHARGED FROM THE LOS ANGELES COUNTY JAIL, FROM STATE PRISON AND YOUTH INCARCERATION FACILITIES**
- a. Develop a plan, based upon the pilot work of the LA County Sheriff's Department, with measurable objectives and a timeline to achieve this objective.
 - b. Develop protocols to identify clients threatened with homelessness.
 - c. Implement the recommendations within the consent decree between the US Department of Justice and the Los Angeles County Sheriff's Department.
 - d. Implement the recommendations of *Home for Every Californian: The Recommendations and Report of the California Senate Bipartisan Task Force on Homelessness for 2001*.
 - e. Incorporate the goal of effective discharge planning into the overall mission of the relevant agencies.
 - f. Enhance assessment tools to evaluate inmate needs.
 - g. Expand involvement of community based service providers prior to discharge.
 - h. Train staff in resources available to inmates after being released.
 - i. Lobby the state to earmark funding to expand transitional programs for homeless parolees.
 - j. Expand California Department of Corrections programs for homeless parolees.
- 5 **REDUCE THE RATE OF HOMELESSNESS AMONG YOUTH LEAVING FOSTER CARE AND COUNTY YOUTH FACILITIES**
- a. Develop a plan with measurable objectives and a timeline to achieve this objective.
 - b. Develop protocols to identify clients threatened with homelessness.
 - c. Implement the recommendations of *Home for Every Californian*.

Angeles City and the 87 other
Cities within the county

July, 2005: Obtain commitment

ADDRESS THE STRUCTURAL CAUSES OF HOMELESSNESS

Growing poverty in the Los Angeles region has disconnected increasing numbers of individuals and families from housing and stable ties to their communities. The collateral damage of poverty includes increasing numbers of inadequately nurtured children who are at risk of growing into homeless adults. Solutions to the structural causes of homelessness include raising the income floor under the working poor, creating living-wage jobs, providing job training and education that will enable low-wage workers to obtain living-wage jobs, and building affordable housing. Some of the most insightful initiatives for increasing the earnings of LA's working poor are emerging from grassroots community development organizations and offer promising approaches for reducing the number of residents in acute poverty. Action steps for addressing the structural causes of homelessness and the responsible entities and timeline for carrying out each step are as follows:

- 8 Establish an annual goal for the reduction of the number of

*The Recommendations and Report of the California Senate
Bipartisan Task Force on Homelessness for 2007*

- d. Incorporate the goal of effective discharge planning into the overall mission of relevant agencies.
 - e. Enhance assessment tools available to staff in order to better evaluate youth needs, including those that evaluate the youth's skill levels.
 - f. Expand efforts with families to prevent unnecessary entry into foster care.
 - g. Promote healthy foster homes by decreasing the number of children allowed per home.
 - h. Do not automatically emancipate 18 year old, long-term foster youths without providing them with education and training services to allow them to be independent.
 - i. Do not automatically emancipate foster youth without assuring that they have a housing placement.
 - j. Increase training for County and State staff, particularly with regard to resources available to youth after being released or emancipated.
 - k. Expand involvement of community based service providers prior to discharge.
 - l. Expand the Transitional Housing Placement Program (THPP), the Transitional Housing Program (THP), the Runaway Adolescent Program, and the Independent Living Program (ILP) to facilitate housing and stability for youth.
 - m. Increase post-emancipation services.
 - n. Lobby to change the Federal Independent Living Program regulations to allow participants as young as 12 and as old as 24.
 - o. Reorganize the accountability structure within the Department of Mental Health for caseworkers providing services to foster youth.
 - p. Decentralize DCFS and out-post staff.
 - q. Ensure that all foster youth are competently screened to identify any special needs by their fourteenth birthday, and that youth with special needs receive the services and benefits necessary to keep them housed after they are emancipated.
- 6 REDUCE THE RATE OF HOMELESSNESS AMONG INDIVIDUALS DISCHARGED FROM LOS ANGELES COUNTY HOSPITALS**
- a. Develop a plan with measurable objectives and a timeline to achieve this objective.
 - b. Develop protocols to identify clients threatened with homelessness.
 - c. Provide a written treatment plan for discharged clients.
 - d. Schedule an in-person follow-up outpatient appointment within seven days or prior to time that patient will run out of medication.
 - e. Arrange transportation and support services to enable patient to keep appointment.
 - f. Make referrals to housing, social services and self-help groups and follow-up on these referrals.
 - g. Arrange transitional or permanent housing - not temporary shelter - for all patients who are homeless at time of discharge.
- 7 FAIR-SHARE OF AFFORDABLE AND PERMANENT SUPPORTIVE HOUSING IN ALL CITIES**
- a. Obtain a council district level allocation of the Los Angeles City Regional Housing Needs Assessment allocation to measure housing needs on a district-by-district basis.
 - b. Develop a plan within the County and each City with measurable objectives and a timeline to achieve this objective.
 - c. Implement the recommendations of the LA Housing Crisis Task Force, and apply, as appropriate, to other jurisdictions.
 - d. Institute density increases, adaptive reuse, relaxed off-street

homeless people.

Los Angeles County; Los Angeles City and 87 Cities within the county

November 2004

9 Place employable homeless individuals in jobs.

Workforce Investment Boards; Carson/Lomita/Torrance Consortium; Foothill Employment and Training Consortium; Long Beach City; Los Angeles City; Los Angeles County; SELACO (Southeast Los Angeles County Consortium); South Bay Consortium; Verdugo Consortium; DPSS (GROW and GAIN); Los Angeles Homeless Services Authority (LAHSA); private sector employers

FY 2005-6: Training and placement for 10% of employable homeless; placement assistance only for another 10%; unassisted placement for 10%

FY 2006-7: Training and placement for 20%; placement assistance only for another 20%; unassisted placement for 20%

10 Strengthen the job readiness, job retention, and earnings level of public benefits recipients (GROW and GAIN), through skill development and job placement programs that result in quarterly earnings that are above the poverty threshold for 75% of recipients.

Los Angeles County Department of Public Social Services

Timeline: TBD

11 Enroll individuals representing 33% of annual homeless households, into the Supplemental Security Income Program (SSI) and support efforts to ease and rationalize the enrollment process for SSI. Expand enrollment of food stamps, Medi-Cal, and WIC.

- e. Advocate for the increase of the per capita amount of both the Federal and State Low-Income Housing Tax Credit programs
- f. Develop a centralized low-income housing registry.
- g. Mandate that all new housing projects receiving public funding or support have a set-aside for homeless families and very low income disabled individuals.
- h. Establish expedited procedures regarding zoning and permits for low-income housing projects.
- i. Establish incentives for private developers to either build low-income housing or partner with nonprofit developers.
- j. Ensure that the housing elements that local governments are required to have as part of their general plans are in full compliance with state and federal requirements for meeting the existing and projected housing needs of all economic segments of each community. Provide incentives for assisting communities in developing affordable housing in accordance with their housing elements and penalties for failure to adopt fully compliant housing elements.
- k. Encourage the State Office of Planning and Research to amend their guidelines to require all cities to include a human services element in their general plan updates.
- l. Expand inclusionary zoning.
- m. Consider the trust/land banking model.
- n. Create local affordable housing trust funds.
- o. Lobby the state to issue affordable housing bonds
- p. Use unused or underutilized public property, such as the San Pedro Naval Base, for low-income housing
- q. Lobby for change in Shelter Plus Care regulations to allow for a change in unit size when family size changes.
- r. Develop a revolving loan fund to support mixed-use developments.
- s. Acquire land and buildings for rehabilitation.
- t. Work with neighborhoods to identify acceptable sites.
- u. Link City and County infrastructure funds to the acceptance of higher density housing by local communities and to a requirement that affordable housing and supportive housing is created within each community.
- v. Link City and County infrastructure funds to willingness of communities to accept higher density and to identify areas zoned for affordable housing, supportive housing and homeless services.
- w. Devote a percentage of the Los Angeles Housing Trust Fund and other city and county housing development funds to develop units for families and individuals living at less than 25% of area median income (AMI).
- x. Locates affordable housing with easy access to mass transportation, jobs and childcare.
- y. Create local government affordable housing trust funds and lobby for state and national housing trust funds.
- z. Establish redevelopment policies that mandate higher levels of low-income housing.
- aa. Lobby the federal government to protect and expand best-practice HUD programs
- bb. Encourage "sweat equity" community-built or mutual assistance self-help housing projects
- cc. Join the campaign for the Ending Long Term Homelessness Services Initiative to generate targeted federal services funding for new supportive housing units.
- dd. Include harm reduction programs within selected permanent supportive housing projects
- ee. Prioritize Safe Haven or "Community Model" programs for the homeless mentally ill adding 10 Safe Havens (10-20 people each)

County of Los Angeles

Timeline: TBD

12 Implement 'high road' job creation strategies to provide living wages for LA's labor force, invest in education and training, and encourage adoption of living wage ordinances.

Los Angeles County, Los Angeles City and the 87 other Cities within the county

Timeline: TBD

ENSURE RAPID RECONNECTION WITH HOUSING FOR PEOPLE WHO BECOME HOMELESS

The condition that all homeless people share is that there is no place meant for human habitation that they can call their own. The reason typically is inability to pay for shelter. Often homeless residents have problems other than lack of housing and money, but the longer they are without housing, the worse these problems become. The path out of homelessness begins with obtaining shelter and establishing a feasible plan for obtaining permanent housing. Action steps for reconnecting homeless residents with housing and the responsible entities and timeline for carrying out each step are as follows:

- homeless mentally ill adding 10 Safe Havens [20-30 people each] in each Service Planning Area.
 - ff. Create assisted, dorm-style living spaces with a "house parent" for youth aged 18-22 so they can learn necessary skills while they attend community college or other training.
 - gg. Encourage but do not require residents to participate in program services.
 - hh. Maintain strong community based organizations and units of law enforcement to enforce existing anti-discrimination "fair housing" laws.
 - ii. Inventory and assess vacant industrial and commercial parcels in each community as potential sites for homeless services and housing.
 - jj. Inventory and assess vacant or unused publicly owned parcels in each community as potential sites for homeless services and housing.
 - kk. Distribute shelter beds in the county in proportion to the distribution of homeless people.
 - ll. Make beds available to serve subpopulations and homeless people with specialized needs, such as unaccompanied youth, two parent families, families with teenage male children, persons with physical disabilities, people with pets and women in advanced pregnancy or with very young children.
 - mm. Provide safe, low-barrier housing for homeless youth.
 - nn. Extend the winter shelter program into a year-round emergency shelter program funded by the City and the County with a major focus on case management and permanent housing.
 - oo. Increase number of domestic violence shelters.
 - pp. Extend program stays in domestic violence shelters beyond 30 days.
 - qq. Create more high tolerance shelter facilities.
 - rr. Use government owned property for shelter construction.
 - ss. Fund more "no fail" programs for youth.
 - tt. Consider "dome village" style self-governing homeless communities as an alternative approach for providing housing.
 - uu. Create shelters to serve two parent families.
 - vv. Create shelters that serve families with older male children.
 - ww. Create "safe haven" shelters for mentally ill people.
 - xx. Expand Los Angeles County's pilot program for providing intensive case management, holistic, multi-departmental services and housing for homeless CalWORKs families.
 - yy. Provide parking and appropriate utility hook-ups, or amnesty from parking restrictions, for homeless residents living in recreational vehicles, vans and cars.
 - zz. Increase the number of beds permitted by the Los Angeles City shelter ordinance to 100 and encourage other jurisdictions to adopt similar ordinances.
 - aaa. Permit service hubs to be established "by right" throughout the County.
- 8 ESTABLISH AN ANNUAL GOAL FOR REDUCING THE NUMBER OF HOMELESS PEOPLE.**
- 9 PLACE EMPLOYABLE HOMELESS INDIVIDUALS IN JOBS.**
- a. Require employers receiving public funds to create a job set-aside program for homeless persons.
 - b. Provide public sector employment positions for homeless job seekers.
 - c. Create and expand Workforce Investment Act (federal legislation that provides local job training funds) programs targeting the homeless.
 - d. Implement a method of reimbursement for homeless training providers outside of the Eligible Training Provider List (ETPL), as

13 Ensure that individuals and families who are homeless or are threatened with homelessness have access to appropriate programs and service

- a. Expand outreach and access services, and establish performance standards for comprehensiveness and extent of services.
- b. Adopt a countywide "housing first" approach to service delivery.

Los Angeles Homeless Services Authority (LAHSA), Los Angeles County Department of Mental Health, Los Angeles City Police Department

FY 2004-5

14 Obtain 9,500 new federal Section 8 certificates or vouchers per year for housing authorities in Los Angeles County.

Los Angeles County; Los Angeles City and Cities within the county that are eligible to receive section 8 certificates or vouchers

Timeline: TBD

BRING HOMELESS RESIDENTS INTO THE MAINSTREAM OF SOCIETY

Exclusion from society is one of the most tragic dimensions of homelessness. Individual unable to claim their own place or provide for their own survival while living in a society of abundance are profoundly marginalized. Homeless residents must have genuine opportunities to fulfill their

- e. allowed by the Workforce Investment Act.
 - e. Develop a streamlined process for referring homeless people to appropriate and reputable training programs.
 - f. Utilize Workforce Investment Act funds to support paid work-experience programs for homeless people, as allowed by this legislation.
 - g. Provide training and resources that assist One-Stops (employment centers funded by the Workforce Investment Act) in serving homeless people appropriately and increase coordination between One-Stops and homeless service providers to ensure that homeless people have access to comprehensive, quality services.
 - h. Provide staff resources for initiating and sustaining a joint effort between representatives of government agencies that administer Workforce Investment Act, One-Stop providers, and the homeless community, similar to the City of Los Angeles' existing Disability Network.
 - i. Establish employment goals for homeless service providers.
 - j. Expand public-private job creation initiatives.
 - k. Support business community efforts to create training programs for homeless people.
 - l. Incorporate flexibility into One-Stop policies and encourage innovative partnerships between One-Stops and homeless service providers.
 - m. Develop accountability standards that ensure that homeless participants are assisted in obtaining living wage jobs in growth industries, yet also allow for flexibility in outcomes over the first two years. Workforce Investment Boards should publicly support and encourage the adoption of comprehensive living wage ordinances in their jurisdictions.
 - n. Workforce Investment Boards should publicly support and encourage the adoption of comprehensive living wage ordinances in their jurisdictions.
 - o. All Workforce Investment Boards should appoint a homeless advocate to their Board.
 - p. Limit sub-living wage positions for individuals with serious barriers to employment to two years.
 - q. Create a short term, high tolerance day labor exchange program, providing one day's housing and food in exchange for one day's work.
 - r. Create subsidized employment programs for homeless youth.
 - s. Create long term, supported employment positions for disabled homeless persons.
 - t. Create public works employment program.
 - u. Provide high-tolerance, "fail-proof" trial employment for homeless youth.
- 10 STRENGTHEN THE JOB READINESS, TRAINING AND EMPLOYMENT RATES FOR PUBLIC BENEFITS RECIPIENTS**
- a. Encourage education and training in welfare employment programs, rather than taking a strict work-first approach.
 - b. Encourage CalWORKs recipients to use their community service period (after their 18/24 month welfare to work period) to get more training and education necessary to accomplish their employment goals, rather than assigning recipients to community services that have nothing to do with what the recipients have been working towards during the 18/24 month period.
 - c. Include all General Relief and CalWORKs workfare participants under living wage ordinance.
 - d. Build a culture within the welfare department that values learning as well as work.
 - e. Provide open access for all certified education and training providers that provide free skill development to recruit and train welfare recipients within the context of TANF and CalWORKs.

potential as human beings, and must also assume responsibility for public standards of civil and law abiding conduct. This includes ensuring that adequate substance abuse and mental health services are available, and using the power of the justice system affirmatively to ensure that homeless residents who have violated the law have access to, and make use of, these services. Action steps for reconnecting homeless residents with society and the responsible entities and timeline for carrying out each step are as follows:

15 Create [TBD] additional detoxification treatment slots, [TBD] inpatient slots and [TBD] outpatient treatment slots for homeless individuals with substance abuse problems, offering treatment on demand.

Los Angeles County Department of Mental Health

Timeline: TBD

16 Provide comprehensive and effective mental health services for mentally ill homeless individuals.

- a. **Create [TBD] new residential treatment slots and [TBD] new outpatient treatment slots.**
- b. **Lobby for Expansion of Mental Health Programs (AB 34/2034) that Use an Integrated Services Approach to serve all mentally ill homeless residents in Los Angeles County.**
- c. **Create a County-wide, Integrated Services Network, based upon the Institute of Co-occurring Disorders, which integrates and coordinates mental health, substance abuse**

welfare parents within the constraints of TANF and CalWORKs regulations.

- f. **Build strong referral relationships with education and training organizations throughout the county.**
- g. **Support the development of more effective training programs for older parents with limited English ability.**
- h. **Encourage self-initiated training programs (SIPs) to allow recipients to independently and pro-actively seek job training.**
- i. **Build on the self-selection dynamics within different subgroups to encourage entry into skill development programs.**
- j. **Strengthen DPSS capabilities for identifying parents with family dysfunctions or disabilities and ensuring that they receive needed services.**
- k. **Provide incentives for DPSS to refer parents to supportive services.**
- l. **Discourage parents from taking jobs in the informal economy.**
- m. **Reduce reliance on sanctions as a response to problems.**
- n. **Seek a fair share of state childcare funds.**
- o. **Strengthen DPSS capability to use internal data to guide quality improvements.**
- p. **Strengthen DPSS capability to use labor market information in developing employment plans for parents.**
- q. **Encourage effective collaboration between DPSS and supportive service programs, including establishing permanent co-location offices.**

11 ENROLL [TBD] DISABLED HOMELESS INDIVIDUALS INTO THE SUPPLEMENTAL SECURITY INCOME PROGRAM (SSI), AND INTO OTHER PUBLIC ASSISTANCE PROGRAMS

- a. **Implement an expedited SSI/SSDI enrollment program for potentially eligible General Relief and CalWORKs recipients.**
- b. **Lobby to permit people to receive SSI due to substance abuse if they are in active treatment.**
- c. **Lobby for the use of presumptive eligibility for long-term mentally ill individuals rather than requiring a demonstration of 12 months without work.**
- d. **Allow jail data to be used by mental health advocates for SSI and SSDI applications and counseling.**
- e. **Provide assistance in dealing with Social Security Administration to SSI recipients who are facing a continuing disability review, so that the SSI recipients are able to exercise all of their rights in that review process.**
- f. **Systematize communications process between community case managers and the Social Security Administration.**
- g. **Adjust the State Supplemental portion of SSI for each SSI recipient depending on the person's housing costs to allow SSI recipients who are eligible to receive federal Food Stamps.**
- h. **Create stronger and more positive relationships between advocates and the Social Security Administration, Disability and Adult Programs Division (DAPD).**
- i. **Initiate proactive participation of mental health clinics in aggregating data for individual patients who visit multiple clinics to provide longitudinal documentation of persistent mental health problems.**

12 IMPLEMENT 'HIGH ROAD' JOB CREATION, TRAINING AND WAGE STRATEGIES TO PROVIDE LIVING WAGES FOR LA'S LABOR FORCE.

13 ENSURE THAT INDIVIDUALS AND FAMILIES WHO ARE HOMELESS OR ARE THREATENED WITH HOMELESSNESS HAVE ACCESS TO APPROPRIATE PROGRAMS AND SERVICES.

- a. **Create outreach teams in each Service Planning Area to conduct**

and other services among County Departments as well as other service providers in the community. Fully implement the Los Angeles County, Department of Mental Health Community Care Plan.

Los Angeles County Department of Mental Health

Timeline: TBD

17 Increase access to county provided and funded health care services in order to serve an additional [TBD] patients.

Los Angeles County Department of Health Services

Timeline: TBD

18 Ensure homeless families and children are given the education related services and special assistance required by McKinney-Vento Act and emphasize coordination among school districts and the county office of education and other pertinent county departments.

Los Angeles County Office of Education and All School District in Los Angeles County

Timeline: TBD

19 Increase access to Community/Homeless/Drug/Mental Health Courts in the County to provide restorative justice for homeless residents who are involved with the justice system.

Los Angeles County Superior Court

Timeline: TBD

20 Enforce local laws and ordinances regarding standards for public conduct once appropriate services are available, while respecting the civil rights of homeless residents.

- street outreach.
 - b. Expand specialized outreach teams targeting homeless youth.
 - c. Increase outreach teams targeting homeless youth population.
 - d. Create 1 new County Department of Mental Health (PMRT/PET) mobile team in each Service Planning Area (SPA)
 - e. Create [TBD] new Los Angeles Police Department (SMART) Teams.
 - f. Create six new LAHSA Emergency Response Teams.
 - g. Provide employment services at Access Centers.
 - h. Integrate medical services within Access Centers.
 - i. Co-locate multiple service agencies within Access Centers.
 - j. Expand Access Center Services to both meet the needs of people threatened with homelessness as well as people who are currently homeless.
 - k. Ensure that all public and private service systems that come into contact with homeless people know about the access center system and can make informed referrals.
 - l. Improve Regional Center outreach and intake services.
 - m. Expand drop in center service sites, public bathrooms, public showers and storage facilities.
 - n. Expand funding to existing and new access centers to permit them to assist people on the verge of becoming homeless.
 - o. Lobby HUD to allow access centers to use homeless funding to prevent precariously housed people from becoming homeless.
- 14 OBTAIN 9,500 NEW FEDERAL SECTION 8 CERTIFICATES OR VOUCHERS FOR LOS ANGELES COUNTY.**
- 15 CREATE [TBD] ADDITIONAL DETOXIFICATION TREATMENT SLOTS FOR HOMELESS INDIVIDUALS WITH SUBSTANCE ABUSE PROBLEMS, OFFERING TREATMENT ON DEMAND**
- a. Create a subset of Section 5150 individuals (people who are an immediate danger to themselves or others) who need to be taken to a detoxification or crisis intervention facility – such as the proposed centers created by the Co-Occurring Disorders Institute.
 - b. Increase the number of detoxification beds, permitting treatment upon demand.
 - c. Combine crisis intervention services with detoxification programs.
 - d. Expand AB 34 programs, which provide services to mentally ill homeless people, to include substance abuse issues.
 - e. Increase the number of programs for dual diagnosed individuals.
 - f. Lobby to change state law to allow people with drug convictions to receive food stamp and CalWORKs benefits.
 - g. Support narrowly tailored treatment programs that recognize the unique needs of various sub-populations.
 - h. Expand services for relapsing substance abusers, including the use of “wet” service models.
 - i. Develop treatment programs that permit resumption of treatment after relapse.
 - j. Promote Co-Occurring Disorders Institute created by the Department of Mental Health.
 - k. Expand programs for women with children.
 - l. Increase the number and quality of jail based substance abuse programs.
 - m. Increase the number of Community Assessment Service Centers.
 - n. Expand needle exchange programs.
- 16 PROVIDE COMPREHENSIVE AND EFFECTIVE MENTAL HEALTH SERVICES FOR MENTALLY ILL HOMELESS INDIVIDUALS.**
- a. Create [TBD] new residential treatment slots and [TBD] new

Los Angeles City and County
Law Enforcement Agencies

Timeline: TBD

RESPECT THE INDIVIDUALIZED NATURE OF PROBLEMS THAT MAKE PEOPLE HOMELESS AND THE NEED FOR INDIVIDUAL SOLUTIONS

Homeless residents reflect the broad human diversity of the larger Los Angeles community. Often, homelessness emerges out of life histories in which opportunities for trust, hope and growth have been thwarted. To find a path out of homelessness and toward social inclusion these complex and difficult problems must be addressed. Lasting solutions that keep individuals out of homelessness require competent, individualized assistance as well as opportunities for homeless residents to act on rebuilding their own lives. A key action step for providing individually appropriate help for homeless residents and the responsible entity and timeline for carrying out this step are as follows:

- 21 **Develop standards and tools to measure and evaluate the effectiveness of homeless service providers in responding to the individual needs of homeless**

- b. outpatient treatment slots for mentally ill homeless individuals
 - b. Implement the County Department of Mental Health Community Care Plan to provide coordinated and comprehensive services throughout the county. Develop money management units within current County service structure.
 - c. Expand representative payee programs to manage money for persons with mental illness in Los Angeles County
 - d. Create limited money management services that pay for rent and utilities and allow the recipient to use the rest of the grant as the recipient wishes.
 - e. Streamline County bureaucracy so that it parallels state AB 2034 funded programs, giving providers the ability to better tailor programs to meet community needs.
 - f. Target funding for AB 2034 to address youth issues such as early and periodic screening diagnosis and treatment (EPSDT).
 - g. Develop AB 34 programs for dual diagnosed individuals.
 - h. Expand the direct, comprehensive services approach of the Assertive Community Treatment (ACT) program for high intensity users of the mental health system.
 - i. Permit US Substance Abuse and Mental Health Services Administration (SAMHSA) funding to flow directly to community agencies.
 - j. Allow mental health and substance abuse services to be provided in one place as a treatment option.
- 17 INCREASE ACCESS TO COUNTY PROVIDED AND FUNDED HEALTH CARE SERVICES IN ORDER TO SERVE AN ADDITIONAL (TBD) PATIENTS.**
- a. Expand the use of mobile medical and mobile TB clinic vans.
 - b. Integrate homeless services within County health programs
 - c. Encourage the California Primary Care Association to integrate a plan to end homelessness into their programs.
 - d. Expand dental and vision services for uninsured homeless people.
 - e. Provide Medi-Cal for homeless youth until 21 years of age.
 - f. Mandate hospital discharge planning for homeless individuals to avoid "discharge to the streets"
 - g. Coordinate Health Care for the Homeless Network with LAHSA.
 - h. Stop hotels in downtown from charging homecare workers to enter.
 - i. Lobby for targeted Medi-Cal program for homeless people.
 - j. Restore Medi-Cal for General Relief recipients.
 - k. Restructure Medi-Cal to permit quick changes of providers.
 - l. Provide medical services at Access Centers.
 - m. Improve Los Angeles County telephone access to order prescriptions.
 - n. Lobby state legislature to reinstate Denti-Cal, to provide dental services to poor families.
 - o. Reinstate Neighborhood Health Clinics.
 - p. Increase the availability of quality after-hours medical services within communities.
 - q. Expand prevention education and outreach services.
 - r. Support portability of Medi-Cal and/or HMO programs.
 - s. Increase the number of recuperative care facilities.
 - t. Reduce reliance on health care "silos" and increase the number of entry and service points throughout the county.
 - u. Expand transportation options to help people get to medical facilities.
 - v. Create more prescription eyeglass donation programs.
 - w. Site health clinics within emergency shelters.
- 18 ENSURE HOMELESS FAMILIES AND CHILDREN ARE GIVEN THE EDUCATION RELATED SERVICES AND SPECIAL ASSISTANCE REQUIRED BY MCKINNEY-VENTO ACT AND**

residents, and use this performance data along with indices of community need in allocating funding for shelter and services throughout the County.

Los Angeles Homeless Services Authority (LAHSA)

Timeline: TBD

CALL ON ALL COMMUNITIES TO PARTICIPATE FAIRLY IN FUNDING AND HOSTING HOMELESS SERVICES AND AFFORDABLE HOUSING

Homeless residents are found in every community in the Los Angeles region, with the greatest concentrations in the poorest communities. While the results of poverty are most apparent in high-poverty neighborhoods, poverty itself represents a collective failure of the region's residents and their economy. There are enormous disparities in the resources that different cities devote to addressing homelessness, and the willingness of different cities to provide sites for homeless services and housing. To end homelessness every community must contribute fairly to providing funding and sites to meet the needs of the region's homeless residents. Action steps for ensuring that all communities participate fairly in funding and

- EMPHASIZE COORDINATION AMONG SCHOOL DISTRICTS AND THE COUNTY OFFICE OF EDUCATION AND OTHER PERTINENT COUNTY DEPARTMENTS.**
- a. Educate local school administrators about the requirements of the McKinney-Vento Homeless Assistance Act.
 - b. Expand school based counseling services, including after-hours and off-campus services.
 - c. Increase collaborations with the Department of Children and Family Services and City and County Departments of Recreation for after school and other programs.
 - d. Integrate life and social skills programs into school district curricula beginning in kindergarten.
 - e. Create specialized life and social skill programs for young parent[s] in high school.
 - f. Develop collaboration between school districts and MTA to provide increased and lower cost transportation to children and teens.
- 19 INCREASE ACCESS TO COMMUNITY, HOMELESS, DRUG, AND MENTAL HEALTH COURTS IN THE COUNTY TO PROVIDE RESTORATIVE JUSTICE FOR HOMELESS RESIDENTS WHO ARE INVOLVED WITH THE JUSTICE SYSTEM.**
- 20 ENFORCE LOCAL LAWS AND ORDINANCES REGARDING STANDARDS FOR PUBLIC CONDUCT ONCE APPROPRIATE SERVICES ARE AVAILABLE, WHILE RESPECTING THE CIVIL RIGHTS OF HOMELESS RESIDENTS.**
- a. Identify health, safety and other laws and ordinances commonly related to homelessness.
 - b. Identify barriers that prevent homeless individuals from complying with those ordinances.
 - c. Communicate the laws and barriers to LAHSA for inclusion in the planning process.
 - d. Adopt a "Service First" model for people on the streets and in encampments, providing genuine access to effective services before enforcement of laws related to standards of public conduct caused in part by the state of homelessness.
 - e. Discourage panhandling and improper public behavior and promote a message of recovery.
 - f. Increase homeless sensitivity training for police and BID security officers.
- 21 DEVELOP STANDARDS AND TOOLS TO MEASURE AND EVALUATE THE EFFECTIVENESS OF HOMELESS SERVICE PROVIDERS IN RESPONDING TO THE INDIVIDUAL NEEDS OF HOMELESS RESIDENTS, AND USE THIS OUTCOME DATA ALONG WITH INDICES OF COMMUNITY NEED IN ALLOCATING FUNDING FOR SHELTER AND SERVICES THROUGHOUT THE COUNTY.**
- 22 ADOPT THIS STRATEGIC PLAN: LOS ANGELES COUNTY, LOS ANGELES CITY AND THE 87 OTHER CITIES IN THE COUNTY**
- 23 IDENTIFY, SEEK AND LEVERAGE ALL POTENTIAL PUBLIC AND PRIVATE FUNDS AND VOLUNTEER RESOURCES FOR HOMELESS PROGRAMS WITH A FAIR SHARE COMMITMENT OF PUBLIC FUNDING FROM EACH JURISDICTION, AND DEVELOP A COORDINATED LOBBYING EFFORT FOCUSING ON STATE AND NATIONAL LEGISLATION, REGULATIONS AND POLICIES THAT IMPACT HOMELESSNESS IN LOS ANGELES COUNTY.**
- a. Institutionalize the Bring LA Home Resource Development

participate fairly in funding and hosting homeless services and affordable housing and the responsible entities and timeline for carrying out each step are as follows:

22 Adopt this Strategic Plan.

Los Angeles County; Los Angeles City and the 87 other Cities within the county

November 2004

23 Identify, seek and leverage all potential public and private funds and volunteer resources for homeless programs with a fair share commitment of public funding from each jurisdiction, and develop a coordinated lobbying effort focusing on state and national legislation, regulations and policies that impact homelessness in Los Angeles County.

Los Angeles County; Los Angeles City and the 87 other Cities within the county

Timeline: TBD

BUILD CAPACITY TO FOLLOW THROUGH WITH INFORMED AND EFFECTIVE ACTION

To end homelessness in 10 years it will be necessary to make continuing improvements in the quality of information available for monitoring and refining the strategies in this plan, and for coordinating the efforts of roughly 100 public sector entities identified as responsible for

- Group
 - b. Lobby for both an increased allocation of federal tax credits for housing and an overall increase in the tax credit program.
 - c. Establish a Homeless Assistance Trust Fund.
 - d. Establish new public funding streams, such as "sin" or "penny" taxes, increased fines for fair housing law violations, increased recording document filing fees to support programs and services.
 - e. Increase marriage license fee and use for homeless services.
 - f. Establish a coordinated public-private funders council.
 - g. Support the Mental Health initiative on the November ballot.
 - h. Strengthen public service internship programs.
 - i. Support student loan community service repayment programs.
 - j. Distribute this plan and foster dialogue and support regarding homelessness and its solutions among religious institutions, media, government, business, policy organizations, direct service providers, people who are homeless and others in Los Angeles.
 - k. Develop an information and communications capacity within LAHSA.
 - l. Use local neighborhood councils or new human service councils to facilitate siting local services and inform city-wide policy.
 - m. Lobby HUD to make its funding more flexible. Allow it to support services such as substance abuse, emergency shelter, etc.
 - n. Lobby the IRS to make the value of services provided to homeless programs or people tax deductible.
 - o. Lobby the US Department of Agriculture (USDA) to permit seniors to include pensions and retirement pay as "earned income" in the food stamp calculation.
 - p. Develop a coordinated community response regarding combating poverty, increasing jobs, the level of the minimum wage, tax structure issues, 'high road' economic development strategies, universal health care access, investments in education and training to employment sectors with strong internal job ladders, and adequately funded public schools and community services.
- 24 IMPROVE THE COMPLETENESS, RELIABILITY AND USEFULNESS OF HOMELESS DATA BY CONDUCTING A BASELINE CENSUS AND SURVEY OF THE HOMELESS POPULATION IN LOS ANGELES COUNTY, AS WELL AS SUBSEQUENT PERIODIC COUNTYWIDE AND CITY LEVEL ENUMERATIONS, AND INTEGRATE THIS INFORMATION WITH OTHER SOURCES OF DATA ABOUT HOMELESS RESIDENTS.**
- a. Conduct census of the homeless population in Los Angeles County.
 - b. Collect data that supports estimates of population dynamics and service needs among homeless residents.
 - c. Collect data from all institutions with significant direct linkages to homeless residents (including the county departments of Public Social Services, Children and Family Services, Mental Health, Probation, and Sheriff, and state departments of Corrections and Mental Health) to provide information about the flow of residents into homelessness and the needs and attributes of these residents.
 - d. Integrate and analyze data about homeless residents to identify population trends, service needs, and outcomes from the 10-Year Plan to End Homelessness, and provide corrective feedback for fine-tuning components of the plan.
 - e. Fully implement a Countywide Homeless Management Information System.
 - f. Collect data from service providers throughout the County.
 - g. Allow service providers to track clients between service sites.
- 25 ESTABLISH LAHSA AS THE OVERSIGHT AGENCY FOR PLAN IMPLEMENTATION TO COORDINATE, SUPPORT, REFINE**

carrying out different parts of this plan. Action steps for ensuring effective long-term follow through on this plan and the responsible entities and timeline for carrying out each step are as follows:

- 24 Improve the completeness, reliability and usefulness of homeless data by conducting a baseline census and survey of the homeless population in Los Angeles County, as well as subsequent periodic countywide and city level enumerations, and integrate this information with other sources of data about homeless residents.**

Los Angeles Homeless Services Authority (LAHSA) - Countywide surveys; 34 Entitlement Cities - optional local surveys

October, 2005: First report
January, 2006: Full implementation of homeless management information system

- 25 Establish an oversight agency for plan implementation to coordinate, support, refine and report on plan implementation activities among the 88 cities, local school districts, other appropriate governmental entities and the County of Los Angeles.**

Los Angeles County; Los Angeles City and the 87 other Cities within the county

Timeline: TBD

AND REPORT ON PLAN IMPLEMENTATION ACTIVITIES AMONG THE 88 CITIES, LOCAL SCHOOL DISTRICTS, OTHER APPROPRIATE GOVERNMENTAL ENTITIES AND THE COUNTY OF LOS ANGELES.

- a. Develop a monitoring unit within LAHSA.
- b. Identify new research as well as plans and programs in other jurisdictions relevant to homelessness in Los Angeles
- c. Establish a fulltime, homeless liaison in each County Department and each City within the County.
- d. Develop a Countywide Coordinating Body that includes governmental, service and advocacy representatives
- e. Consider merging the four continuums.
- f. Encourage experienced cities to help those without experience in siting and developing affordable housing, shelters and homeless services.
- g. Appoint a homeless liaison, reporting to the Director, in each department.
- h. Establish a homeless services coordinator in each city Entitlement City.
- i. Fully implement toe service implementation projects of local governments.
- j. Develop a countywide system to identify homeless persons across County Departments and analyze their issues and characteristics
- k. Conduct an annual service and housing gaps analysis
- l. Publish an annual report on plan implementation.
- m. Assemble a research and policy team to monitor, assess and recommend policies and programs.
- n. Create a research advisory council.
- o. Assess the quality of service provision by funded service providers.
- p. Tailor funding decisions to documented needs and to effective service programs
- q. Provide technical assistance to service providers in order to increase service provision quality, provider accountability, and ability to attract diversified funding.
- r. Collect and examine shelter and service standards enacted in other jurisdictions.
- s. Ensure that standards take the special circumstances, such as the difficulty of serving a particular population, into account.
- t. Ensure that standards focus on developing programs that move residents into permanent housing.
- u. Provide technical assistance to under-performing service providers.
- v. Base funding allocations upon performance.
- w. Increase the permitted administrative and operating cost allocation within public grants.
- x. Expand the portfolio of services provided by shelters based upon community need.
- y. Develop long-term follow up service programs.
- z. Revise this plan as needed.

CHRONICALLY HOMELESS RESIDENTS AND EARLY ACTION ITEMS

Ten of the 25 strategic actions address the needs of long-term homeless residents who meet HUD's definition of chronically homeless. And 11 are early action items

that can be accomplished completely or in part during the first year of implementing this strategy to end homelessness. Actions that target the chronically homeless and early action items are highlighted below.

Strategic Action	Chronically Homeless	Early Action
3. Reduce the rate of homelessness among individuals receiving or eligible for public assistance from General Relief or CalWORKs.	✓	✓
4. Reduce the rate of homelessness among individuals discharged from the Los Angeles County jail and from State prison and youth facilities.	✓	
5. Reduce the rate of homelessness among youth leaving foster care and County youth facilities.	✓	
6. Reduce the rate of homelessness among individuals discharged from state and county hospitals	✓	
7. Obtain a commitment from each of the 88 cities within Los Angeles County and each Los Angeles City Council member to provide services and housing for homeless residents.	✓	✓
8. Establish an annual goal for reducing the number of homeless people.		✓
11. Increase enrollment of disabled homeless residents in the Supplemental Security Income Program (SSI) and other public assistance programs.	✓	✓
13. Ensure that individuals and families who are homeless or are threatened with homelessness have access to appropriate services.		✓
14. Obtain 9,500 new federal Section 8 certificates or vouchers per year for housing authorities in Los Angeles County.		✓
15. Create additional detoxification, inpatient and outpatient treatment slots for homeless individuals with substance abuse problems.	✓	
16. Provide comprehensive and effective mental health services for mentally ill homeless individuals.	✓	
19. Increase access to Community/ Homeless/Drug/Mental Health Courts to provide restorative justice for homeless residents who are involved with the justice system.	✓	
20. Enforce local laws and ordinances regarding standards for public conduct once appropriate services are available, while respecting the civil rights of homeless residents.	✓	
21. Measure and evaluate the effectiveness of homeless service providers in responding to the individual needs of homeless residents, and use this data along with indices of community need in allocating funding.		✓
22. Adopt this Strategic Plan.		✓
23. Leverage all potential public and private resources for homeless programs with fair share commitments from each city, and develop coordinated lobbying focusing on policies impacting homelessness.		✓
24. Improve the completeness, reliability and usefulness of homeless data by conducting a homeless census and integrate this information with other sources of data about homeless residents.		✓
25. Establish LAHSA as the oversight agency for plan implementation to coordinate, support, refine, and report on strategy implementation activities in the County of Los Angeles.		✓

STRENGTHENING THE STRATEGY TO END HOMELESSNESS

This strategy will set in motion a dynamic initiative for ending homelessness that will be refined and updated based on new information as well as lessons learned from implementing the strategy. The strategy brings together the best information that is available and the best thinking of hundreds of stakeholders who have participated in developing the strategy. The strategy is not intended to be a static blueprint with a set of fixed answers because the factors that cause homelessness – including the economy, the housing market, welfare policies, and population structure – are continually changing. The opportunity to gather new information and learn new lessons as the strategy is implemented offers the prospect of continually strengthening this initiative and improving the effectiveness of actions to end homelessness over the next ten years.

Chapter 5

Scope of Services and Cost to End Homelessness

OVERVIEW

How many people must be helped and what will this help cost to end homeless in Los Angeles? The preceding chapter identified crucial actions that include:

- Creating and preserving more affordable housing, including units with social service support, and helping homeless residents gain access to housing.
- Helping homeless residents obtain and keep jobs.
- Helping precariously housed residents remain housed.
- Connecting more eligible homeless residents with public benefits.
- Providing emergency, health, mental health, substance abuse, legal, credit counseling, life skills, education, and childcare services for homeless people.

In this chapter we provide estimates of the number of people who will need each type of housing and service over the next ten years and the local costs to meet these needs. These estimates are produced using a ten-year population model that has been developed based on homeless data developed for this plan, information from subject matter experts, and other research on homelessness in the region. In many instances this model relies on crude or estimated data that should be improved upon as the 10-Year Strategy is being implemented. Yet despite these inadequacies, currently available data is sufficiently reliable to provide a roadmap for beginning the work of ending homelessness – the task is sufficiently large that in the near future we do not risk over-shooting the mark in providing any type of needed housing or service.

It is costly to end homelessness because this requires providing incomes and housing for the region's most acutely impoverished residents. An unfortunately large share of the region's residents have episodes of acute poverty, and during this crisis many residents experience homelessness and become vulnerable to recurrent or protracted stints of homelessness. To eliminate these conditions that are the seedbed of homelessness the region must address long-neglected problems of inadequate job skills, lack of jobs, and insufficient affordable housing for its poorest residents.

FOUR KEY FACTORS THAT AFFECT THE SIZE OF THE HOMELESS POPULATION AND THE COST-OF ENDING HOMELESSNESS

The size of the homeless population as well as the cost of ending homelessness hinge in large measure on four factors:

1. *How many additional people become homeless each year?*

We estimate that currently, over the course of each year, unduplicated new homeless residents replace 65 percent of the previous year's homeless population. The most important tool for ending homelessness is to reduce this level of new entrants into homelessness.

2. *How many adults return to the labor force after experiencing homelessness?*

To the extent that people earn an income, particularly an income from steady employment in a living wage job, it becomes unnecessary to support them through public programs.

3. *How many people receive all of the public aid for which they are eligible?*

Homeless residents will have an income floor that significantly reduces the gap between their needs and the funds available to meet those needs if they receive all of the benefits for which they are eligible, including: CalWORKs, General Relief, Supplemental Security Income, Social Security Disability Insurance, Social Security, Workers Compensation, Unemployment Insurance, Disability Insurance, Veterans Affairs Benefits, Food Stamps, Medi-Cal, and Earned Income Tax Credits.

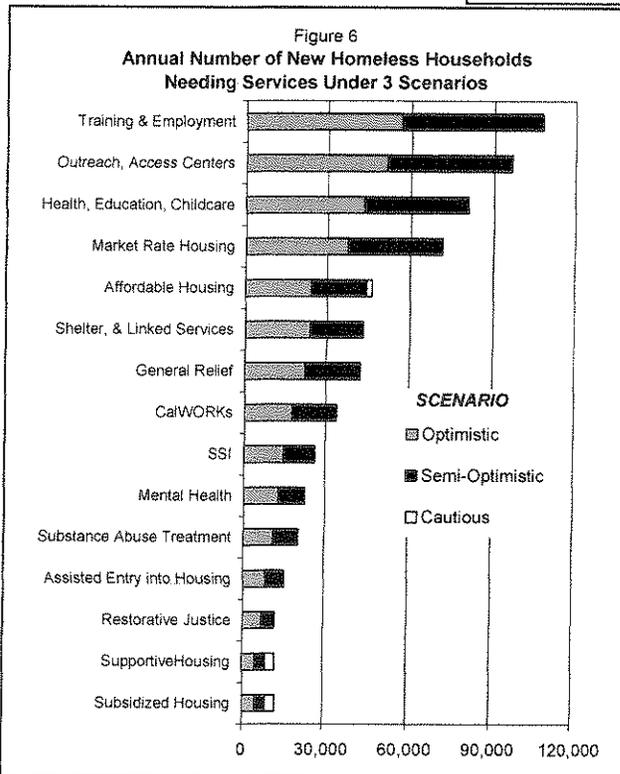
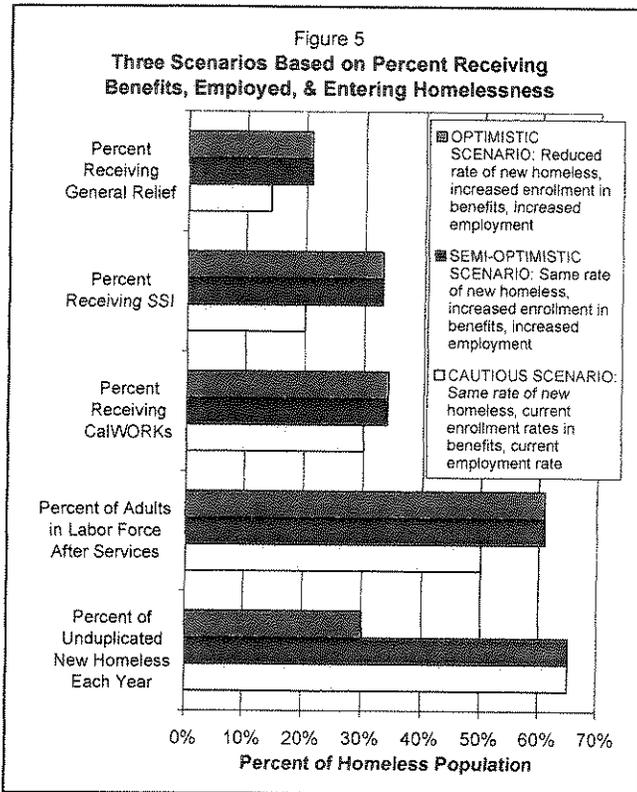
4. *How much of their own spendable resources do homeless households contribute to paying for affordable or subsidized housing if they are unable to pay for market rate housing?*

The scenarios that follow assume that residents in affordable or subsidized housing will contribute the equivalent of 40 percent of their spendable resources (the combined value of earned income, cash public assistance, and Food Stamps) to pay for rent. We also present a scenario with a sliding scale of subsidies for affordable housing, in which households with the potential to increase their income contribute an additional 5 percent of their spendable resources each year for rent. Estimates of the percent of homeless residents that will be able to afford each type of housing are shown in Table 3.

CREATING FOUR SCENARIOS FOR ENDING HOMELESSNESS

To estimate the cost of different strategies for ending homelessness we have developed four scenarios based different combinations of the four key factors for determining the size of the homeless population, income levels, and the cost of housing discussed above. Many other scenarios are conceivable. These four were chosen because they represent a spectrum of realistic policy alternatives.

The assumptions about income and population size that underlie

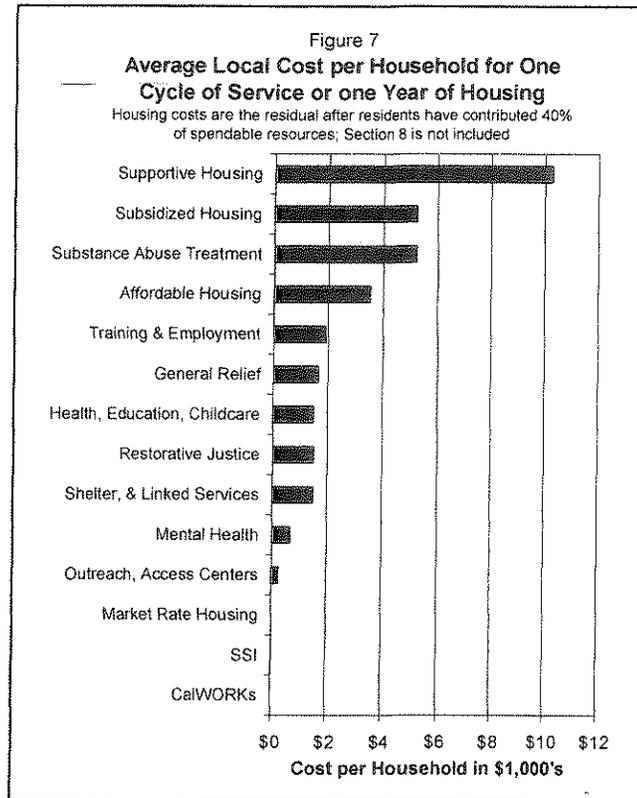


three of the four scenarios are shown in Figure 5. The number of homeless households projected to need each type of service under the three scenarios is shown in Figure 6.

- In the **cautious scenario** the flow of new entrants into homelessness remains unchanged (65 percent annual replacement rate); 30 percent of homeless residents are enrolled in CalWORKs, 20 percent in SSI, and 14 percent in General Relief; and 50 percent of adults join the labor force.
 - This results in the largest homeless population with the

lowest income of any of the four scenarios.

- In the **semi-optimistic** scenario there is no reduction in the flow of new entrants into homelessness but better service delivery outcomes are achieved: 34 percent of homeless residents are enrolled in CalWORKs, 33 percent in SSI, and 21 percent in General Relief; and 61 percent of adults join the labor force.
 - *This results in a population that is still as large as the cautious scenario but with more income to use in paying for their own living costs.*



- The **optimistic** scenario retains these improved service delivery outcomes, but it adds the assumption that the flow of new entrants into homelessness is reduced to a 30 percent annual replacement rate.
 - *This results in a much smaller homeless population that continues to have the comparatively high income levels shown in the semi-optimistic scenario.*
- The fourth scenario, called **modified optimistic**, is not shown in Figures 5 or 6, but is discussed later. This scenario (which has a sliding scale of rent for some tenants) does not change the size or income level of the homeless population; by these measures it is the same as the optimistic scenario. However, the amount of housing subsidies decreases over time as service programs help clients increase their earnings and move into market rate housing.

Highlights about the annual number of new households projected in Figure 6 to need each type of service include:

- In contrast to the cautious scenario, the semi-optimistic scenario has the effect of shifting homeless residents into less heavily subsidized housing because they have higher incomes as a result of higher rates of employment and enrollment in public assistance programs.
- The optimistic scenario has the most dramatic impact, reducing the number of people needing housing subsidies and services by more than half. **The key to ending homelessness is reducing the number of new people who become homeless.**
- Under all scenarios, **training and job placement for adults re-entering the labor force is the service needed by the greatest number of persons.** Information about current service levels shown later in this chapter suggests that **there is a very large shortfall in the availability of employment services for homeless residents.**

Table 3
Estimated Take-up Rate for Services and Local Costs to Pay for One Cycle of Service or Subsidize One Year of Housing

Type of Assistance	Local Cost per Household	Percent of Homeless Population Receiving Each Type of Assistance
Outreach, Access Centers	\$250	75%
Shelter, & Linked Services	\$1,500	50%
Restorative Justice	\$1,500	20%
Mental Health	\$675	25%
Substance Abuse Treatment	\$5,250	20%
Medical, Dental, Life Skills, Education, Food, Clothing, Childcare, Other	Average of \$1,500	50%
General Relief	\$1,667 per year average	14% to 21% depending on scenario
CalWORKs	No local cost	30% to 34% depending on scenario
Supplemental Security Income (SSI)	No local cost	20% to 33% depending on scenario
Training & Employment	\$1,917 per labor force entrant	50% to 61% enter labor force, depending on scenario, 2/3 need training or job placement.
Assisted Entry into Housing	\$5,000	20%
Market Rate Family Housing	No subsidy	22% to 30% depending on scenario: families with \$16,000+ in annual spendable resources
Market Rate Individual Housing	No subsidy	25% to 39% depending on scenario: single adults with \$12,000+ in annual spendable resources
Affordable Family Housing	\$5,150 yearly after tenant rent contribution	3% to 8% depending on scenario: families with \$10,000 to \$15,999 in annual spendable resources
Affordable Individual Housing	\$3,155 yearly after tenant rent contribution	14% to 28% depending on scenario: single adults w/ \$7,000-\$11,999 in annual spendable resources
Subsidized Family Housing	\$7,726 yearly after tenant rent contribution	0.3% to 1% depending on scenario: 1/2 of families with <\$10,000 in annual spendable resources
Subsidized Individual Housing	\$5,160 yearly after tenant rent contribution	6% to 8% depending on scenario: 1/2 of single adults with <\$7,000 in annual spendable resources
Supportive Family Housing	\$12,726 yearly after tenant rent contribution	0.3% to 1% depending on scenario: 1/2 of families with <\$10,000 in annual spendable resources
Supportive Individual Housing	\$10,160 yearly after tenant rent contribution	6% to 8% depending on scenario: 1/2 of single adults w/ <\$7,000 in annual spendable resources

Highlights about the projected annual cost of each type of service for each household that uses the service, as shown in Figure 7, include:

- By far the most expensive service is supportive housing, which includes both deeply subsidized rents and on-site social services. The average cost is estimated to be \$10,275 per year after the tenant's contribution to rent.
- The second most expensive service is subsidized housing for very low income homeless residents. The average cost is estimated to be \$5,275 per year after the tenant's contribution to rent.
- The fact that households in these deeply subsidized housing units are likely to continue to need these subsidies indefinitely has major budget implications as new cycles of homelessness continue to occur, bringing in additional households that also need these subsidies.

The elements of the equation for estimating the budget for ending homelessness are the cost of each service component and the number of people who will need and use each service component. These cost and service level estimates are summarized in Table 3. The four scenarios that follow build on these population and cost assumptions.

FOUR SCENARIOS OF 10-YEAR COSTS TO END HOMELESSNESS

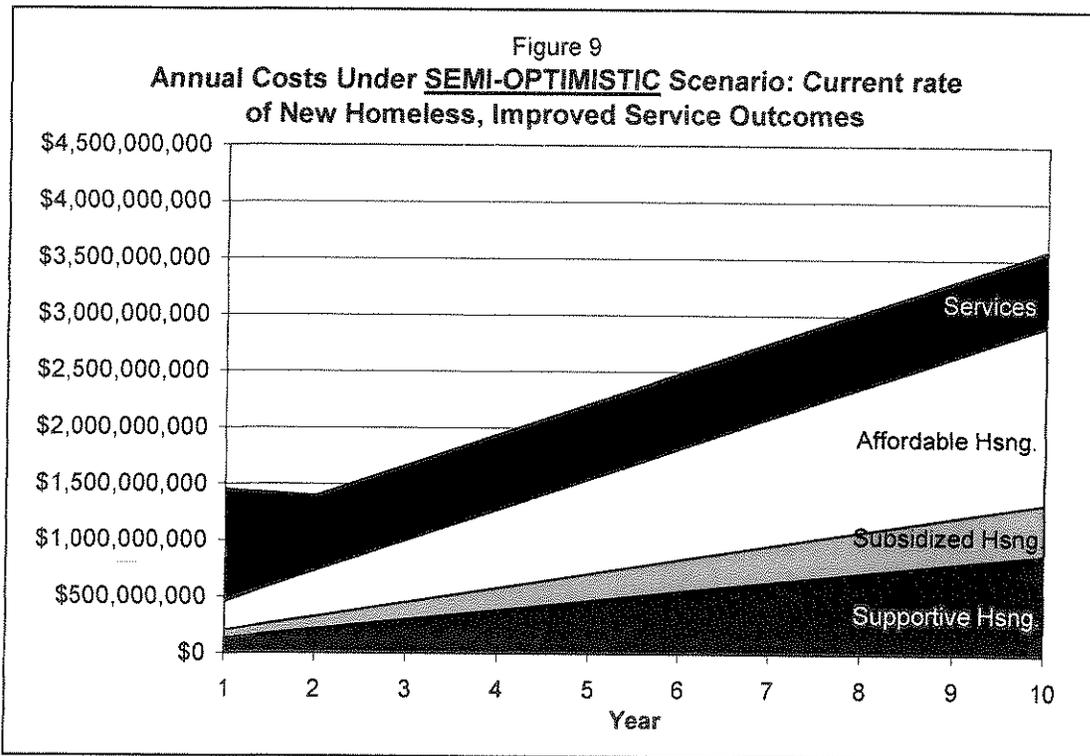
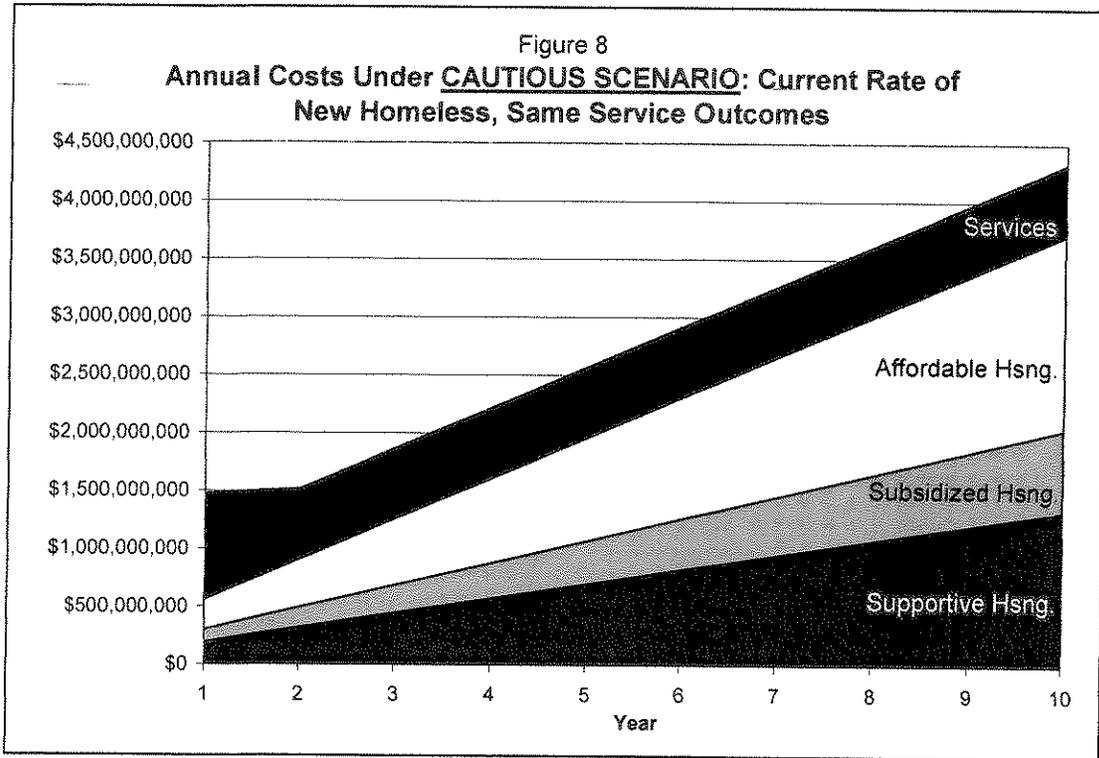
CAUTIOUS SCENARIO

In the cautious scenario, shown in Figure 8, the flow of new entrants into homelessness is not reduced and the level of income received by homeless residents is not substantially increased over current levels. The result is large and steadily growing costs to house a steadily increasing population of residents in housing that requires rent subsidies, plus costs for services.

- Total costs in the first year are projected to be about \$1.47 billion, with \$920 million for services and \$550 million for housing.
- By the tenth year annual costs are projected to reach \$4.3 billion, with \$600 million for services and \$3.7 billion for housing. The growing number of people in subsidized housing results in growing housing costs.

SEMI-OPTIMISTIC SCENARIO

In the semi-optimistic scenario, shown in Figure 9, the flow of new entrants into homelessness is not reduced, but the level of income received by homeless residents is increased over current levels as a result of higher earned income and greater enrollment in public assistance programs. The result is somewhat smaller



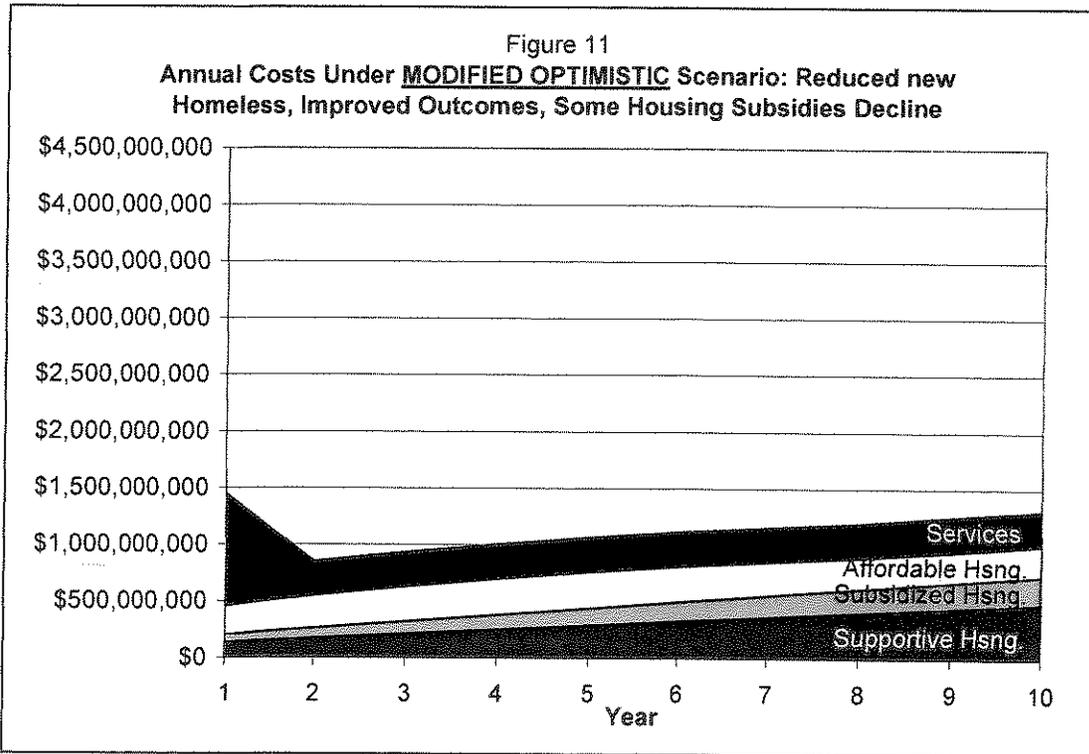
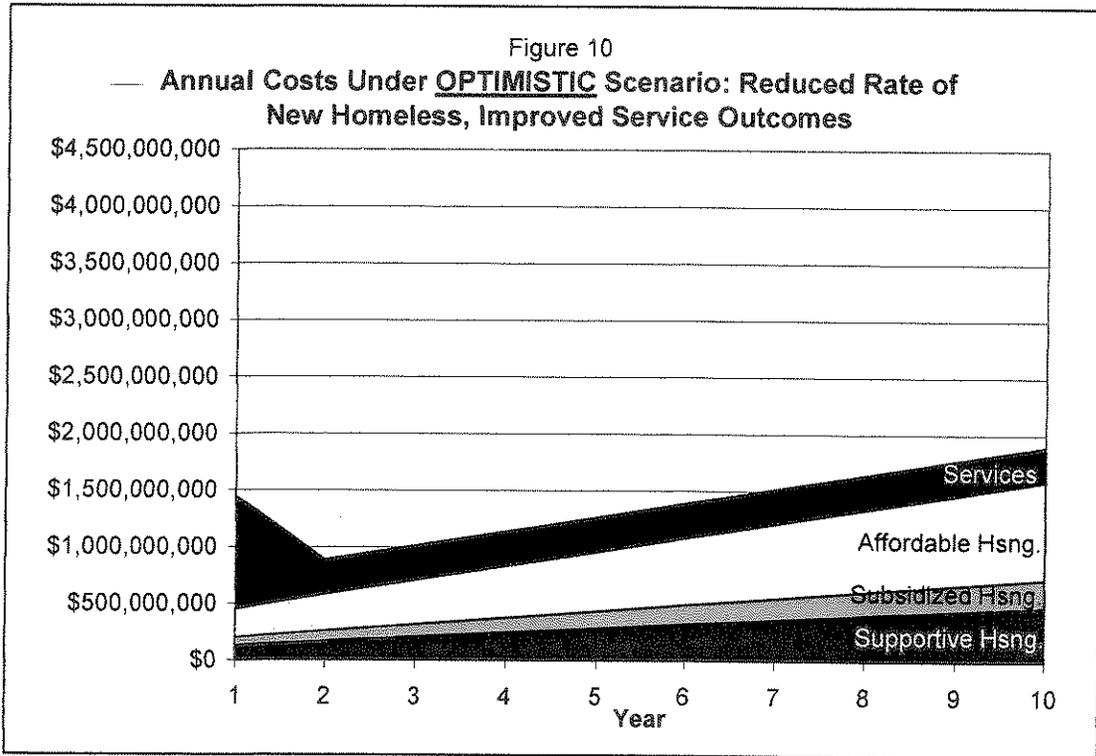
but still steadily growing costs to house the increasing population of residents receiving housing subsidies, plus costs for services.

- Total costs in the first year are projected to be about \$1.45 billion, with \$1 billion for services and \$450 million for housing.
- By the tenth year annual costs are projected to reach \$3.6 billion, with \$670 million for services and \$2.9 billion for housing.
- An important finding from this scenario is that improving services to help homeless residents obtain higher incomes from employment as well as public benefits is important, but by the tenth year this achieves only a 16 percent reduction in annual costs compared to the cautious scenario.
- The steady annual growth in the number of households needing long-term housing subsidies, even though they have higher incomes than in the cautious scenario, drives long-term housing costs to a high level.

OPTIMISTIC SCENARIO

In the optimistic scenario, shown in Figure 10, the annual replacement rate of currently homeless residents by newly homeless residents drops from 65 percent to 30 percent, the labor force participation rate increases from 50 to 61 percent, and the percent of the population enrolled in CalWORKs, SSI and General Relief bumps up to 34, 33, and 21 percent, respectively. The result is a much smaller population receiving services and housing subsidies.

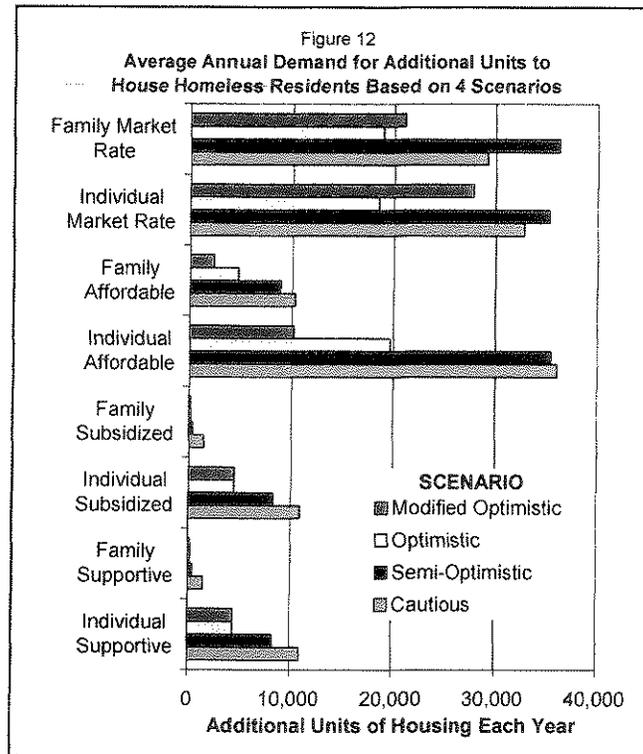
- Total costs in the first year are projected to be about \$1.45 billion, with \$1 billion for services and \$450 million for housing.
- The drop in expenditures in the second year shown in Figure 10 corresponds with a drop in the homeless population after homeless prevention measures take effect.
- By the tenth year annual costs are projected to reach \$1.9 billion, with \$300 million for services and \$1.6 billion for housing.
- An important finding from this scenario is that effective actions to reduce the number of people entering homelessness, for example by eliminating the flow of people from major public institutions into homelessness, will reduce the tenth year outlay for homeless residents by 47 percent. **Preventing homelessness has a very powerful impact on reducing costs.**
- Even with greatly improved prevention there is still roughly 10 percent annual growth the number of households receiving housing subsidies projected under this optimistic scenario.



MODIFIED OPTIMISTIC SCENARIO

In the modified optimistic scenario, shown in Figure 11, all of the assumptions from the optimistic scenario about the rate of new entrants into homelessness, labor force participation rate, and enrollment in public assistance remain the same, but the subsidies for affordable housing decrease over time. These households with modest but still significant spendable resources (single adults with \$7,000 to \$11,999 and families with \$10,000 to \$15,999) are expected to increase their contribution to rent costs each year.

In the first year they would contribute 40 percent of spendable resources, in the second year the contribution would be five percentage points higher, with the same increase again in each following year. This scenario assumes that these households will be able to increase their earned income and achieve a transition into market rate housing. The result is that a smaller population receives services and housing subsidies, with only about 5 percent annual growth the number of households receiving housing subsidies. By the tenth year of the modified optimistic scenario the annual costs to end homelessness are projected to reach roughly \$1.3 billion, with roughly \$1 billion of it for housing subsidies.



The estimated annual demand for additional housing units of each type in the four scenarios is shown in Figure 12. The average number of additional units needed each year during the first ten years is estimated to be:

- Cautious scenario: 133,300 units, 71,300 of them with subsidies
- Semi-optimistic scenario: 133,300 units, 61,800 of them with subsidies
- Optimistic scenario: 71,200 units, 33,800 of them with subsidies
- Modified optimistic scenario: 71,200 units, 22,200 of them with subsidies

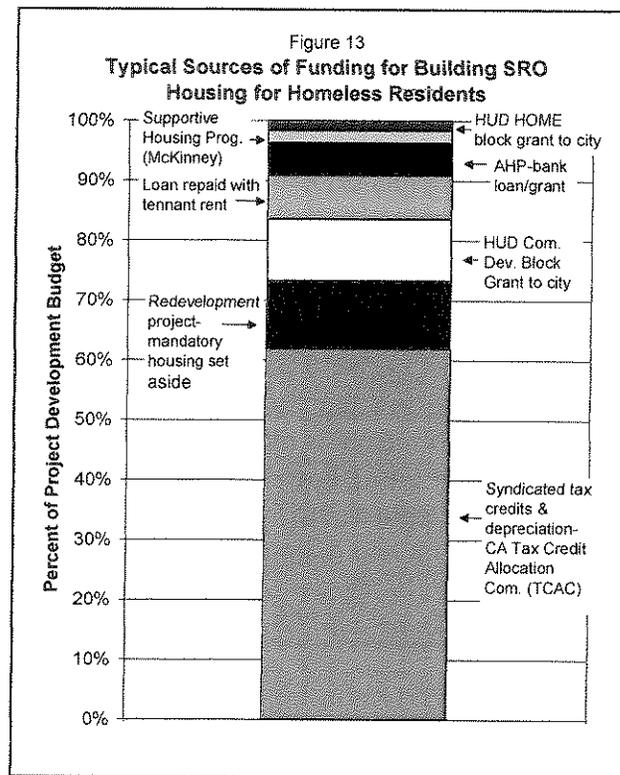
Even under the most favorable scenario that is currently foreseeable, the costs to end homelessness are substantial. In the following sections we look at how to pay for the costs of housing and services.

SOURCES OF FUNDING FOR HOMELESS HOUSING

When we look at how LA's highly skilled cadre of nonprofit housing developers assemble financing packages to pay for building housing for homeless residents we are likely to see a combination of funding sources somewhat like what is shown in Figure 13. Figure 13 shows a typical budget for developing Single Room Occupancy (SRO) housing for homeless single adults in downtown Los Angeles. Other types of homeless housing in other communities use different combinations of funding, but for all types of homeless housing, most of the funding does not

originate from local government or local organizations. Major funding sources for SRO housing and their constraints are as follows:

- Over 60 percent of the funding is likely to be obtained by syndicating tax credits and depreciation for the housing and selling it in the commercial market. The federal government has an annual cap on these financial instruments, and divides this allocation among states. In California the Tax Credit Allocation Committee (TCAC) decides on how to allocate this resource among housing projects. These funds can be increased by raising the federal cap or by increasing the share that the State of California allocates to homeless housing.
- In Los Angeles at least 10 percent is likely to come from tax increment funds that the Community Redevelopment Agency sets aside for affordable housing. State law requires that 20 percent of tax increment receipts from redevelopment projects be set aside for affordable housing; Los Angeles sets aside 25 percent. The amount of these funds that is available for homeless housing can be increased if more cities use their "housing set aside" for homeless housing.
- Funds that cities and counties receive from the federal Department of Housing and Urban Development (HUD) in the form of Community Development Block Grants (CDBG) and Home Investments Partnership



(HOME) grants are likely to make up at least 10 percent of the financing. The amount of these funds available for homeless housing can be increased if more cities allocate them for such projects, or if the federal government increases the level of funding for these grants.

- Several percent of the funds may come from three HUD programs that are often referred to as HUD McKinney funding or Targeted Homeless Assistance Programs. These funds can be increased through increased federal allocations.
- The Affordable Housing Program (AHP) administered by banks might provide another 5 percent of the funding. These funds come as a loan that converts to a grant in 15 years.
- Rent from tenants might provide a revenue stream that repays a commercial loan for 5 to 10 percent of the project cost. In addition, rent revenue equal to 6 percent of the total project cost is likely to be set aside each year to pay operating and maintenance costs. The amount of these funds can be increased if homeless tenants have higher incomes from working or receiving public benefits.

In addition to SRO housing it is also necessary to develop housing linked to social services, housing for families, housing for youth, and affordable housing for homeless residents who are able to pay a significant portion, but not all, of their rent. Assembling funding for deeply subsidized and affordable housing is a complex undertaking that is subject to a large number of local, state and national legislative actions. Future funding mixes may change substantially based on changes in those government programs. A partial list of funding sources that are currently being mixed and matched for different types of homeless housing in different communities includes:

FEDERAL

Community Development Block Grant (CDBG)
Home Investment Partnership Act (HOME)
Homeownership Opportunities for People Everywhere (HOPE)
Housing Opportunities for Persons with AIDS (HOPWA)
HUD 202/HUD 811 Program Funds
HUD Section 8 Moderate Rehabilitation
Low-Income Housing Preservation Program (LIHPP)
McKinney Act Funds, including Shelter Plus Care and Section 8 Moderate Rehabilitation
Low Income Housing Tax Credits
Public land donations

STATE

California Housing Finance Agency (CalHFA)
Housing Loan Insurance Fund (CaHLIF)
Low Income Housing Tax Credits – State

Mortgage Revenue Bonds
Mortgage Credit Certificate (MCC) Program
HELP (Housing-Enabled By Local Partnerships) Program

LOCAL GOVERNMENT

Housing Trust Funds
Fee Waivers
In-lieu fees
Redevelopment Area Tax Increment Funds
Local Tax Revenue
Public land donations

PRIVATE

Commercial loans
Rents
Community Reinvestment Act (CRA)
Foundations
Private donations

In addition to building new affordable housing units, a critical tool for housing low-income residents is subsidizing the rent for existing housing. The principle federal program for helping lower income residents secure decent, affordable housing is Section 8. Under this program eligible households pay approximately 30 percent of their income towards renting privately owned housing and Section 8 funds pay the remainder of the rental cost, within a rent ceiling set by HUD. Any household with an income less than 50 percent of the HUD determined median family income for the Los Angeles County is potentially eligible to have their rent subsidized under this program. For a single person the maximum income is \$20,850; for a family of three it is \$26,800.

Forty-four thousand (44,000) households currently participate in the Section 8 program in the City of Los Angeles. This represents nearly 5 percent of the City's rental housing market. Unfortunately, there are very long waiting lists – with most housing authorities at least several years - for receiving Section 8 assistance. In recent years, Congress has limited funding for Section 8 and adjusted the rules resulting in local housing authorities helping fewer needy households. In the budget proposal submitted to Congress for next year, the administration seeks to cut the Section 8 program by 40 percent over the next five years. This will result in a loss of 250,000 rent subsidy vouchers nationwide in the first year, including over 35,000 fewer vouchers in California.

Preserving and expanding the Section 8 program is critically important for ending homelessness in Los Angeles County. This program provides the bridge between families of modest means and the available stock of rental housing in the region.

In summary, even though the federal government controls most of the funding used to build homeless housing and subsidize the rent of existing housing, local government still has significant discretion in deciding whether or not to use available grant programs for these projects. Local governmental jurisdictions in Los Angeles County receive a total of \$220 million each year from HUD (through Community Development Block Grants, HUD Home Investments Partnership or "HOME" grants, and Housing Opportunities for Persons with HIV/AIDS or "HOPWA" grants) that can be used to build homeless housing, along with meeting other community development, housing and social service needs. At this time only a handful of cities in the county are using any of their HUD block grant funds or housing funds generated by redevelopment projects to build housing for their homeless residents. **To house LA's homeless residents it is essential that:**

1. All cities participate actively and equitably in allocating local revenues such as tax increment funds from redevelopment areas for homeless housing.
2. All cities participate actively and equitably in ensuring that all new housing developments include affordable housing.
3. All cities make increasing use of block grant funds and state and federal financing tools for developing affordable housing.
4. State and federal agencies increase the level of financing that is available to local government and nonprofit developers to build homeless housing.
5. The federal Department of Housing and Urban Development expand the Section 8 rent subsidy program.

LOCAL GOVERNMENT ENGAGEMENT IN ADDRESSING HOMELESSNESS

Forty-eight cities, 14 county departments, and 2 job training jurisdiction responded to a letter of inquiry from the Blue Ribbon Panel about homeless residents in their jurisdiction, and their services and recommendations for helping those residents. Several elements of these responses are summarized in Table 5 – each jurisdiction's estimate of the size of its homeless population, and its expenditures for police services and well as housing and human services for homeless residents.

Based on the information assembled in Table 5 it appears that local public sector entities in Los Angeles County spend approximately \$405 million each year on homeless services and housing. We estimate that this represents approximately 80 percent of local expenditures on homelessness, with another 10 percent coming from private donations and 10 percent from foundations. Altogether, an estimated \$506 million is being spent on homelessness by city, county and private agencies each year in Los Angeles County.

There is great unevenness in the amount local jurisdictions spend on homelessness. In Table 5, each jurisdiction’s expenditure is shown as a percent of aggregate household income – a measure of total financial resources in a community. Based on available information it appears that 77 cities are spending less than 0.02 percent of household income to address homelessness. This includes a number of cities that report they do not spend anything to meet the needs of homeless residents. Eleven cities along with the county and LA’s Homeless Services Authority (LAHSA) report annual expenditures for homeless services and housing that equal at least one-twentieth of one percent of aggregate household income. The county leads this list, spending \$294 million a year. These 11 jurisdictions are shown in Table 4.

Table 4
Local Governmental Entities Spending the Highest Percent of Community Income on Homelessness

Jurisdiction	% of Aggregate Household Income Spent on Homelessness	Jurisdiction	% of Aggregate Household Income Spent on Homelessness
Los Angeles County	0.15204%	Pomona	0.03108%
Pasadena	0.09348%	West Hollywood	0.02857%
Los Angeles	0.07724%	Irwindale	0.02584%
Santa Monica	0.05947%	Burbank	0.02493%
Long Beach	0.05059%	Lancaster	0.02309%
Glendale	0.04917%	LAHSA	0.02089%
Santa Fe Springs	0.03528%		

Information about current local outlays to address the problem of homelessness supports the following conclusions:

1. Cities demonstrated widespread cooperation in collecting and sharing information about homeless issues.
2. There are greatly varying perceptions about the presence of homeless residents. There are a number of instances in which cities with similar population sizes and socio-economic profiles report staggeringly different estimates of the number of homeless residents in their community. Many cities are unable to provide information from any source about the number of homeless residents or how much is spent on those residents.
3. A substantial amount is already being spent on homelessness - \$505 million annually. As the region moves forward on implementing the 10-Year Strategy to End Homelessness it is important to examine what is being

accomplished with the dollars currently being spent on homeless needs, and how these funds can be used more effectively. The detailed action agenda to end homelessness laid out in the previous chapter will require accomplishing more with existing funds, ensuring that all communities contribute equitably to the costs of ending homelessness, as well as finding ways to augment currently available local resources.

4. Los Angeles County is providing an estimated 58 percent of all public and private funds spent locally on homelessness. It will be critical for the success of the strategic plan that the greatest possible impact be achieved through these resources.
5. Out of two direct responses from Workforce Investment Boards (eight of these local entities are responsible for allocating federal employment and training block grants) as well as four additional responses from parent governmental agencies of other Workforce Investment Boards, an annual total of only \$202,956 was identified as being expended on employment services for homeless residents. The scenarios presented in this chapter suggest that from \$90 to \$200 million will need to be spent annually to bring employable homeless adults back into the labor force. Some of this human capital investment can come through welfare-to-work programs, but it will also require workforce investment boards to assign a much higher priority to serving homeless residents.
6. Money that cities are likely to be able to allocate for homelessness will probably meet only part of the necessary total cost of ending homelessness. Cities must also become actively and equitably engaged in contributing land and affordable housing for homeless residents as well as sites for services. This includes using local physical assets as well as the financial assets to:
 - a. Establish inclusionary zoning ordinances that provide mandates as well as effective incentives for building housing that is affordable to people with incomes as low as 10 percent of the median income.
 - b. Establish affordable housing requirements for housing developers to offer below-market units.
 - c. Provide publicly owned sites for development of low-income housing and homeless service delivery facilities.
7. Additional federal and state funding is essential for providing adequate housing and social services to end homelessness. The county and all cities must become actively engaged in a unified lobbying effort to obtain adequate resources from other levels of government to address homelessness.

8. Additional charitable and philanthropic funding is essential for ending homelessness. Foundations, religious organizations, community organizations, and private citizens must be called upon to give more generously to programs that will prevent and end homelessness.

9. Expenditures already being made for homelessness in Los Angeles County equal from 35 percent to 59 percent of the estimated annual cost of an effective strategy to end homelessness over the next ten years (the modified optimistic scenario, depending on the year). **With full participation from the county, all cities, private donors, and federal and state agencies there are adequate resources to end homelessness in 10 years.**

Jurisdiction	Homeless Population		Homeless Expenditures		Aggregate Household Income in 1999	Services & Housing as % of Aggregate Income	Rank among Jurisdictions Reporting Expenditures
	City's Estimate	Interval	Police	Services and Housing			
CITIES							
Agoura Hills	0				806,262,500		
Alhambra					1,445,060,300		
Arcadia	100	day		0	1,477,634,000	0.00000%	27
Azusa	12	day	10,000	0	579,415,200	0.00000%	28
Baldwin Park	928	6 month		16,000	867,069,400	0.00185%	21
Bell Gardens					368,896,200		
Bellflower	75	year	165,150	475	1,150,717,000	0.00004%	26
Bradbury				1,500	49,012,000	0.00306%	19
Burbank	100	day		637,000	2,555,107,500	0.02493%	11
Carson	200			150,000	1,515,714,600	0.00990%	16
Cerritos	452	year		70,000	1,291,480,000	0.00542%	17
Claremont	7	year		3,000	954,570,500	0.00031%	24
Covina	100	year	700		936,758,000		
Cuiver City			100,000	0	1,116,278,100	0.00000%	29
Diamond Bar	0			0	1,424,037,700	0.00000%	30
Downey	75	year			1,943,344,000		
El Monte	432	year	130,000	160,000	1,193,103,300	0.01341%	14
Gardena					985,017,900		
Glendale	500	day	210,000	2,100,000	4,271,322,600	0.04917%	6
Glendora	190	year		17,000	1,276,329,400	0.00133%	23
Hawthorne	157				1,245,626,400		
Hermosa Beach					991,375,900		
Inglewood	50	year		25,000	1,644,868,200	0.00152%	22
Irwindale	69	year		5,000	19,348,300	0.02584%	10
La Habra Heights	0		0	0	252,149,500	0.00000%	31
La Verne	36	year		20,000	843,721,700	0.00237%	20
Lakewood	2	year			1,736,374,500		
Lancaster	787	year		450,000	1,949,054,000	0.02309%	12
Long Beach	5,845	day		4,376,000	8,650,652,600	0.05059%	5

Table 5 Continued							
Jurisdiction	Homeless Population		Homeless Expenditures		Aggregate Household Income in 1999	Services & Housing as % of Aggregate Income	Rank among Jurisdictions Reporting Expenditures
	City's Estimate	Interval	Police	Services and Housing			
Los Angeles							
LA Community Development							
LA Community Redevelopment Agency				17,003,500			
LA Housing Department				10,400,000			
LA Housing Authority				30,455,444			
Los Angeles Total	42,000	day		57,858,944	74,907,266,300	0.07724%	3
Monrovia	21	year		500	797,234,400	0.00006%	25
Monterey Park	20	year	6,000		1,053,725,600		
Norwalk				60,000	1,423,800,900	0.00421%	18
Pasadena	752	day		3,500,000	3,744,173,900	0.09348%	2
Pomona	1,400	month		605,000	1,946,471,700	0.03108%	8
Rancho Palos Verdes				0	1,893,220,000	0.00000%	32
Rolling Hills				0	209,421,800	0.00000%	33
San Dimas				0	975,932,900	0.00000%	34
San Fernando	50	day	20,000	0	266,354,900	0.00000%	35
San Gabriel	8	year		0	651,290,200	0.00000%	36
San Marino	0			0	764,345,400	0.00000%	37
Santa Fe Springs	70	year		90,000	255,094,500	0.03528%	7
Santa Monica	1,037	day		2,119,420	3,563,732,700	0.05947%	4
Sierra Madre			300		433,237,400		
South Gate	5	year		103,000	1,014,469,500	0.01015%	15
South Pasadena	10	day			789,554,900		
West Hollywood	175	year		389,366	1,363,052,100	0.02857%	9
Whittier					1,778,019,800		
TOTAL FOR CITIES REPORTING OUTLAYS				72,757,205	141,001,804,000	0.05160%	
WORK FORCE INVESTMENT BOARDS							
South Bay				202,956			
Southeast Los Angeles County							
LOS ANGELES COUNTY DEPARTMENTS							
LA Co Child Support Services							
LA Co Children and Family Services				6,894,763			
LA Co Community and Senior Services				912,997			
LA Co Community Development Commission				8,844,864			
LA Co District Attorney							
LA Co Emergency Shelter grants				1,854,947			
LA Co Health Services				49,140,653			
LA Co Mental Health				25,326,719			
LA Co Parks and Recreation				62,000			
LA Co Probation				1,500,000			
LA Co Public Defender				1,250,000			
LA Co Public Social Services				189,600,000			
LA Co Sheriff				9,362,250			
LA Co Veterans Affairs				1,200			
Total LA County Departments				294,750,393	193,857,651,800	0.15204%	1

Table 5 Continued							
Jurisdiction	Homeless Population		Homeless Expenditures		Aggregate Household Income in 1999	Services & Housing as % of Aggregate Income	Rank among Jurisdictions Reporting Expenditures
	City's Estimate	Interval	Police	Services and Housing			
LOS ANGELES HOMELESS SERVICES AUTHORITY (LAHSA)							
Emergency and Transitional Housing				19,964,464			
Supportive Services				6,124,382			
Permanent Housing				4,930,808			
LAHSA Total				37,011,960	177,191,502,700	0.02089%	13
TOTAL ALL JURISDICTIONS				404,722,514	193,857,651,800	0.20877%	
Estimated Private Donations				50,590,314			
Estimated Foundation Grants				50,590,314			
Total Estimated Public & Private Local Outlays				505,903,142			

Conclusion¹

Homelessness is the most extreme manifestation of poverty. The acute deprivation, desperation, and chaos inherent in homelessness destabilize the lives of individuals and also communities. In restoring shelter and intactness to the lives of placeless residents we also restore the health of our communities. The crisis of homelessness in Los Angeles is not limited to pockets of concentration in a few areas. While homeless residents are most obvious in "Skid Row," they are also found in every community throughout Los Angeles County. This is a crisis that truly confronts every neighborhood from the beaches of Santa Monica and Long Beach to the suburban valleys.

Many Los Angeles residents are vulnerable to homelessness. This includes 12 percent of all children and 9 percent of all adults who live in acute poverty (income less than half of the poverty threshold), mentally ill residents, and individuals who are cared for by institutions such as jails and the foster care system. The number of people that we estimate to be homeless over the course of a year is equivalent to one-quarter of the population in acute poverty. The practical implications of the information assembled for this strategy to prevent and eliminate homelessness are summarized below.

1. *HIGH RISK POPULATIONS*

- Homeless residents are younger than the overall population. Many are children under 5 and young mothers 18 to 29 years of age.
- Roughly one-quarter of residents in acute poverty (income less than half of the poverty threshold) experience homelessness over the course of a year.
- Over one-third of the county's residents in acute poverty are in the Metro and South Los Angeles area.
- Over half of General Relief recipients are homeless.
- African Americans are over-represented by a factor of 5 among homeless residents.

¹ This chapter was not part of the original strategic plan completed in 2004. It is the concluding chapter from the Economic Roundtable report, *Homeless in LA: Final Research Report for the 10-Year Plan to End Homelessness in Los Angeles County*. It has been copied into this publicly released version of the strategy to provide a summary of key findings and the policy implications of those findings.

Implications

The best solution for homelessness is to prevent it. This can be achieved in part by paying particularly careful attention to the most vulnerable populations, including foster youth, mentally ill low-income residents, acutely impoverished welfare families, and individuals being released from incarceration. Mainstream human service institutions must meet the basic needs of people entrusted to their care. Homeless programs must use their limited resources to fill gaps in the service delivery mandates of mainstream human service institutions rather than to stand-in for those institutions.

2. COMMUNITY ENGAGEMENT

- One-third of all homeless residents, but only one-tenth of all shelter beds, are in South Los Angeles.
- Over one-quarter of all foster youth approaching emancipation are in South Los Angeles.
- The San Gabriel Valley has almost no shelter beds; over the course of a year there are 134 homeless public assistance recipients for every shelter bed in this area of the county.
- The social safety net for preventing homelessness appears weakest in the Antelope Valley. The number of public assistance recipients who are homeless over the course of a year is equivalent to 78 percent of the valley's population living in acute poverty.
- Mentally ill homeless residents are over-concentrated in downtown Los Angeles.

Implications

Homeless services are highly concentrated in the urban center of Los Angeles but sparse in the area of greatest need – South Los Angeles, and acutely under-developed in the Antelope and San Gabriel valleys. Many cities have not acted on the reality that they are part of a regional social and economic fabric that gives rise to homelessness. To bring an end to homelessness the Los Angeles region must preserve its existing hard-won facilities and programs, and create new facilities and programs where there are unmet needs. Key steps include: (1) vastly increase the availability of homeless shelter beds and services in South Los Angeles, (2) initiate focused efforts to prevent homelessness among emancipated foster youth in South Los Angeles, (3) bring the San Gabriel and Antelope valleys up to parity with the rest of the county in the availability of beds for homeless residents, and (4) increase the availability of mental health services for homeless residents in areas outside of downtown Los Angeles.

3. *INSTITUTIONAL LINKAGES*

- More than four-fifths of the people who experience homelessness over the course of a year also receive some type of public assistance during the year.
- Over half of General Relief recipients experience homelessness. These impoverished adults are the epicenter of long-term homelessness.
- Over 1,000 foster youth are emancipated each year and roughly half become homeless.
- Roughly half of homeless youth are estimated to become involved with the justice system.
- Over 12,000 people are released from county jail each year only to enter homelessness.
- One-in-ten of the individuals on parole in Los Angeles County are homeless.
- Forty-two percent of homeless residents report having a disability, but only 6 percent receives Supplemental Security Income benefits.
- Twenty-seven percent of homeless residents report that they have a mental disability.
- Sixty percent of homeless single adults and 53 percent of families who seek last-resort refuge in Winter Shelter have just left the care of another organization that failed to solve their problem of homelessness.

Implications

There are solutions to the problems that make people homeless, but there is no single mass solution. Often, homelessness emerges out of life histories in which opportunities for trust, hope and growth have been thwarted. Lasting solutions that keep individuals out of homelessness require competent, individualized assistance as well as opportunities for homeless residents to act on rebuilding their own lives. This includes establishing performance standards for all organizations that care for homeless residents and using performance outcomes along with indices of community need in determining how public funds are allocated among these organizations.

4. *SERVICE NEEDS*

- Families that experience homeless report problems of domestic violence, mental health or substance abuse three times more often than other families receiving public assistance.
- Drug and alcohol abuse is the most frequently reported cause of homelessness for both families and individuals.

Implications

Homeless residents must have genuine opportunities to fulfill their potential as human beings, and must also assume responsibility for public standards of civil and law abiding conduct. Increased services are required to achieve this goal, including more in-patient and outpatient substance abuse rehabilitation slots for homeless residents throughout the county; increased availability of, and take-up rate for, domestic violence, substance abuse and mental health services for public assistance recipients; and greater use of the restorative power of the justice system to ensure that homeless residents who have violated the law have access to, and make use of, these services.

5. *EMPLOYMENT AND DISABILITIES*

- Two-thirds of homeless residents are working age adults.
- Over two-thirds have been employed in the past five years.
- The most frequent source of income before the onset of homelessness was a job.
- Most homeless adults have histories of work, but not of sustainable earnings.
- Homeless residents are 50 percent more likely to lack a high school diploma and 50 percent less likely to have attended college than the overall population of the county.
- Workforce Investment Boards report spending only \$200,000 annually on job training and placement for homeless residents, but an adequate employment program is estimated to cost \$90 million or more a year.
- Forty-two percent of homeless residents report some type of disability - double the disability rate for the county.

Implications

Homeless residents have the potential to earn a significant share of their overall housing and living costs. However, investments in employment and training services must be increased by several orders of magnitude to build lasting connections with the labor force for most employable homeless adults. Given that 42 percent of homeless residents report a disability but only 6 percent appear to be receiving Supplemental Security Income (SSI), it is necessary to greatly increase the number of homeless residents enrolled in SSI.

6. *HOUSING*

- Only one out of seven homeless adults is able to gain access to subsidized public housing over an eight-year period.

- Providing housing is by far the greatest cost in ending homelessness – accounting for two-thirds to three-quarters of total costs in the four scenarios presented in this report.
- Only a handful of cities are actively involved in facilitating the development of affordable housing for low-income residents.
- At least two thirds of the funds for a typical affordable housing project come from the state and federal governments.

Implications

The condition that all homeless people share is that there is no place meant for human habitation that they can call their own. The reason typically is inability to pay for shelter. The path out of homelessness begins with obtaining shelter and establishing a feasible plan for obtaining permanent housing. Key steps for developing a sufficient supply of housing for homeless residents include: (1) active and equitable participation of all cities in allocating local revenues for affordable housing and ensuring that all new housing developments include affordable housing, (2) increased financing from state and federal agencies, and (3) expansion of the federal Section 8 rent subsidy program.

8. COST

- It is not financially feasible to end homelessness unless the flow of new entrants into homelessness is dramatically curtailed.
- More effective efforts to help homeless residents re-enter the labor force and obtain public benefits will reduce costs by an estimated 16 percent.
- Reducing the flow of people being cared for by major social institutions into homelessness will reduce costs by an estimated 47 percent.
- Facilitating the transition of some homeless residents out of subsidized housing and into market rate housing will reduce costs still further.
- Public jurisdictions within Los Angeles County currently spend about \$407 million a year on housing and services for homeless residents. With private contributions added in the total comes to an estimated \$506 million a year. These expenditures equal 35 to 59 percent (depending on the year) of the estimated annual cost of an effective strategy to end homelessness.

Implications

With full participation of all local, state and national stakeholders there are adequate resources to end homelessness in ten years. Homeless residents are found in every community in the Los Angeles region, with the greatest concentrations in the poorest communities. While the results of poverty are most apparent in high-

poverty neighborhoods, poverty itself represents a collective failure of the region's residents and their economy. There are enormous disparities in the resources that different cities devote to addressing homelessness, and the willingness of different cities to provide sites for homeless services and housing. To end homelessness: (1) every community must contribute fairly to providing funding and sites to meet the needs of the region's homeless residents, (2) funds for homeless services and housing must be used more effectively and achieve greater results, and (3) additional funding, particularly for housing, must be obtained from the state and federal governments.

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix E:

CPMP Activity Sheets

**FY 2013-2014 HUD ACTION PLAN ACTIVITIES
TABLE OF CONTENTS**

CDBG Public Services

ID	Organization	Program /Project	Requested Amount
1.	Housing Rights Center	Fair Housing Program	\$18,000
2.	Community Services Dept.	Cogswell After-School Recreation Program	\$18,000
3.	Community Services Dept.	Community Education Program	\$15,000
4.	Community Services Dept.	Senior Swim and Exercise Program	\$15,000
5.	Community Services Dept.	Integrated Care Management	\$60,000
6.	Police Department	Graffiti Removal	\$120,000
7.	Rio Hondo College	El Monte Promise	\$50,000

CDBG Capital Expenditures

ID	Organization	Program /Project	Requested Amount
8.	Neighborhood Services Division	Code Enforcement Program	\$187,000
9.	Economic Development Department	Section 108 Payment - Aquatic Center	\$228,183
10.	Economic Development Department	Section 108 Payment - Ramona/Peck Triangle Project	\$184,759
11.	Economic Development Department	Section 108 Payment - Auto Superstore	\$174,103
12.	Economic Development Department	Section 108 Payment - Pacific Place	\$329,908
13.	El Monte Community Services & Recreation Department	High Efficiency Pool Heater Project	\$150,000
14.	Grid Alternatives	Affordable Solar Homes	\$40,000

HOME Projects

ID	Organization	Program /Project	Funded Amount
16.	Economic Development Dept.	Gateway Affordable Rental Housing Project	\$318,479

ESG Projects

ID	Organization	Program /Project	Requested Amount
17.	Vet Hunters	Homeless Heroes	\$50,000

Administrative Projects

ID	Organization	Program /Project	Requested Amount
18.	Economic Development Dept.	CDBG Administration	\$395,178
19.	Economic Development Dept.	HOME Administration	\$8,586
20.	Economic Development Dept.	ESG Administration	\$15,506

Project Name: Housing Rights Center - Fair Housing Services	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
Funds will be used to support fair housing activities throughout the City. Services will include: discrimination complaint investigation, enforcement and legal services, landlord/tenant counseling, and education and outreach services. In addition, the Center will offer housing rights workshops, fair housing presentations and property management seminars.	
Location:	Priority Need Category
Housing Rights Center 520 S. Virgil Avenue Los Angeles, CA 90020	Select one: Public Services
Expected Completion Date:	Explanation:
6/30/2014	Benefit to low- to moderate- income (LMI) persons
Objective Category	Specific Objectives
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1. Improve access to affordable owner housing for minority 2. Improve the services for low/mod income persons 3.
Outcome Categories	
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	
01 People	Proposed 250 Underway Complete 209
01 People	Proposed 250 Underway Complete 280
01 People	Proposed 168 Underway Complete 142
Proposed Outcome	Performance Measure
SL-1	People
05J Fair Housing Activities (if CDBG, then	Matrix Codes
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Matrix Codes	Matrix Codes
Program Year 1	Program Year 2
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Proposed Units 250	Proposed Units
Actual Units 209	Actual Units
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Actual Units	Actual Units
Program Year 3	Program Year 4
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Actual Amount \$18,000.00	Actual Amount
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Actual Units 280	Actual Units
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Program Year 5	
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Proposed Units	Proposed Units
Actual Units	Actual Units

Project Name: El Monte Community Services Department - Cogswell After-School Program																																																							
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																						
The program, administered through the City's Community Services Department, offers a variety of activities including arts and crafts, table games, organized sports and games, and inter-school/city sports teams. The program anticipates assisting 115 unduplicated client contacts, primarily youth who live near Cogswell School.																																																							
Location: Cogswell School 11050 Fineview Street El Monte, CA 91731	Priority Need Category: Select one: Public Services																																																						
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																																						
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the services for low/mod income persons																																																						
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. 3.																																																						
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Program Year 4	<table border="1"> <tr> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$16,000.00</td> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>01 People</td> <td>Proposed Units</td> <td>115</td> <td>Accompl. Ty</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. Ty</td> <td>Proposed Units</td> <td></td> <td>Accompl. Ty</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	CDBG	Proposed Amt.	\$16,000.00	Fund Source	Proposed Amt.			Actual Amount			Actual Amount		Fund Source	Proposed Amt.		Fund Source	Proposed Amt.			Actual Amount			Actual Amount		01 People	Proposed Units	115	Accompl. Ty	Proposed Units			Actual Units			Actual Units		Accompl. Ty	Proposed Units		Accompl. Ty	Proposed Units			Actual Units			Actual Units							
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Project Name: El Monte Promise		IDIS Project #:		UOG Code: CA61152 EL MONTE	
Description: To direct as many El Monte residents as possible on the path to higher learning, the City has collaborated with Rio Hondo College to provide financial scholarships to low to moderate-income El Monte residents.					
Location: Rio Hondo College 3600 Workman Mill Rd. Whittier, CA 90601 (562) 692-0921		Priority Need Category Select one: Priority Need Category			
Expected Completion Date: (06/30/2014)		Explanation: Benefit to low- to moderate- income (LMI) persons			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		Specific Objectives 1. Improve the services for low/mod income persons			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	Accompl. Type ▼	Proposed		01 People ▼	Proposed 75
		Underway			Underway
		Complete			Complete
	Accompl. Type ▼	Proposed		Accompl. Type ▼	Proposed
		Underway			Underway
		Complete			Complete
	01 People ▼	Proposed 50		Accompl. Type ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
SL-1		People			
05 Public Services (General) 570.201(e) ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Program Year 1	Fund Sourc ▼	Proposed Amt.		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc ▼	Proposed Amt.		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
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	Actual Units			Actual Units	
Accompl. T ▼	Proposed Units		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	
Program Year 2	Fund Sourc ▼	Proposed Amt.		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
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	Actual Units			Actual Units	
Accompl. T ▼	Proposed Units		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	
Program Year 3	CDBG ▼	Proposed Amt. \$50,000		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
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	Actual Units			Actual Units	
Program Year 4	CDBG ▼	Proposed Amt. \$0000		Fund Sourc ▼	Proposed Amt.
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		Actual Amount			Actual Amount
01 People ▼	Proposed Units 75		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	
Accompl. T ▼	Proposed Units		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	
Program Year 5	Fund Sourc ▼	Proposed Amt.		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc ▼	Proposed Amt.		Fund Sourc ▼	Proposed Amt.
		Actual Amount			Actual Amount
Accompl. T ▼	Proposed Units		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	
Accompl. T ▼	Proposed Units		Accompl. T ▼	Proposed Units	
	Actual Units			Actual Units	

Project Name: Gateway Affordable Housing Project																																																							
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																						
This transit-oriented, multi-phase, mixed-use development will result in the creation of 132 units of workforce, multi-family rental housing. A combination of 1, two and three -bedroom units ranging in size from 550sf - 1,050sf will be built.																																																							
Location: Grapvine Advisors -JHC LLC 24440 Mulholland Hwy, Calabasas, CA, 91302-2320	Priority Need Category: Select one: Rental Housing																																																						
Expected Completion Date: (06/30/2014)	Explanation: Benefit to low- to moderate- income (LMI) persons																																																						
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Increase the supply of affordable rental housing 2 Improve the quality of affordable rental housing 3																																																						
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																																							
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Project Name: Utility Undergrounding																																									
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																								
This program will remove any potential safety hazards and to comply with Southern California Edison's Rule 20A - Utility Undergrounding, the City's utility underground project requires the process of placing all overhead utilities (electric, telephone, and cable TV wires) and electrical facilities such as transformers and meters underground. Safety benefits of undergrounding utility lines focus on reducing accidents caused by lines downed by the force of nature or by vehicle accidents.																																									
Location: Corner of Santa Anita Avenue and Valley Boulevard, El Monte	Priority Need Category: Select one: Public Facilities																																								
Expected Completion Date: (12/30/2013)	Explanation: Aid in the prevention or elimination of slums or blight																																								
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve quality / increase quantity of public improveme 2 3																																								
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Grantee Name: El Monte

Project Name: ADA/IT/Energy Efficiency Upgrades		IDIS Project #:		UOG Code: CA61152 EL MONTE				
Description: Necessary American with Disabilities Act (ADA) and energy efficiency improvements will be made to various Community Services Department public facilities and pathways that will serve the El Monte Aquatics Center, Grace Black Auditorium, El Monte Senior Center and other various public facilities which CDBG funded public service activities are provided								
Location: El Monte Parks, Recreation, and Community Services Department, 11001 Mildred Street, El Monte, CA 91731			Priority Need Category: Public Facilities					
Expected Completion Date: 6/30/2013			Explanation: Benefit to low- to moderate- income (LMI) persons					
Objective Category: <input type="radio"/> Decent Housing, <input checked="" type="radio"/> Suitable Living Environment, <input type="radio"/> Economic Opportunity			Specific Objectives: 1, 2, 3					
Outcome Categories: <input type="checkbox"/> Availability/Accessibility, <input type="checkbox"/> Affordability, <input checked="" type="checkbox"/> Sustainability								
Project-level Accomplishments	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	11 Public Facili	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Proposed Outcome	Performance Measure			Actual Outcome			
	SL-3	Public Facility						
	Matrix Codes	Matrix Codes			Matrix Codes			
Program Year 1		Fund Sour	Proposed Amt.	Actual Amount	Fund Sour	Proposed Amt.	Actual Amount	
Program Year 2		Fund Sour	Proposed Amt.	Actual Amount	Fund Sour	Proposed Amt.	Actual Amount	
Program Year 3		CDBG	Proposed Amt.	\$ 95,000.00	Fund Sour	Proposed Amt.	Actual Amount	
Program Year 4		Fund Sour	Proposed Amt.	Actual Amount	Fund Sour	Proposed Amt.	Actual Amount	
Program Year 5		Fund Sour	Proposed Amt.	Actual Amount	Fund Sour	Proposed Amt.	Actual Amount	

Project Name: Foreclosure Acquisition Program																																					
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																				
The City intends to use CDBG funds to acquire, rehabilitate, and sell and/or rent foreclosed or abandoned homes within the City of El Monte to families with incomes at or below 80% the Area Median Income (AMI).																																					
Location: Citywide	Priority Need Category: Select one: Owner Occupied Housing																																				
Expected Completion Date: (12/30/2013)	Explanation: Benefit to low- to moderate- income (LMI) persons																																				
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Increase the availability of affordable owner housing 2 Improve the quality of owner housing 3																																				
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																					
Project-level Accomplishments	<table border="1"> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>10 Housing Un</td> <td>Proposed 2</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> </table>	Accompl. Type	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	Accompl. Type	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	10 Housing Un	Proposed 2	Accompl. Type	Proposed		Underway		Underway		Complete		Complete
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CPMP Version 3.1.1

Project Name: El Monte Community Services Department - Senior Swim and Exercise Program
Description: IDIS Project #: UOG Code: CA61152 EL MONTE
 Administered by the City's Community Services Department, this program offers a therapeutic swim class to senior citizens and persons with disabilities to help them maintain their mobility and health.

Location: El Monte Parks, Recreation and Community Services Department
 11001 Mildred
 El Monte, CA 91731-3400

Priority Need Category: Select one: Public Services

Expected Completion Date: 6/30/2012
Explanation: Benefit to low- to moderate- income (LMI) persons

Objective Category:
 Decent Housing
 Suitable Living Environment
 Economic Opportunity

Outcome Categories:
 Availability/Accessibility
 Affordability
 Sustainability

Specific Objectives:

1. Improve the services for low/mod income persons
- 2.
- 3.

Project-level Accomplishments	01 People		Proposed		70		01 People		Proposed		100	
	Underway	Complete	Underway	Complete	Underway	Complete	Underway	Complete	Underway	Complete	Underway	Complete

Proposed Outcome	Performance Measure	Actual Outcome
SI-1	People	

05A Senior Services 570.201(e) Matrix Codes

Matrix Codes Matrix Codes

Matrix Codes Matrix Codes

Program Year	CDBG	Fund Source	01 People	Accompl. T	Fund Source	Accompl. T
Program Year 1	Proposed Amt. \$15,000.00 Actual Amount \$15,000.00	Proposed Amt. Actual Amount	Proposed Units 70 Actual Units 67	Proposed Units Actual Units	Proposed Amt. Actual Amount	Proposed Units Actual Units
Program Year 2	Proposed Amt. \$15,000.00 Actual Amount \$7,176.86	Proposed Amt. Actual Amount	Proposed Units 70 Actual Units 100	Proposed Units Actual Units	Proposed Amt. Actual Amount	Proposed Units Actual Units
Program Year 3	Proposed Amt. \$15,000.00 Actual Amount	Proposed Amt. Actual Amount	Proposed Units Actual Units 100	Proposed Units Actual Units	Proposed Amt. Actual Amount	Proposed Units Actual Units
Program Year 4	Proposed Amt. \$15,363.00 Actual Amount	Proposed Amt. Actual Amount	Proposed Units Actual Units 100	Proposed Units Actual Units	Proposed Amt. Actual Amount	Proposed Units Actual Units
Program Year 5	Proposed Amt. Actual Amount	Proposed Amt. Actual Amount	Proposed Units Actual Units	Proposed Units Actual Units	Proposed Amt. Actual Amount	Proposed Units Actual Units

Project Name: Community Education Program																																														
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																													
CDBG funds will be used to provide a series of financial literacy and nutrition workshops to seniors, persons with disabilities, and low-income residents that will directly affect their health and wellbeing.																																														
Location: El Monte Parks, Recreation and Community Services Department 11001 Mildred El Monte, CA 91731	Priority Need Category: Select one: Public Services																																													
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																													
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve the services for low/mod income persons																																													
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	Actual Units		Actual Units																																											

Project Name: El Monte Community Services Department - Communication/Information Proj
 Description: IDIS Project #: UOG Code: CA61152 EL MONTE
 Funds will be used to support personnel expenses to administer the Communication/Information Project's information and referral system. The information and referral system allows residents to access to various public service programs within the community.

Location: El Monte Parks, Recreation and Community Services Department
 3120 Tyler Avenue
 El Monte, CA 91731
 Priority Need Category: Public Services

Expected Completion Date: 6/30/2013
 Explanation: Benefit to low- to moderate- income (LMI) persons
 Objective Category: Decent Housing, Suitable Living Environment, Economic Opportunity

Specific Objectives:
 1. Improve the services for low/mod income persons
 2.
 3.

Project-level Accomplishments	01 People	Proposed	360	Accompl. Type	Proposed
		Underway			Underway
	Complete		172	Complete	
	01 People	Proposed	250	Accompl. Type	Proposed
		Underway			Underway
		Complete	115	Complete	
	01 People	Proposed	80	Accompl. Type	Proposed
		Underway	85		Underway
		Complete		Complete	

Proposed Outcome	Performance Measure	Actual Outcome
SL-1	People	

05 Public Services (General) 570.201(e) Matrix Codes

Matrix Codes Matrix Codes

Matrix Codes Matrix Codes

Program Year	CDBG	Proposed Amt.	Actual Amount	Fund Sourc	Proposed Amt.	Actual Amount	Fund Sourc	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 2	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Accompl. T	Proposed Units		Accompl. T	Proposed Units	
		Actual Amount			Actual Amount			Actual Amount			Actual Units			Actual Units	
	01 People	Proposed Units	560												
	Accompl. T	Proposed Units													
Program Year 3	CDBG	Proposed Amt.	\$16,000.00	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Accompl. T	Proposed Units		Accompl. T	Proposed Units	
		Actual Amount	\$15,000.00		Actual Amount			Actual Amount			Actual Units			Actual Units	
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Accompl. T	Proposed Units		Accompl. T	Proposed Units	
		Actual Amount			Actual Amount			Actual Amount			Actual Units			Actual Units	
Program Year 4	01 People	Proposed Units	250												
	Accompl. T	Proposed Units													
		Actual Units	115												
		Actual Units													
Program Year 5	Fund Sourc	Proposed Amt.	\$15,000.00	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		Accompl. T	Proposed Units		Accompl. T	Proposed Units	
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		Actual Amount			Actual Amount			Actual Amount			Actual Units			Actual Units	

Grantee Name: El Monte

Project Name: El Monte Community Services Department - Communication/Information Proj.																																																							
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																						
CDBG funds will be used to implement the City of El Monte Health and Wellness Initiative to reduce the incidence of obesity and chronic diseases by increasing opportunities for physical activity and access to healthy foods for El Monte's elderly, disabled and low income residents.																																																							
Location: City of El Monte Community Services Department 3120 Tyler Avenue El Monte, CA 91731	Priority Need Category: Select one: Public Services																																																						
Expected Completion Date: 6/30/2012	Explanation: Benefit to low- to moderate- income (LMI) persons																																																						
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Project Name: El Monte Community Services Department - Integrated Care Mgmt.	
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE
The City's Integrated Care Management program will provide case management to elderly individuals and non-elderly, functionally impaired individuals who require assistance to maintain their independence. Case management services will include goal formulation, service referrals and coordination and advocacy.	
Location: City of El Monte Jack Crippen Center 3120 Tyler Avenue, El Monte CA 91731	Priority Need Category: Select one: Public Services
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the services for low/mod income persons
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	01 People Proposed 60 Underway Complete 72
	01 People Proposed 88 Underway Complete 66
	01 People Proposed 80 Underway Complete 49
Proposed Outcome	Performance Measure
Sl-1	People
05A Senior Services 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Program Year 1	Program Year 2
Program Year 3	Program Year 4
Program Year 5	

Project Name: El Monte Police Department - Police Counseling Services																																														
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																													
This program will provide counseling services to El Monte residents. Clients (ages 2-63) are counseled on a variety of issues, including but not limited to school-related problems, depression, anxiety, family dysfunction, domestic violence, substance abuse, and juvenile diversion. Clients are referred to the program by schools, local courts, the police and the Department of Children and Family Services.																																														
Location: El Monte Police Department 11204 Asher Street El Monte, CA 91731	Priority Need Category: Select one: Public Services																																													
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons																																													
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the services for low/mod income persons																																													
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Project Name: El Monte Police Department - POP/Impact Program	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
The POP/Impact program addresses crime and quality of life issues within the City of El Monte. Through a collaborative effort with the City Manager's Office, Code Enforcement and the Public Works Department, the POP team is able to improve public safety, reduce crime, and restore the distressed areas of the community. Funds will be used for personnel expenses associated with the POP program.	
Location: El Monte Police Department 13333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Public Services
Expected Completion Date: 5/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve the services for low/mod income persons 2 3
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	
01 People	Proposed 86,595 Underway Complete 86,595
01 People	Proposed 77,813 Underway Complete 77,813
Accompl. Type	Proposed Underway Complete
Accompl. Type	Proposed Underway Complete
Proposed Outcome	Performance Measure
SL-3	People
051 Crime Awareness 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Program Year 1	
CDBG	Proposed Amt. \$110,000.00 Actual Amount \$0.00
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 86,595 Actual Units 86,595
Accompl. T	Proposed Units Actual Units
Program Year 2	
Fund Sourc	Proposed Amt. \$11,563.00 Actual Amount \$0.00
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 77,813 Actual Units 77,813
Accompl. T	Proposed Units Actual Units
Program Year 3	
Fund Sourc	Proposed Amt. Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
Accompl. T	Proposed Units Actual Units
Accompl. T	Proposed Units Actual Units
Program Year 4	
Fund Sourc	Proposed Amt. Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
Accompl. T	Proposed Units Actual Units
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Program Year 5	
Fund Sourc	Proposed Amt. Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
Accompl. T	Proposed Units Actual Units
Accompl. T	Proposed Units Actual Units

Project Name: El Monte Police Department - Graffiti Removal Program	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
Funds will be used to remove graffiti from public and private building and areas that are frequently marked. Graffiti will be either painted over or sandblasted off then repainted. This program will benefit all El Monte residents living in targeted areas, which is estimated to be 81,349 persons.	
Location: El Monte Police Department 3527 Santa Anita Avenue El Monte, CA 91731	Priority Need Category: Select one: Public Services
Expected Completion Date: 6/30/2014	Explanation: Benefit low- to moderate-income persons and aid in the prevention or elimination of slums and blight. LMA/SBA areas include the following census tracts: 4315.00.5, 4328.02.3, 4321.02.1, 4331.00.2, 4324.01.2, 4331.00.3, 4324.02.1, 4332.00.1, 4324.02.2, 4332.00.2, 4326.01.2, 4332.00.4, 4326.01.3, 4333.01.1, 4326.02.2, 4333.01.2, 4327.00.1, 4333.01.3, 4327.00.2, 4333.01.4, 4328.01.1, 4333.02.1, 4328.01.2, 4333.02.2, 4328.02.1, 4333.03.1, 4328.02.2, 4333.03.3, 4333.03.4.
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the services for low/mod income persons 2. 3.
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	
01 People	Proposed 85,595 Underway Complete 86,595
01 People	Proposed 77,813 Underway Complete 77,813
01 People	Proposed 71,586 Underway Complete 71,586
Proposed Outcome	Performance Measure SL-3 People
Actual Outcome	
05I Crime Awareness 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Program Year 1	
CDBG	Proposed Amt. \$165,017.00 Actual Amount \$138,505.00
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 81,349 Actual Units 81,349
Other	Proposed Units Actual Units
Program Year 2	
CDBG	Proposed Amt. \$165,000.00 Actual Amount \$122,000.00
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 81,349 Actual Units 81,349
Other	Proposed Units Actual Units
Program Year 3	
CDBG	Proposed Amt. \$145,810.00 Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 81,349 Actual Units
Other	Proposed Units Actual Units
Program Year 4	
CDBG	Proposed Amt. \$120,000.00 Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
01 People	Proposed Units 81,349 Actual Units
Accompl. T	Proposed Units Actual Units
Program Year 5	
Fund Sourc	Proposed Amt. Actual Amount
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Accompl. T	Proposed Units Actual Units
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Fund Sourc	Proposed Amt. Actual Amount
Fund Sourc	Proposed Amt. Actual Amount
Accompl. T	Proposed Units Actual Units
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Grantee Name: El Monte

Project Name: Commercial Rehabilitation Program																																																							
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																						
CDBG funds will be used to support three Economic Development Programs. The first programs will be a Business Recruitment/Job Creation Program, Façade Improvement Program and Citywide Way Finding Program. The Commercial Rehabilitation Program will assist in bringing commercial structures up to code and improve their facades. Assistance will be provide in the form of a grant and/or loan.																																																							
Location: El Monte Economic Development Department 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Economic Development																																																						
Expected Completion Date: 6/30/2012	Explanation: Aid in the prevention or elimination of slums or blight																																																						
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve economic opportunities for low-income persons 2. Improve quality / increase quantity of public improve 3.																																																						
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Proposed Outcome	Performance Measure Actual Outcome																																																						
EQ-1	Businesses																																																						
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Project Name: Job Creation and Business Retention Program																																											
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																										
CDBG funds will be used to support three Economic Development Programs. The first programs will be a Business Recruitment/Job Creation Program, Façade Improvement Program and Citywide Way Finding Program. The Job Creation and Business Retention Program will provide financial assistance in the form of a grant and/or loan to non-profit and for-profit business, in return for the creation of low- to moderate- income jobs.																																											
Location: El Monte Economic Development Department 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Economic Development																																										
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight																																										
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Program Year 2	<table border="1"> <tr> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$846,418.00</td> <td>Fund Source</td> <td>Proposed Amt.</td> <td>Actual Amount</td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>50.00</td> <td>Other</td> <td>Proposed Amt.</td> <td>Actual Amount</td> </tr> <tr> <td>Fund Source</td> <td>Proposed Amt.</td> <td>Actual Amount</td> <td>Other</td> <td>Proposed Amt.</td> <td>Actual Amount</td> </tr> <tr> <td>13 Jobs</td> <td>Proposed Units</td> <td>25</td> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> </tr> <tr> <td></td> <td>Actual Units</td> <td>0</td> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> <td>Accompl. T</td> <td>Proposed Units</td> <td>Actual Units</td> </tr> </table>	CDBG	Proposed Amt.	\$846,418.00	Fund Source	Proposed Amt.	Actual Amount		Actual Amount	50.00	Other	Proposed Amt.	Actual Amount	Fund Source	Proposed Amt.	Actual Amount	Other	Proposed Amt.	Actual Amount	13 Jobs	Proposed Units	25	Accompl. T	Proposed Units	Actual Units		Actual Units	0	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
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Project Name: El Monte Economic Development Department - City Way Finding		
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE	
CDBG funds will be used to support three Economic Development Programs: The first programs will be a Business Recruitment/Job Creation Program, Façade Improvement Program and Citywide Way Finding Program. The City-Way Finding program will improve signage in various business districts throughout the City in an effort to encourage commerce.		
Location:	Priority Need Category	
El Monte Economic Development Department 11333 Valley Boulevard El Monte, CA 91731	Select one: Economic Development	
Expected Completion Date:	Explanation:	
6/30/2012	Aid in the prevention or elimination of slums or blight	
Objective Category		
<input type="radio"/> Decent Housing		
<input checked="" type="radio"/> Suitable Living Environment		
<input type="radio"/> Economic Opportunity		
Outcome Categories	Specific Objectives	
<input type="checkbox"/> Availability/Accessibility	1. Improve economic opportunities for low-income persons	
<input type="checkbox"/> Affordability	2. Improve quality / increase quantity of public improve	
<input checked="" type="checkbox"/> Sustainability	3.	
Project-level Accomplishments	Accompl. Type ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
	11 Public Facili ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
	Accompl. Type ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
	Accompl. Type ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
	Accompl. Type ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
	Accompl. Type ▼ Proposed Underway Complete	Accompl. Type ▼ Proposed Underway Complete
Proposed Outcome	Performance Measure	Actual Outcome
ED-1	Public Facilities	
03 Public Facilities and Improvements (G) ▼ Matrix Codes		
Matrix Codes ▼ Matrix Codes		
Matrix Codes ▼ Matrix Codes		
Program Year 1	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 2	CDBG ▼ Proposed Amt. \$50,000.00 Actual Amount \$0.00	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Other ▼ Proposed Amt. Actual Amount
	11 Public F. ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 3	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 4	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 5	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units

Project Name: El Monte Community Development Department - Code Enforcement
Description: IDIS Project #: UOG Code: CA61152 EL MONTE
 Funds for this activity will provide for Code Enforcement Officer salaries to conduct housing inspections in designated low- and moderate-income areas of the City to ensure the City's health and safety codes are enforced.

Location: El Monte Neighborhood Services Division, 11333 Valley Boulevard, El Monte, CA 91731
Priority Need Category: Public Services
Select one: Public Services
Explanation:

Expected Completion Date: 6/30/2014
Objective Category: Decent Housing, Suitable Living Environment, Economic Opportunity
Outcome Categories: Availability/Accessibility, Affordability, Sustainability
Specific Objectives:
 1 Improve the quality of owner housing
 2 Improve the quality of affordable rental housing
 3

Project-level Accomplishments	10 Housing Uni	Proposed	265	10 Housing Uni	Proposed	265
		Underway			Underway	
		Complete	274		Complete	
	10 Housing Uni	Proposed	265	Accompl. Type:	Proposed	
		Underway			Underway	
		Complete	280		Complete	
	10 Housing Uni	Proposed	265	Accompl. Type:	Proposed	
		Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
SL-1	Housing Units	
15 Code Enforcement 570.202(c)	Matrix Codes	
Matrix Codes	Matrix Codes	
Matrix Codes	Matrix Codes	

Program Year	CDBG	Fund Sourc	01 People	Accompl. T1	Fund Sourc	Other	Accompl. T1
Program Year 1	Proposed Amt.	\$259,000.00	Proposed Units	265	Proposed Amt.		Proposed Units
	Actual Amount	\$268,887.54	Actual Units	274	Actual Amount		Actual Units
	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
Program Year 2	Proposed Amt.	\$259,000.00	Proposed Units	265	Proposed Amt.		Proposed Units
	Actual Amount	\$259,000.00	Actual Units	280	Actual Amount		Actual Units
	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
Program Year 3	Proposed Amt.	\$259,000	Proposed Units	265	Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
Program Year 4	Proposed Amt.	\$187,000.00	Proposed Units	285	Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
Program Year 5	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units
	Proposed Amt.		Proposed Units		Proposed Amt.		Proposed Units
	Actual Amount		Actual Units		Actual Amount		Actual Units

Project Name: El Monte Housing Division - Section 108 Loan Repayment - Aquatic Center						
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE					
Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development Department that partially funded the construction of the El Monte Aquatics Center.						
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category Select one: Public Facilities					
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Sustainable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve quality / increase quantity of neighborhood fac 2 Improve the services for low/mod income persons 3 Improve economic opportunities for low-income persons					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	Other	Proposed		Other	Proposed	
		Underway			Underway	
		Complete			Complete	
	Other	Proposed		Accompl. Type	Proposed	
		Underway			Underway	
		Complete			Complete	
Other	Proposed		Accompl. Type	Proposed		
	Underway			Underway		
	Complete			Complete		
Proposed Outcome		Performance Measure		Actual Outcome		
SE-1		Public Facility				

19F Planned Repayment of Section 108 L		Matrix Codes					
Matrix Codes		Matrix Codes					
Matrix Codes		Matrix Codes					
Program Year 1	CDBG	Proposed Amt.	\$224,900.00	Fund Sourc	Proposed Amt.		
		Actual Amount	\$224,654.71			Actual Amount	
	Fund Sourc	Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
	Other	Proposed Units	1		Accompl. T	Proposed Units	
	Actual Units	1		Actual Units			
Accompl. T	Proposed Units			Proposed Units			
	Actual Units			Actual Units			
	Actual Units			Actual Units			
Program Year 2	CDBG	Proposed Amt.	\$226,000.00	Fund Sourc	Proposed Amt.		
		Actual Amount	\$226,000.00			Actual Amount	
	Fund Sourc	Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
	Other	Proposed Units	1		Accompl. T	Proposed Units	
	Actual Units	1		Actual Units			
Accompl. T	Proposed Units			Proposed Units			
	Actual Units			Actual Units			
	Actual Units			Actual Units			
Program Year 3	CDBG	Proposed Amt.	\$153,313.00	Fund Sourc	Proposed Amt.		
		Actual Amount	\$153,253.12			Actual Amount	
	Fund Sourc	Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
	Other	Proposed Units	1		Accompl. T	Proposed Units	
	Actual Units	1		Actual Units			
Accompl. T	Proposed Units			Proposed Units			
	Actual Units			Actual Units			
	Actual Units			Actual Units			
Program Year 4	Fund Sourc	Proposed Amt.	\$226,183.00	Fund Sourc	Proposed Amt.		
		Actual Amount				Actual Amount	
	Fund Sourc	Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. T	Proposed Units	1		Accompl. T	Proposed Units	
	Actual Units			Actual Units			
Accompl. T	Proposed Units			Proposed Units			
	Actual Units			Actual Units			
	Actual Units			Actual Units			
Program Year 5	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.		
		Actual Amount				Actual Amount	
	Fund Sourc	Proposed Amt.				Proposed Amt.	
		Actual Amount				Actual Amount	
	Accompl. T	Proposed Units			Accompl. T	Proposed Units	
	Actual Units			Actual Units			
Accompl. T	Proposed Units			Proposed Units			
	Actual Units			Actual Units			
	Actual Units			Actual Units			

Project Name: Housing Division - Section 108 Loan Repayment - Ramona/Peck Triangle																																																	
Description: IDIS Project #: UOG Code: CA61152 EL MONTE																																																	
Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development that was used to partially fund the construction of the the Ramona/Peck Triangle project. This project included the redevelopment of a 3.4 acres into a 32,800 square foot commercial-retail building.																																																	
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Public Facilities																																																
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight																																																
Objective Category: <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input checked="" type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve economic opportunities for low-income persons																																																
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Program Year 1	<table border="1"> <tr> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$183,600.00</td> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>\$181,774.74</td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> <td>Fund Source</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed Units</td> <td>1</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td>1</td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	CDBG	Proposed Amt.	\$183,600.00	Fund Source	Proposed Amt.			Actual Amount	\$181,774.74		Actual Amount		Fund Source	Proposed Amt.		Fund Source	Proposed Amt.			Actual Amount			Actual Amount		Other	Proposed Units	1	Accompl. T	Proposed Units			Actual Units	1		Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
CDBG	Proposed Amt.	\$183,600.00	Fund Source	Proposed Amt.																																													
	Actual Amount	\$181,774.74		Actual Amount																																													
Fund Source	Proposed Amt.		Fund Source	Proposed Amt.																																													
	Actual Amount			Actual Amount																																													
Other	Proposed Units	1	Accompl. T	Proposed Units																																													
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Grantee Name: El Monte

Project Name: El Monte Housing Division - Auto Superstore	
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE
Funds will be used to repay the Section 108 loan from the U.S. Department of Housing and Urban Development that was used to construct the Auto Superstore.	
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Public Facilities
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve quality / increase quantity of public improve 2 Improve the services for low/mod income persons 3 Improve economic opportunities for low-income persons
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Other Proposed Underway Complete Other Accompl. Type Proposed Underway Complete Other Accompl. Type Proposed Underway Complete
Proposed Outcome	Performance Measure Actual Outcome
SL-1	Public Facility
01 Acquisition of Real Property 570.201(r) Matrix Codes	
Matrix Codes	
Matrix Codes	
Program Year 1	CDBG Proposed Amt. Actual Amount Fund Sourc Proposed Amt. Actual Amount Accompl. T Proposed Units Actual Units Accompl. T Proposed Units Actual Units
Program Year 2	CDBG Proposed Amt. \$356,000 Actual Amount \$346,064 Fund Sourc Proposed Amt. Actual Amount Other Proposed Units 1 Actual Units 1 Accompl. T Proposed Units Actual Units
Program Year 3	CDBG Proposed Amt. \$171,484.98 Actual Amount \$269,190.00 Fund Sourc Proposed Amt. Actual Amount Other Proposed Units 1 Actual Units 1 Accompl. T Proposed Units Actual Units
Program Year 4	CDBG Proposed Amt. \$174,103.00 Fund Sourc Proposed Amt. Actual Amount Other Proposed Units 1 Actual Units Accompl. T Proposed Units Actual Units
Program Year 5	Fund Sourc Proposed Amt. Actual Amount Fund Sourc Proposed Amt. Actual Amount Accompl. T Proposed Units Actual Units Accompl. T Proposed Units Actual Units

Project Name: El Monte Housing Division - Pacific Place	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
CDBG funds will be used to repay the City's Section 108 Loan. The loan was used to partially fund the construction of the Pacific Place project, totaling \$1.2 million dollars.	
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Public Facilities
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve quality / increase quantity of public improve 2 Improve the services for low/mod income persons 3 Improve economic opportunities for low-income persons
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Table with columns: Other, Accompl. Type, Proposed, Underway, Complete, Accompl. Type, Proposed, Underway, Complete
Proposed Outcome	Performance Measure / Actual Outcome
SL-1	Public Facility
01 Acquisition of Real Property 570.201(a) Matrix Codes	
Matrix Codes	
Matrix Codes	
Matrix Codes	
Program Year 1	Table with columns: Fund Source, Proposed Amt., Actual Amount, Other, Accompl. T, Proposed Units, Actual Units
Program Year 2	Table with columns: CDBG, Fund Source, Proposed Amt., Actual Amount, Other, Accompl. T, Proposed Units, Actual Units
Program Year 3	Table with columns: CDBG, Fund Source, Proposed Amt., Actual Amount, Other, Accompl. T, Proposed Units, Actual Units
Program Year 4	Table with columns: CDBG, Fund Source, Proposed Amt., Actual Amount, Other, Accompl. T, Proposed Units, Actual Units
Program Year 5	Table with columns: Fund Source, Proposed Amt., Actual Amount, Other, Accompl. T, Proposed Units, Actual Units

Grantee Name: El Monte

Project Name: El Monte Housing Division - HUD Section 108 Loan Guarantee	
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE
CDBG funds will be used to repay the City's Section 108 Loan	
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Public Facilities
Expected Completion Date: 6/30/2012	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve quality / increase quantity of public improve 2 Improve the services for low/mod income persons 3 Improve economic opportunities for low-income persons
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Accompl. Type Proposed Underway Complete
11 Public Facili	Proposed Underway Complete
Accompl. Type Proposed Underway Complete	Accompl. Type Proposed Underway Complete
Proposed Outcome	Performance Measure
SL-1	Public Facilities
01 Acquisition of Real Property 570.201(r)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Program Year 1	Fund Source Proposed Amt. Actual Amount
Program Year 2	CDBG Proposed Amt. \$300,000 Actual Amount \$0
Program Year 3	Fund Source Proposed Amt. Actual Amount
Program Year 4	Fund Source Proposed Amt. Actual Amount
Program Year 5	Fund Source Proposed Amt. Actual Amount

Project Name: El Monte Public Works/Engineering Division - Storm Drain Project Description: IDIS Project #: UOG Code: CA61152 EL MONTE Funds will be used to make necessary improvements to storm drains in low- and moderate-income areas throughout the City.																																														
Location: City of El Monte Engineering Division 11333 Valley Boulevard, El Monte, CA, 91731	Priority Need Category Select one: Infrastructure																																													
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons																																													
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve quality / increase quantity of public improve 2 3																																													
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Project Name: El Monte Public Works/Engineering Division - Storm Drain Project																																																	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																
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Expected Completion Date: 6/30/2013	Explanation: Benefit to low- to moderate- income (LMI) persons																																																
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Project Name: El Monte Public Works/Engineering Division - Street, Sidwalk and Public Infrastru					
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE				
Funds will be used to make necessary improvements to streets, sidewalks and public infrastructure located in either blighted areas or very-low and/or low-income areas throughout the City.					
Location: City of El Monte Engineering Division 11333 Valley Boulevard, El Monte, CA, 91731	Priority Need Category Select one: Infrastructure				
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons and Aid in the prevention or elimination of slums or blight				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve quality / increase quantity of public improve				
Outcome Categories <input checked="" type="checkbox"/> Availability, Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 3				
Project-level Accomplishments	11 Public Facili	Proposed	1	Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
SL-1		Public Facilities			
03 Public Facilities and Improvements (G)			Matrix Codes		
Matrix Codes			Matrix Codes		
Matrix Codes			Matrix Codes		
Program Year 1	CDBG	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public F.	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 2	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	HOME	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 3	CDBG	Proposed Amt.	\$450,000.00	Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
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	11 Public F.	Proposed Units	1	Accompl. T	Proposed Units
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Program Year 4	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
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Program Year 5	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
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	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units

Grantee Name: El Monte

CFPP Number: 20

Project Name: **El Monte Housing Division - Park Light Upgrade Project**
 Description: **IDIS Project #:** **UOG Code:** CA61152 EL MONTE
 CDBG funds will be used to install new lighting at various parks in El Monte that are located in low- and moderate-income census tracts throughout the City.

Location: City of El Monte
 Housing Division
 11333 Valley Boulevard
 El Monte, CA 91731

Priority Need Category: **Select one:** Infrastructure

Expected Completion Date: 6/30/2011
 Explanation: Benefit to low- to moderate- income (LMI) persons

Objective Category:
 Decent Housing
 Suitable Living Environment
 Economic Opportunity

Specific Objectives:
 1 Improve quality / increase quantity of neighborhood fac
 2
 3

Project-level Accomplishments	Accompl. Type	Proposed		Actual	
		Units	Amount	Units	Amount
11 Public Facili	Proposed	1			
	Underway				
	Complete	0			
10 Housing Un	Proposed				
	Underway				
	Complete				
10 Housing Un	Proposed				
	Underway				
	Complete				

Proposed Outcome	Performance Measure	Actual Outcome
SL-1	Public Facilities	

03E Neighborhood Facilities 570.201(c) Matrix Codes

Matrix Codes Matrix Codes

Matrix Codes Matrix Codes

Program Year	CDBG	Fund Sourc	01 People	10 Housing	Accompl. T	Fund Sourc	Fund Sourc	Accompl. T	Accompl. T	Fund Sourc	Fund Sourc	Accompl. T	Accompl. T	Fund Sourc	Fund Sourc	Accompl. T	Accompl. T	Fund Sourc	Fund Sourc	Accompl. T	Accompl. T	
																						Proposed Amt.
Program Year 1																						
Program Year 2																						
Program Year 3																						
Program Year 4																						
Program Year 5																						

Project Name: High Efficiency Pool Heater Renovation Project		
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE	
CDBG funds will be used to replace two 10-year old indoor pool heaters located at the El Monte Aquatics Center. The replacement of these units will reduce energy (gas and electricity) costs and improve staff's ability to control the temperature of the pool to comply with American with Disabilities Act requirements.		
Location: El Monte Parks, Recreation and Community Services Department 11001 Mildred Street El Monte, CA 91731	Priority Need Category Select one: Public Facilities	
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons	
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1. Improve quality / increase quantity of neighborhood fac	
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 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991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.	
Project-level Accomplishments	Accompl. Type ▼ Proposed Underway Complete	11 Public Facili ▼ Proposed Underway Complete
Proposed Outcome	Performance Measure	Actual Outcome
SL-1	Public Facilities	
03E Neighborhood Facilities 570.201(c) ▼		Matrix Codes ▼
Matrix Codes ▼		Matrix Codes ▼
Matrix Codes ▼		Matrix Codes ▼
Program Year 1	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 2	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 3	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 4	CDBG ▼ Proposed Amt. Actual Amount \$150,000.00	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	11 Public F. ▼ Proposed Units Actual Units 2	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
Program Year 5	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Fund Sourc ▼ Proposed Amt. Actual Amount	Fund Sourc ▼ Proposed Amt. Actual Amount
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units
	Accompl. T ▼ Proposed Units Actual Units	Accompl. T ▼ Proposed Units Actual Units

Project Name: Aquatic Center Pool Covers																																	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																
As a cost and energy savings measure, the Community Services Department will use CDBG funds to purchase pool covers for one outdoor and one indoor pool. The pool covers provide energy savings by preventing loss of water and chemicals through evaporation and in reducing heat loss as they insulate the pools.																																	
Location: El Monte Parks, Recreation and Community Services Department 11001 Mildred Street El Monte, CA 91731	Priority Need Category: Select one: Public Facilities																																
Explanation:																																	
Expected Completion Date: 6/30/2012	Benefit to low- to moderate- income (LMI) persons																																
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:																																
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve quality / increase quantity of neighborhood fac																																
2. 3. 																																	
Project-level Accomplishments	<table border="1"> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> </tr> <tr> <td>11 Public Facili</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete	11 Public Facili	1							Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete								
Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete																										
11 Public Facili	1																																
Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete																										
Proposed Outcome	Performance Measure																																
SL-1	Public Facilities																																
03E Neighborhood Facilities 570.201(c)																																	
Matrix Codes																																	
Matrix Codes																																	
Matrix Codes																																	

Program Year	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
Program Year 1	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 2	CDBG	Proposed Amt. \$18,400	Actual Amount \$18,400	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	11 Public F.	Proposed Units 1	Actual Units 1	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 3	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 4	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 5	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units	Fund Source	Proposed Amt.	Actual Amount	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units

Grantee Name: El Monte

Project Name: San Gabriel Valley Conservation Corp - Residential Rehabilitation & Energy Savin	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
San Gabriel valley Conservation Corp will substantially rehabilitate 2 homes owned by income-eligible El Monte homeowners with substantial housing repairs (e.g. roof repair, water heater / solar panel installation, etc.) and improve up to 21 El Monte homes owned by income-eligible homeowners with weatherization, water- and energy-saving upgrades.	
Location: San Gabriel Valley Conservation Corp 3017 Tyler Avenue El Monte, CA 91731	Priority Need Category Select one: Owner Occupied Housing
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve the quality of owner housing
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Table with columns: Accompl. Type, Proposed, Underway, Complete, and values for 10 Housing Un.
Proposed Outcome	Performance Measure: Housing Units
Actual Outcome	
14A Rehab; Single-Unit Residential 570.2 Matrix Codes	
14F Energy Efficiency Improvements 570 Matrix Codes	
Matrix Codes Matrix Codes	
Program Year 1	Table with columns: Fund Source, Proposed Amt., Actual Amount, Accompl. T, Proposed Units, Actual Units.
Program Year 2	Table with columns: Fund Source, Proposed Amt., Actual Amount, Accompl. T, Proposed Units, Actual Units. Includes CDBG \$100,000 and 04 Househ 23.
Program Year 3	Table with columns: Fund Source, Proposed Amt., Actual Amount, Accompl. T, Proposed Units, Actual Units.
Program Year 4	Table with columns: Fund Source, Proposed Amt., Actual Amount, Accompl. T, Proposed Units, Actual Units.
Program Year 5	Table with columns: Fund Source, Proposed Amt., Actual Amount, Accompl. T, Proposed Units, Actual Units.

Grantee Name: El Monte

Project Name: El Monte Housing Division - ADA Upgrades at the Community Center Restrooms					
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE				
El Monte Community Center public restrooms do not comply with the Americans with Disabilities Act (ADA). CDBG funds will be used to rehabilitate the Women's Center and Community Center restrooms to ensure that they meet current ADA and City codes.					
Location: El Monte Parks, Recreation and Community Services Department 11031 Midred El Monte, CA 91731	Priority Need Category: Select one: Public Facilities				
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons				
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve quality / increase quantity of neighborhood fac				
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 3				
Project-level Accomplishments	11 Public Facili	Proposed	1	Accompl. Type	Proposed
		Underway			Underway
		Complete	1		Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
	Underway			Underway	
	Complete			Complete	
	Accompl. Type	Proposed		Accompl. Type	Proposed
	Underway			Underway	
	Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
SL-1		Public Facilities			

03E Neighborhood Facilities 570.201(c) Matrix Codes

Matrix Codes Matrix Codes

Matrix Codes Matrix Codes

Program Year	Category	Proposed Amt.	Actual Amount	Proposed Units	Actual Units	Category	Proposed Amt.	Actual Amount	Proposed Units	Actual Units
Program Year 1	CDBG	\$30,000	\$20,391			Fund Sourc				
	Fund Sourc					Fund Sourc				
	01 People			1	1	Accompl. T				
	Accompl. T					Accompl. T				
Program Year 2	Fund Sourc					Fund Sourc				
	Fund Sourc					Fund Sourc				
	Accompl. T					Accompl. T				
	Accompl. T					Accompl. T				
Program Year 3	Fund Sourc					Fund Sourc				
	Fund Sourc					Fund Sourc				
	Accompl. T					Accompl. T				
	Accompl. T					Accompl. T				
Program Year 4	Fund Sourc					Fund Sourc				
	Fund Sourc					Fund Sourc				
	Accompl. T					Accompl. T				
	Accompl. T					Accompl. T				
Program Year 5	Fund Sourc					Fund Sourc				
	Fund Sourc					Fund Sourc				
	Accompl. T					Accompl. T				
	Accompl. T					Accompl. T				

Project Name: El Monte Redevelopment Agency - Ramona-Tyler Affordable Rental Housing Project																																																	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																
A combination of CDBG and HOME funds will be used to support the development of a 49-unit affordable rental housing project in the City of El Monte.																																																	
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Rental Housing																																																
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons																																																
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Increase the supply of affordable rental housing 2 Improve access to affordable rental housing 3 Improve the quality of affordable rental housing																																																
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																																	
Project-level Accomplishments	<table border="1"> <tr> <td>10 Housing Un</td> <td>Proposed</td> <td>49</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td>0</td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td></td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td></td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> </table>	10 Housing Un	Proposed	49	Accompl. Type	Proposed		Underway			Underway		Complete	0		Complete	Accompl. Type	Proposed		Accompl. Type	Proposed		Underway			Underway		Complete			Complete	Accompl. Type	Proposed		Accompl. Type	Proposed		Underway			Underway		Complete			Complete			
10 Housing Un	Proposed	49	Accompl. Type	Proposed																																													
	Underway			Underway																																													
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Accompl. Type	Proposed		Accompl. Type	Proposed																																													
	Underway			Underway																																													
	Complete			Complete																																													
Accompl. Type	Proposed		Accompl. Type	Proposed																																													
	Underway			Underway																																													
	Complete			Complete																																													
Proposed Outcome	Performance Measure																																																
DH-2	Housing Units																																																
12 Construction of Housing 570.201(m)																																																	
Matrix Codes																																																	
Matrix Codes																																																	
Matrix Codes																																																	
Program Year 1	<table border="1"> <tr> <td>CDBG</td> <td>Proposed Amt.</td> <td>\$50,000</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>50</td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>HOME</td> <td>Proposed Amt.</td> <td>11,000</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>0</td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>10 Housing</td> <td>Proposed Units</td> <td>49</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td>0</td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	CDBG	Proposed Amt.	\$50,000	Fund Sourc	Proposed Amt.			Actual Amount	50		Actual Amount		HOME	Proposed Amt.	11,000	Fund Sourc	Proposed Amt.			Actual Amount	0		Actual Amount		10 Housing	Proposed Units	49	Accompl. T	Proposed Units			Actual Units	0		Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
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Project Name: Tyler Terrace Partners, L.P. - Tyler Terrace																																					
Description: HOME funds will be used to develop a 40-unit affordable rental housing complex for very-low and low income large families.	IDIS Project #: [] UOG Code: CA61152 EL MONTE																																				
Location: Tyler Terrace Partners, L.P. 2350 Hyperion Avenue, Los Angeles CA, 90027	Priority Need Category: Select one: Rental Housing																																				
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons																																				
Objective Category: <ul style="list-style-type: none"> <input checked="" type="radio"/> Decent Housing <input type="radio"/> Outable Living Environment <input type="radio"/> Economic Opportunity 	Specific Objectives: <ol style="list-style-type: none"> Increase the supply of affordable rental housing Improve access to affordable rental housing Improve the quality of affordable rental housing 																																				
Outcome Categories: <ul style="list-style-type: none"> <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability 																																					
Project-level Accomplishments	<table border="1"> <tr> <td>10 Housing Un</td> <td>Proposed: 40</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> </table>	10 Housing Un	Proposed: 40	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	Accompl. Type	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	Accompl. Type	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete
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Accompl. Type	Proposed	Accompl. Type	Proposed																																		
	Underway		Underway																																		
	Complete		Complete																																		
Proposed Outcome: OH-2	Performance Measure: Housing Units																																				
Actual Outcome: 12 Construction of Housing 570.201(m)																																					
Matrix Codes																																					
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Program Year	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 1	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 2	HOME	Proposed Amt. \$1,000,000	Actual Amount \$0	10 Housing	Proposed Units 40	Actual Units 0	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 3	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 4	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
Program Year 5	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units
	Fund Source	Proposed Amt.	Actual Amount	10 Housing	Proposed Units	Actual Units	Accompl. T	Proposed Units	Actual Units

Project Name: El Monte School District - Synthetic Track Installation Project - Phase 1								
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE CDBG funds will be used to construct/install a sythetic track at El Monte High School.							
Location: El Monte High School 3048 Tyler Avenue El Monte, CA 91731	Priority Need Category Select one: Public Facilities							
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons							
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve quality / increase quantity of neighborhood fac.							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 3							
Project-level Accomplishments	11 Public Facili	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Proposed Outcome	Performance Measure			Actual Outcome			
	SL-1	Public Facilities						
	03F Parks, Recreational Facilities 570.20		Matrix Codes					
Matrix Codes		Matrix Codes						
Matrix Codes		Matrix Codes						
Program Year 1	CDBG	Proposed Amt.	\$300,000	Fund Sourc	Proposed Amt.			
		Actual Amount	\$0		Actual Amount			
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
		Actual Amount			Actual Amount			
	11 Public F.	Proposed Units	1	Accompl. T	Proposed Units			
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Program Year 2	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
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	Accompl. T	Proposed Units		Accompl. T	Proposed Units			
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Program Year 3	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
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Program Year 4	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
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		Actual Units			Actual Units			
Program Year 5	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
		Actual Amount			Actual Amount			
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			
		Actual Amount			Actual Amount			
	Accompl. T	Proposed Units		Accompl. T	Proposed Units			
	Actual Units			Actual Units				
	Accompl. T	Proposed Units		Accompl. T	Proposed Units			
		Actual Units			Actual Units			

Project Name: Property Acquisition & Rehabilitation																																									
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																								
Funds for this activity will provide for the acquisition of existing property for development and/or housing stock for rehabilitation or for the purpose of demolishing and new construction of affordable housing. The rehabilitated units will be made available to low-income renters, while newly constructed affordable housing units will be sold to income-eligible first time homebuyers. This project is now referred to as the Mercy Housing - Veterans Housing Project.																																									
Location: City of El Monte- Housing Division 11333 Valley Blvd. El Monte, CA 91731	Priority Need Category: Select one: Rental Housing																																								
Expected Completion Date: 3/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																								
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Increase the supply of affordable rental housing 2 Increase the availability of affordable owner housing 3																																								
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																									
Project-level Accomplishments	<table border="1"> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> </tr> <tr> <td>11 Public Facili</td> <td>Proposed</td> <td>11</td> <td></td> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> </tr> <tr> <td></td> <td>Underway</td> <td>11</td> <td></td> <td></td> <td>Underway</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td></td> <td>Complete</td> <td></td> <td></td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> <td>Accompl. Type</td> <td>Proposed</td> <td>Underway</td> <td>Complete</td> </tr> </table>	Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete	11 Public Facili	Proposed	11		Accompl. Type	Proposed	Underway	Complete		Underway	11			Underway				Complete				Complete			Accompl. Type	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
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Project Name: Owner Occupied Residential Rehabilitation Program						
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE					
This program will provide financial assistance to single-family El Monte homeowners whose homes are in need of repair. Financial assistance will be provided in the form of a 30-year, 0% interest loan.						
Location: City of El Monte Housing Division 11333 Valley Boulevard, El Monte, CA 91731	Priority Need Category: Select one: Owner Occupied Housing					
Expected Completion Date: 6/30/2011	Explanation: Benefit to low- to moderate- income (LMI) persons					
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the quality of owner housing					
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2. 3.					
Project-level Accomplishments	10 Housing Un <input checked="" type="radio"/> Proposed	Underway	Accompl. Type <input checked="" type="radio"/> Proposed	Underway		
		Complete		Complete		
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	10 Housing Un <input checked="" type="radio"/> Proposed	Underway	Accompl. Type <input checked="" type="radio"/> Proposed	Underway		
		Complete		Complete		
	Proposed Outcome		Performance Measure		Actual Outcome	
	DH-3		Housing Units			
	14A Rehab; Single-Unit Residential 570.2		Matrix Codes			
Matrix Codes		Matrix Codes				
Matrix Codes		Matrix Codes				
Program Year 1	Fund Sourc <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
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		Actual Amount		Actual Amount		
	Accompl. T <input checked="" type="radio"/> Proposed Units		Accompl. T <input checked="" type="radio"/> Proposed Units			
		Actual Units		Actual Units		
Program Year 2	CDBG <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
		Actual Amount		Actual Amount		
	HOME <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
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		Actual Units		Actual Units		
Program Year 3	CDBG <input checked="" type="radio"/> Proposed Amt.	\$50,000.00	Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
		Actual Amount		Actual Amount		
	HOME <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
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Program Year 4	CDBG <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
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Program Year 5	Fund Sourc <input checked="" type="radio"/> Proposed Amt.		Fund Sourc <input checked="" type="radio"/> Proposed Amt.			
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	Accompl. T <input checked="" type="radio"/> Proposed Units		Accompl. T <input checked="" type="radio"/> Proposed Units			
		Actual Units		Actual Units		

Project Name: Grid Alternatives - Solar Affordable Housing																																														
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																													
Grid Alternatives will provide solar electric systems at no cost for low-income homeowners who earn 80% or below of the Area Median Income for Los Angeles County. The projects will also provide up to 80 job trainees and volunteers with an opportunity gain hands-on solar installation experience.																																														
Location: Citywide	Priority Need Category: Select one: Owner Occupied Housing																																													
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																													
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Improve the quality of owner housing 2. 3.																																													
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	Actual Units		Actual Units																																											

Project Name: El Monte Housing Division - Home Improvement Loan / Grant Program								
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE							
This program will provide financial assistance to single-family El Monte homeowners whose homes are in need of repair. The City offers 4 types of financial assistance to income-eligible homeowners. These include 1) Home Improvement Loan Program, 2) Home Improvement Emergency Loan Program, 3) Home Improvement Grant Program and 4) Home Improvement Emergency Grant Program.								
Location: City of El Monte Housing Division 11333 Valley Boulevard, El Monte, CA 91731	Priority Need Category Select one: Owner Occupied Housing							
Expected Completion Date: 6/30/2011	Explanation:							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Improve the quality of owner housing							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2 3							
Project-level Accomplishments	10 Housing Un	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	10 Housing Un	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	10 Housing Un	Proposed	Underway	Complete	Accompl. Type	Proposed	Underway	Complete
	Proposed Outcome		Performance Measure		Actual Outcome			
	DH-3		Housing Units					
	14A Rehab; Single-Unit Residential 570.2		Matrix Codes					
	Matrix Codes		Matrix Codes					
	Matrix Codes		Matrix Codes					
	Program Year 1	HOME	Proposed Amt.	5100,000.00	Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount
Fund Sourc		Proposed Amt.	50.00	Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
Accompl. T		Proposed Units	4	Accompl. T	Proposed Units	Actual Units	Actual Units	
Accompl. T		Proposed Units	0	Accompl. T	Proposed Units	Actual Units	Actual Units	
Accompl. T		Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
Program Year 2	CDBG	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	HOME	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
Program Year 3	CDBG	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	HOME	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
Program Year 4	CDBG	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	HOME	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
Program Year 5	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.	Actual Amount	Actual Amount	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	
	Accompl. T	Proposed Units		Accompl. T	Proposed Units	Actual Units	Actual Units	

Project Name: City of El Monte - First Time Homebuyers Program		
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE	
State and Federal funds for this activity will be used to provide down payment assistance to income eligible first time home buyers.		
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category Select one: Owner Occupied Housing	
Expected Completion Date: 12/30/2013	Explanation: Benefit to low- to moderate- income (LMI) persons	
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Increase the availability of affordable owner housing 2 Improve access to affordable owner housing for minority 3	
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		
Project-level Accomplishments	Accompl. Type Proposed Underway Complete	Accompl. Type Proposed Underway Complete
	Accompl. Type Proposed Underway Complete	Accompl. Type Proposed Underway Complete
	10 Housing Un Proposed Underway Complete	Accompl. Type Proposed Underway Complete
Proposed Outcome	Performance Measure	Actual Outcome
DH-2	Housing Units	
13 Direct Homeownership Assistance 57C		Matrix Codes
Matrix Codes		Matrix Codes
Matrix Codes		Matrix Codes
Program Year 1	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
Program Year 2	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
Program Year 3	HOME Proposed Amt. 550,000 Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	10 Housing Proposed Units 3 Actual Units	Accompl. T Proposed Units Actual Units
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
Program Year 4	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
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Program Year 5	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Fund Sourc Proposed Amt. Actual Amount	Fund Sourc Proposed Amt. Actual Amount
	Accompl. T Proposed Units Actual Units	Accompl. T Proposed Units Actual Units
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Project Name: City of El Monte - First Time Homebuyers Program Description: IDIS Project #: UOG Code: CA61152 EL MONTE Funds for this activity will be used to provide down payment assistance to income eligible first time home buyers.																																									
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Project-level Accomplishments	<table border="1"> <tr> <td>04 Households</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>10 Housing Un</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td>Complete</td> </tr> </table>	04 Households	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	10 Housing Un	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete	Accompl. Type	Proposed	Accompl. Type	Proposed		Underway		Underway		Complete		Complete				
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Grantee Name: El Monte

Project Name: Rio Hondo Community Development Corporation - CHDO Operating Costs																																																							
Description:	IDIS Project #: UDG Code: CA61152 EL MONTE																																																						
Funds for this activity will be used to pay operating expenses incurred by Rio Hondo Community Development Corporation (RHDC), a CHDO, for reasonable operating costs such as salaries, wages, benefits, rent, utilities, communication costs, equipment, materials and supplies.																																																							
Location: Rio Hondo Community Development Corporation 11428 Elliott Avenue El Monte, CA 91731	Priority Need Category: Select one: Other																																																						
Expected Completion Date: 6/30/2013	Explanation: Benefit to low- to moderate- income (LMI) persons																																																						
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Improve access to affordable owner housing 2 Improve access to affordable owner housing for minority 3																																																						
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Project Name: Domus Development - Tyler Court																																									
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																								
HOME funds will be used to develop the Tyler Court Affordable Rental Housing Project. This project will result in 20 housing units or low-income seniors and small families. Twenty percent (20%) of the units will be restricted to tenants with incomes not to exceed 50% of the Area Median Income (AMI) for Los Angeles County, eighty percent (80%) of the units will be restricted to tenants with incomes not to exceed 60% of the AMI.																																									
Location: Domus Development 315 W. 9th Street, Suite 201 Los Angeles CA 90015	Priority Need Category: Select one: Owner Occupied Housing																																								
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																								
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 Increase the supply of affordable rental housing 2 Improve access to affordable rental housing 3																																								
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																									
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Accompl. T	Proposed Units		Accompl. T	Proposed Units																																					
	Actual Units			Actual Units																																					

Grantee Name: El Monte

Project Name: Rio Hondo Community Development Corporation - Villas at Kagy Homestead																																																	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																																																
The Villas at Kagy Homestead will consist of seven affordable homeownership units that will be sold to HOME-eligible first-time homebuyers at or below 80% of the Area Median Income (AMI) for Los Angeles County. The seven (7) single-family, two-story, detached homes will each provide 1,400 square feet of living space, three bedrooms, one and one-half baths, a kitchen, dining area, living room, and two-car attached garage.																																																	
Location: Rio Hondo Community Development Corporation 11401 Valley Blvd., #201 El Monte, CA 91731	Priority Need Category: Select one: Owner Occupied Housing																																																
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate-income (LMI) persons																																																
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. Increase the availability of affordable owner housing 2. Improve access to affordable owner housing 3. Improve access to affordable owner housing for minority																																																
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																																	
Project-level Accomplishments	<table border="1"> <tr> <td>10 Housing Un</td> <td>Proposed</td> <td>7</td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td>2</td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td></td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> <tr> <td>Accompl. Type</td> <td>Proposed</td> <td></td> <td>Accompl. Type</td> <td>Proposed</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> </tr> <tr> <td></td> <td>Complete</td> <td></td> <td></td> <td>Complete</td> </tr> </table>	10 Housing Un	Proposed	7	Accompl. Type	Proposed		Underway	2		Underway		Complete			Complete	Accompl. Type	Proposed		Accompl. Type	Proposed		Underway			Underway		Complete			Complete	Accompl. Type	Proposed		Accompl. Type	Proposed		Underway			Underway		Complete			Complete			
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Program Year 1	<table border="1"> <tr> <td>HOME</td> <td>Proposed Amt.</td> <td>\$458,642</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>\$436,000</td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>10 Housing</td> <td>Proposed Units</td> <td>7</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	HOME	Proposed Amt.	\$458,642	Fund Sourc	Proposed Amt.			Actual Amount	\$436,000		Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		10 Housing	Proposed Units	7	Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
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Project Name: Rio Hondo Community Development Corporation - Neighborhood Stabilization Program		IDIS Project #: [Blank]		UOG Code: CA61152 EL MONTE	
Description: HOME funds will be combined with the City of El Monte's Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate a four-unit apartment complex. Upon completion of the rehabilitation, these units will be rented to HOME-eligible families who have income that are at or below 80% of the Area Median Income (AMI) for Los Angeles County.					
Location: Rio Hondo Community Development Corporation 11401 Valley Blvd., #201 El Monte, CA 91731		Priority Need Category: Rental Housing			
Expected Completion Date: 6/30/2011		Explanation: Benefit to low- to moderate- income (LMI) persons			
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		Specific Objectives: 1 Increase the supply of affordable rental housing 2 Improve the quality of affordable rental housing 3 Improve access to affordable rental housing			
Outcome Categories: <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	10 Housing Un	Proposed	4	Accompl. Type	Proposed
		Underway			Underway
		Complete	4		Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome: OH-3		Performance Measure: Housing Units		Actual Outcome:	
14B Rehab; Multi-Unit Residential 570.20					
Matrix Codes					
Matrix Codes					
Matrix Codes					
Program Year 1	HOME	Proposed Amt.	\$120,000	Fund Source	Proposed Amt.
		Actual Amount	\$99,830		Actual Amount
	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing	Proposed Units	4	Accompl. T	Proposed Units
		Actual Units	4		Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 2	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
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Program Year 3	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
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Program Year 4	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
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Program Year 5	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source	Proposed Amt.		Fund Source	Proposed Amt.
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	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units

Grantee Name: El Monte

Project Name: El Monte Community Development Department - Shelter Rehabilitation Project
 Description: IDIS Project #: UOG Code: CA61152 EL MONTE
 Funds will be used to convert, renovate and/or rehabilitate an existing emergency shelter for homeless persons or a transitional housing facility.

Location: City of El Monte, El Monte Veterans & Homeless Affairs Commission, 11333 Valley Boulevard, El Monte, CA 91731
 Priority Need Category: Public Facilities
 Explanation: Benefit to low- to moderate- income (LMI) persons

Expected Completion Date: 6/30/2012
 Objective Category: Decent Housing, Suitable Living Environment, Economic Opportunity

Specific Objectives:
 1 Improve quality / increase quantity of neighborhood fac
 2 End chronic homelessness
 3 Increase range of housing options & related services for

Project-level Accomplishments	11 Public Facili	Proposed	1	Accompl. Type	Proposed
		Underway			Underway
		Complete	0		Complete
	11 Public Facili	Proposed	1	Accompl. Type	Proposed
		Underway			Underway
		Complete	0		Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete

Proposed Outcome	Performance Measure	Actual Outcome
SL-1	Public Facilities	

03C Homeless Facilities (not operating cc) Matrix Codes
 Matrix Codes
 Matrix Codes

Program Year	ESG	Fund Sourc	11 Public F	Accompl. T	Fund Sourc	Accompl. T
Program Year 1	Proposed Amt.	\$41,543				
	Actual Amount	\$0				
	Proposed Amt.					
	Actual Amount					
Program Year 2	Proposed Amt.	\$41,404.00				
	Actual Amount	\$0				
	Proposed Amt.					
	Actual Amount					
Program Year 3	Proposed Amt.					
	Actual Amount					
	Proposed Amt.					
	Actual Amount					
Program Year 4	Proposed Amt.					
	Actual Amount					
	Proposed Amt.					
	Actual Amount					
Program Year 5	Proposed Amt.					
	Actual Amount					
	Proposed Amt.					
	Actual Amount					

Project Name: Los Angeles Homeless Services Authority - Homeless Management Information System Description: IDIS Project #: UOG Code: CA61152 EL MONTE A Homeless Management Information System (HMIS) is a client-level data collection and management system implemented at the community level that allows for better coordination among agencies providing services to clients.																																																																																																		
Location: Los Angeles Homeless Services Authority 811 Wilshire Boulevard, Suite 600, Los Angeles, CA 90017	Priority Need Category: Select one: Other																																																																																																	
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																																																																																	
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 End chronic homelessness 2 Increase the number of homeless persons moving into r 3 Improve the services for low/mod income persons																																																																																																	
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Grantee Name: El Monte

Project Name: Los Angeles Homeless Services Authority - Family Solutions Centers																																																	
Description: IDIS Project #: UOG Code: CA61152 EL MONTE																																																	
The Homeless Prevention Program provides rental assistance, utility assistance and supportive services directly related to the prevention of homelessness to eligible individuals and families who are in danger of eviction, foreclosure or homelessness or are currently homeless. The program is designed to stabilize individuals and families in their existing homes, shorten the amount of time that individuals and families stay in shelters and assist individuals and families with securing affordable housing.																																																	
Location: Los Angeles Homeless Services Authority, 811 Wilshire Boulevard, Suite 600, Los Angeles, CA 90017	Priority Need Category: Public Services																																																
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																																
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Project Name: Vet Hunters - Homeless Heroes Search and Rescue Team																									
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE																								
ESG funds will be used to deliver immediate, collaborative services that prevent and eliminate homelessness for very low-income Military Veterans, Active Duty, currently serving Reservists/Guardsmen, their families and Americans.																									
Location: Vet Hunters 1200 N. Potrero Avenue South El Monte, CA 91733	Priority Need Category: Select one: Public Services																								
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																								
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Grantee Name: El Monte

Project Name: Volunteers of America - Street Outreach Program																																																	
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE																																																
Funds for this program will be used to provide outreach and essential services to persons who are literally homeless and residing in places not meant for habitation.																																																	
Location: Volunteers of America Santa Anita Avenue, El Monte, CA 91731	Priority Need Category: Select one: Public Services																																																
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons																																																
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Program Year 2	<table border="1"> <tr> <td>ESG</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>01 People</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	ESG	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		01 People	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
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Program Year 3	<table border="1"> <tr> <td>ESG</td> <td>Proposed Amt.</td> <td>\$ 62,583.00</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed Amt.</td> <td>\$ 62,583.00</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td>25</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	ESG	Proposed Amt.	\$ 62,583.00	Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Other	Proposed Amt.	\$ 62,583.00	Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Accompl. T	Proposed Units	25	Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
ESG	Proposed Amt.	\$ 62,583.00	Fund Sourc	Proposed Amt.																																													
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Program Year 4	<table border="1"> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
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Program Year 5	<table border="1"> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units	
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	Actual Units			Actual Units																																													

Project Name: Volunteers of America - Homeless Prevention Program	
Description: Volunteers of America - Homeless Prevention Program	UOG Code: CA61152 EL MONTE
Funds for this program will be used to help homeless and near homeless families find shelter. Assistance will include case management, security deposit payments, first month's rent, food, clothing, furniture and other essential services. A small portion of these funds will also be used to cover the administration of this program.	
Location: Volunteers of America Santa Anita Avenue, El Monte, CA 91731	Priority Need Category: Select one: Public Services
Expected Completion Date: 6/30/2014	Explanation: Benefit to low- to moderate- income (LMI) persons
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. End chronic homelessness 2. Increase the number of homeless persons moving into p 3. Improve the services for low/mod income persons
Distress Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments:	
01 People	Proposed: 25 Underway: Complete: Accompl. Type: Proposed: Underway: Complete: Accompl. Type: Proposed: Underway: Complete:
Proposed Outcome	Performance Measure
SL-1	People
05 Public Services (General) 570.201(e)	03D Youth Centers 570.201(c)
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Program Year 1	Program Year 2
ESG	ESG
Fund Source	Fund Source
01 People	01 People
Accompl. T	Accompl. T
Program Year 3	Program Year 4
ESG	ESG
CDBG	CDBG
Accompl. T	Accompl. T
Program Year 5	Program Year 6
Fund Source	Fund Source
Accompl. T	Accompl. T

Grantee Name: El Monte

Project Name: El Monte/South El Monte Emergency Resources Assn - Homeless Prevention					
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE				
Funds for this program will be used to help homeless families find shelter. Assistance will include case management, security deposit payments, first month's rent, food, clothing, furniture and other essential services. A small portion of these funds will also be used to cover the administration of this program.					
Location: El Monte/South El Monte Emergency Resources Assn 2618 Loma Street, South El Monte, CA 91733	Priority Need Category Select one: Public Services				
Expected Completion Date: 6/30/2012	Explanation: Benefit to low- to moderate- income (LMI) persons				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1. End chronic homelessness 2. Increase the number of homeless persons moving into r 3. Improve the services for low/mod income persons				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	01 People	Proposed	1,179	Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type	Proposed		Accompl. Type	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
SL-1	People				
05 Public Services (General) 570.201(e)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	ESG	Proposed Amt.	577,643.00	Fund Sourc	Proposed Amt.
		Actual Amount	571,212.00		Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	2,856	Accompl. T	Proposed Units
		Actual Units	652		Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 2	ESG	Proposed Amt.	570,979.00	Fund Sourc	Proposed Amt.
		Actual Amount	570,979		Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	1,179	Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 3	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 4	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
Program Year 5	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.
		Actual Amount			Actual Amount
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units
	Accompl. T	Proposed Units		Accompl. T	Proposed Units
		Actual Units			Actual Units

Project Name: City of El Monte CDBG Administration Description: IDIS Project #: UOG Code: CA61152 EL MONTE Funds for this program will be used to administer the CDBG program. City staff and consultants will be responsible for preparing various planning and performance documents, contracts, grant applications and HUD reports, overseeing and managing individual projects and programs, conducting public meetings, and assisting in the fiscal management of the CDBG program. Expenses will include personnel expenses, materials, supplies and consultant fees.																																																							
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Planning/Administration																																																						
Expected Completion Date: 6/30/2012 Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Explanation: Specific Objectives: 1 End chronic homelessness 2 3																																																						
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Project-level Accomplishments: <table border="1"> <tr> <td>Other</td> <td>Proposed</td> <td>1</td> <td>Other</td> <td>Proposed</td> <td>2</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>2</td> <td></td> <td>Complete</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed</td> <td>3</td> <td>Accompl. Type</td> <td>Proposed</td> <td></td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>1</td> <td></td> <td>Complete</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed</td> <td>1</td> <td>Accompl. Type</td> <td>Proposed</td> <td></td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>1</td> <td></td> <td>Complete</td> <td></td> </tr> </table>	Other	Proposed	1	Other	Proposed	2		Underway			Underway			Complete	2		Complete		Other	Proposed	3	Accompl. Type	Proposed			Underway			Underway			Complete	1		Complete		Other	Proposed	1	Accompl. Type	Proposed			Underway			Underway			Complete	1		Complete	
Other	Proposed	1	Other	Proposed	2																																																		
	Underway			Underway																																																			
	Complete	2		Complete																																																			
Other	Proposed	3	Accompl. Type	Proposed																																																			
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Other	Proposed	1	Accompl. Type	Proposed																																																			
	Underway			Underway																																																			
	Complete	1		Complete																																																			
Proposed Outcome	Performance Measure	Actual Outcome																																																					
N/A	N/A																																																						
21A General Program Administration 570		Matrix Codes																																																					
Matrix Codes		Matrix Codes																																																					
Matrix Codes		Matrix Codes																																																					
Program Year 1	CDBG	Proposed Amt. \$573,923.00	Fund Sourc	Proposed Amt.																																																			
		Actual Amount \$476,606.13		Actual Amount																																																			
	Fund Sourc	Proposed Amt.	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
	Other	Proposed Units 1	Accompl. T	Proposed Units																																																			
	Actual Units 1		Actual Units																																																				
	Proposed Units	Accompl. T	Proposed Units																																																				
	Actual Units		Actual Units																																																				
Program Year 2	CDBG	Proposed Amt. \$491,294.00	Fund Sourc	Proposed Amt.																																																			
		Actual Amount \$308,339.32		Actual Amount																																																			
	Fund Sourc	Proposed Amt.	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
	Other	Proposed Units 1	Accompl. T	Proposed Units																																																			
	Actual Units 1		Actual Units																																																				
	Proposed Units	Accompl. T	Proposed Units																																																				
	Actual Units		Actual Units																																																				
Program Year 3	CDBG	Proposed Amt. \$393,680.00	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
	Fund Sourc	Proposed Amt.	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
	Other	Proposed Units 1	Accompl. T	Proposed Units																																																			
	Actual Units 1		Actual Units																																																				
	Proposed Units	Accompl. T	Proposed Units																																																				
	Actual Units		Actual Units																																																				
Program Year 4	CDBG	Proposed Amt. \$395,178.00	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
	Fund Sourc	Proposed Amt.	Fund Sourc	Proposed Amt.																																																			
		Actual Amount		Actual Amount																																																			
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	Proposed Units	Accompl. T	Proposed Units																																																				
	Actual Units		Actual Units																																																				
Program Year 5	Fund Sourc	Proposed Amt.	Fund Sourc	Proposed Amt.																																																			
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	Proposed Units	Accompl. T	Proposed Units																																																				
	Actual Units		Actual Units																																																				

Project Name: City of El Monte HOME Administration	
Description: IDIS Project #: _____ UOG Code: CA61152 EL MONTE	Funds for this program will be used to administer the HOME program. City staff and consultants will complete necessary HUD and project-related reports, manage and monitor affordable housing development projects, and apply for other sources of funds to support affordable housing construction.
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Planning/Administration
Expected Completion Date: 6/30/2012	Explanation:
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1. _____ 2. _____ 3. _____
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Other Proposed Underway Complete Accompl. Type Proposed Underway Complete
Proposed Outcome	Performance Measure
N/A	N/A

21H HOME Admin/Planning Costs of PJ Matrix Codes

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year	HOME	Fund Sourc	Other	Accompl. T	Fund Sourc	Accompl. T
Program Year 1	Proposed Amt. \$151,665.00	Proposed Amt.	Proposed Units	Proposed Units	Proposed Amt.	Proposed Units
	Actual Amount \$144,221.99	Actual Amount	Actual Units	Actual Units	Actual Amount	Actual Units
Program Year 2	Proposed Amt. \$133,442.00	Proposed Amt.	Proposed Units	Proposed Units	Proposed Amt.	Proposed Units
	Actual Amount \$133,442.00	Actual Amount	Actual Units	Actual Units	Actual Amount	Actual Units
Program Year 3	Proposed Amt. \$63,104.00	Proposed Amt.	Proposed Units	Proposed Units	Proposed Amt.	Proposed Units
	Actual Amount	Actual Amount	Actual Units	Actual Units	Actual Amount	Actual Units
Program Year 4	Proposed Amt. \$8,586.00	Proposed Amt.	Proposed Units	Proposed Units	Proposed Amt.	Proposed Units
	Actual Amount	Actual Amount	Actual Units	Actual Units	Actual Amount	Actual Units
Program Year 5	Proposed Amt.	Proposed Amt.	Proposed Units	Proposed Units	Proposed Amt.	Proposed Units
	Actual Amount	Actual Amount	Actual Units	Actual Units	Actual Amount	Actual Units

Project Name: City of El Monte ESG Administration																																																							
Description: IDIS Project #:	UOG Code: CA61152 EL MONTE																																																						
Funds for this program will be used to administer the ESG program. City staff and consultants will complete necessary HUD reports, manage ESG projects and programs, monitor grant recipients and perform other duties as necessary.																																																							
Location: City of El Monte Housing Division 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category: Select one: Planning/Administration																																																						
Expected Completion Date: 6/30/2012	Explanation:																																																						
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Sustainable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives: 1 End chronic homelessness 2 Increase the number of homeless persons moving into r 3 Improve the services for low/mod income persons																																																						
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability																																																							
Project-level Accomplishments	<table border="1"> <tr> <td>Other</td> <td>Proposed</td> <td>1</td> <td>Other</td> <td>Proposed</td> <td>1</td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>1</td> <td></td> <td>Complete</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed</td> <td>1</td> <td>Accompl. Type</td> <td>Proposed</td> <td></td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>1</td> <td></td> <td>Complete</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed</td> <td>1</td> <td>Accompl. Type</td> <td>Proposed</td> <td></td> </tr> <tr> <td></td> <td>Underway</td> <td></td> <td></td> <td>Underway</td> <td></td> </tr> <tr> <td></td> <td>Complete</td> <td>1</td> <td></td> <td>Complete</td> <td></td> </tr> </table>	Other	Proposed	1	Other	Proposed	1		Underway			Underway			Complete	1		Complete		Other	Proposed	1	Accompl. Type	Proposed			Underway			Underway			Complete	1		Complete		Other	Proposed	1	Accompl. Type	Proposed			Underway			Underway			Complete	1		Complete	
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Program Year 1	<table border="1"> <tr> <td>ESG</td> <td>Proposed Amt.</td> <td>\$5,934</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td>\$5,889</td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed Units</td> <td>1</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td>1</td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	ESG	Proposed Amt.	\$5,934	Fund Sourc	Proposed Amt.			Actual Amount	\$5,889		Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Other	Proposed Units	1	Accompl. T	Proposed Units			Actual Units	1		Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units							
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Program Year 2	<table border="1"> <tr> <td>ESG</td> <td>Proposed Amt.</td> <td>\$15,006.00</td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> <td>Fund Sourc</td> <td>Proposed Amt.</td> <td></td> </tr> <tr> <td></td> <td>Actual Amount</td> <td></td> <td></td> <td>Actual Amount</td> <td></td> </tr> <tr> <td>Other</td> <td>Proposed Units</td> <td>1</td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> <tr> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> <td>Accompl. T</td> <td>Proposed Units</td> <td></td> </tr> <tr> <td></td> <td>Actual Units</td> <td></td> <td></td> <td>Actual Units</td> <td></td> </tr> </table>	ESG	Proposed Amt.	\$15,006.00	Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Fund Sourc	Proposed Amt.		Fund Sourc	Proposed Amt.			Actual Amount			Actual Amount		Other	Proposed Units	1	Accompl. T	Proposed Units			Actual Units			Actual Units		Accompl. T	Proposed Units		Accompl. T	Proposed Units			Actual Units			Actual Units							
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Project Name: Affordable Rental Housing	
Description:	IDIS Project #: UOG Code: CA61152 EL MONTE
HOME funds will be used to develop a affordable rental housing complex for very-low and low income large families.	
Location: El Monte Economic Development Department 11333 Valley Boulevard El Monte, CA 91731	Priority Need Category Select one: Rental Housing
Expected Completion Date: 6/30/2015	Explanation: Benefit low- to moderate-income persons.
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives 1 Increase the supply of affordable rental housing 2 Improve access to affordable rental housing 3 Improve the quality of affordable rental housing
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	
Project-level Accomplishments	Table with columns: Accompl. Type, Proposed, Underway, Complete
Proposed Outcome	Performance Measure / Actual Outcome
DH-2	Housing Units
12 Construction of Housing 570.201(m) Matrix Codes	
Matrix Codes Matrix Codes	
Matrix Codes Matrix Codes	
Program Year 1	Table with columns: Fund Source, Proposed Amt., Actual Amount, Proposed Units, Actual Units
Program Year 2	Table with columns: HOME, Fund Source, Proposed Amt., Actual Amount, Proposed Units, Actual Units
Program Year 3	Table with columns: Fund Source, Proposed Amt., Actual Amount, Proposed Units, Actual Units
Program Year 4	Table with columns: HOME, Fund Source, Proposed Amt., Actual Amount, Proposed Units, Actual Units
Program Year 5	Table with columns: Fund Source, Proposed Amt., Actual Amount, Proposed Units, Actual Units

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix F:

2010-2015 Strategic Plan

Anti-Crime: Decrease Crime in neighborhoods and communities.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
	At-Risk Youth Programs	CDBG State Funds	People	2010	200	441	221%
	Anti-Gang Camp Aftercare	Other		2011	200	148	74%
	Police Counseling Services			2012	200		0%
				2013	200		0%
				2014	200		0%
			MULTI-YEAR GOAL		1000	589	59%

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3	Sustainability of a Suitable Living Environment						
	POP/IMPACT Program	CDBG State Funds	People	2010	400	86595	21649%
	Graffiti Removal Program	Other		2011	400	77813	19453%
				2012	400		0%
				2013	400		0%
				2014	400		0%
			MULTI-YEAR GOAL		2000	164408	8220%



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
EO-1 Accessibility for the Purpose of Creating Economic Opportunities							
	Provide Grants/Loans to businesses to create	CDBG General Funds State	Jobs	2010	4	0	0%
				2011	4	0	0%
				2012	4		0%
				2013	4		0%
				2014	4		0%
			MULTI-YEAR GOAL		20	0	0%

Homeless - Support a continuum of services in support of the City's and County's efforts to end homelessness.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability / Accessibility of a Suitable Living Environment						
	Homeless Prevention Services	CDBG ESG General Funds HPRP Fundraising	People	2010	2000	476	24%
	Emergency Shelter Services			2011	2000	1775	89%
	Transitional Housing Services			2012	2000		
	Case Management and Referral Services			2013	2000		
				2014	2000		
			MULTI-YEAR GOAL		10000	2251	113%

Housing: Expand the supply of affordable rental and homeownership housing opportunities.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
	Acquisition, Rehabilitation, Resale Program (through CHDOs).	CDBG HOME Tax Credits	Housing Units	2010	2	4	200%
				2011	2	0	0%
				2012	2		0%
				2013	2		0%
				2014	2		0%
	MULTI-YEAR GOAL				10	4	40%
	Financial Assistance for the construction of new single-family housing units	CDBG HOME Tax Credits	Housing Units	2010	2	0	0%
				2011	2	0	0%
				2012	2		0%
				2013	2		0%
MULTI-YEAR GOAL				2	0	0%	
Financial Assistance for the construction of new multi-family housing units	CDBG HOME Tax Credits	Households	2010	2	4	200%	
			2011	2	0	0%	
			2012	2		0%	
			2013	2		0%	
			2014	2		0%	
MULTI-YEAR GOAL				10	4	40%	
Loans and Grants to assist First-Time Homebuyers	CDBG HOME Tax Credits	Households	2010	2	4	200%	
			2011	2	0	0%	
			2012	2		0%	
			2013	2		0%	
			2014	2		0%	
MULTI-YEAR GOAL				10	4	40%	

Housing: Preserve and improve the existing housing stock and ensure equal access.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed			
DH-3	Sustainability of Decent Affordable Housing Single-Family Housing Rehabilitation Programs	CDBG HOME State Funds General Funds	Performance Indicator #1	2010	5	0	0%			
				2011	5	0	0%			
				2012	5		0%			
				2013	5		0%			
				2014	5		0%			
				MULTI-YEAR GOAL				25	0	0%
				Multi-Family Housing Rehabilitation Programs	CDBG HOME State Funds General Funds	Performance Indicator #2	2010	2	0	0%
							2011	2	0	0%
							2012	2		0%
							2013	2		0%
2014	2		0%							
MULTI-YEAR GOAL				10	0	0%				

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed			
DH-1	Availability/Accessibility of Decent Housing Fair Housing Program	CDBG HOME	Performance Indicator #3	2010	600	843	141%			
				2011	600	412	69%			
				2012	600		0%			
				2013	600		0%			
				2014	600		0%			
				MULTI-YEAR GOAL				3000	1255	42%
				Section 8 Rental Assistance Voucher Program	CDBG HOME	Performance Indicator #3	2010	600	631	105%
							2011	600	545	91%
							2012	600		0%
							2013	600		0%
2014	600		0%							
MULTI-YEAR GOAL				3000	1176	39%				

Infrastructure: Encourage the continued maintenance and improvement of infrastructure.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
	Street Improvements	CDBG General Funds State Funds	People	2010	1000	27	3%
	Sidewalk Improvements			2011	1000	1	0%
	Street Lighting			2012	1000	1	0%
	Storm Drains			2013	1000		0%
			MULTI-YEAR GOAL	2014	1000		0%
					5000	29	1%
		CDBG General Funds State Funds	People	2010	1000	0	0%
				2011	1000	0	0%
				2012	1000	0	0%
				2013	1000		0%
				2014	1000		0%
			MULTI-YEAR GOAL		5000	0	0%

Code Enforcement: Prevent and arrest the decline of the physical conditions of neighborhoods and communities.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Sustainability of a Suitable Living Environment						
	Housing Code Enforcement Activities	CDBG General Funds State Funds	Housing Units Inspected	2010	200	274	137%
				2011	200	280	140%
				2012	200		0%
	Commercial Code Enforcement Activities			2013	200		0%
				2014	200		0%
		MULTI-YEAR GOAL			1000	554	55%

Public Facilities: Provide access to local public facilities that contribute to community and neighborhood development



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-3 Sustainability of Suitable Living Environment							
SL-3	Renovation of Existing Community and Neighborhood Facilities	CDBG State Funds	Public Facilities	2010	0	1	#DIV/0!
				2011	1	0	0%
				2012	0		#DIV/0!
				2013	1		0%
				2014	0		#DIV/0!
			MULTI-YEAR GOAL		2	1	50%

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability / Accessibility of Suitable Living Environment							
	Construction of New Community and Neighborhood Facilities	CDBG State Funds	Public Facilities	2010	2	0	0%
				2011	2	0	0%
				2012	2		0%
				2013	2		0%
				2014	2		0%
			MULTI-YEAR GOAL		10	0	0%
	Section 108 Loan Repayment	CDBG State Funds	Public Facilities	2010	2	3	150%
				2011	2	4	200%
				2012	2	4	200%
				2013	2		0%
			MULTI-YEAR GOAL		2	11	110%

Youth Services: Provide youth with appropriate health, recreational, educational, and other services that help them develop into well-rounded, well-adjusted and independent adults.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
	General Youth Services	CDBG Fundraising	Youth	2010	400	11261	2815%
	After-School Program			2011	400	10036	2509%
	Recreation Program			2012	400		0%
				2013	400		0%
				2014	400		0%
			MULTI-YEAR GOAL		2000	21297	1065%

Senior Services: Provide quality supportive services to elderly residents can live as independently as possible.



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability / Affordability of Suitable Living Environment						
	General Senior Services	CDBG State Funds	People	2010	40	554	1385%
	Integrated Care Management Program			2011	40	529	1323%
	Meals on Wheels Program			2012	40		0%
				2013	40		0%
				2014	40		0%
			MULTI-YEAR GOAL		200	1083	542%



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability / Accessibility of Suitable Living Environment							
	Referral and Case Management Services	CDBG Fund Raising	People	2010	4	182	4550%
				2011	4	218	5450%
				2012	4		0%
				2013	4		0%
				2014	4		0%
				MULTI-YEAR GOAL			
	Construct or Upgrade Sidewalks with Wheelchair Ramps	CDBG State Funds	People	2010	200	0	0%
				2011	200	0	0%
				2012	200	0	0%
				2013	200		0%
				2014	200		0%
MULTI-YEAR GOAL				1000	0	0%	
	Upgrade Municipal Facilities, such as Parks and City Halls with ADA Improvements	CDBG General Funds	Public Facility	2010	1	1	100%
				2011	0	0	#DIV/0!
				2012	0	1	#DIV/0!
				2013	0		#DIV/0!
				2014	0		#DIV/0!
MULTI-YEAR GOAL				1	2	200%	



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability / Affordability of Suitable Living Environment						
	General Senior Programs	CDBG State Funds Donations/In-Kind Funds	People	2010	200	12908	6454%
	Communications/Information Programs			2011	200	11242	5621%
				2012	200		0%
				2013	200		0%
				2014	200		0%
		MULTI-YEAR GOAL			1000	24150	2415%

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix G:

HOME Match Reduction

**HOME MATCH REDUCTIONS FOR FISCAL AND SEVERE FISCAL DISTRESS -
REDUCTIONS APPLICABLE FOR FY2012**

State	Participating Jurisdiction/State	% Families in Poverty (≥ 12.4%)		\$PCI 2009 (<\$20,281)		% Income Growth (<4.1%)	Match Reductions	
							Fiscal Distress	Presidential Disaster
AK	ALASKA	6.9		\$29,382		4.5		
AK	ANCHORAGE	5.8		\$33,436		---		
AL	ALABAMA	12.9	Y	\$22,732		4.4	50%	100%
AL	BIRMINGHAM	21.1	Y	\$19,724	Y		100%	
AL	HUNTSVILLE	10.7		\$29,132				
AL	MOBILE	18.4	Y	\$22,141			50%	
AL	MONTGOMERY	15.9	Y	\$24,972			50%	
AL	TUSCALOOSA	17.9	Y	\$21,325			50%	
AL	JEFFERSON COUNTY	6.2		\$30,247				100%
AL	MOBILE COUNTY	13.6	Y	\$20,461			50%	
AL	ANNISTON CONSORTIUM	15.2	Y	\$20,842			50%	100%
AR	ARKANSAS	13.5	Y	\$20,977		4.8	50%	
AR	FORT SMITH	15.1	Y	\$21,385			50%	
AR	LITTLE ROCK	12.1		\$29,433				
AR	NORTH LITTLE ROCK	17.2	Y	\$23,028			50%	
AR	PINE BLUFF	22.2	Y	\$16,576	Y		100%	
AZ	ARIZONA	10.5		\$25,203		5.5		
AZ	MESA	8.3		\$24,153				
AZ	PHOENIX	13.7	Y	\$23,851			50%	
AZ	MARICOPA COUNTY CONSORTIUM	6.7		\$29,830				
AZ	TUCSON CONSORTIUM	10.7		\$24,556				
CA	CALIFORNIA	9.8		\$29,020		6.4		
CA	ALHAMBRA	11.1		\$24,329				
CA	ANAHEIM	10.6		\$22,522				
CA	BAKERSFIELD	14.1	Y	\$22,601			50%	
CA	BALDWIN PARK	14.2	Y	\$15,014	Y		100%	
CA	BELLFLOWER	10.0		\$19,842	Y		50%	
CA	BERKELEY	6.3		\$36,798				
CA	BURBANK	6.7		\$32,885				
CA	CHICO	13.8	Y	\$22,037			50%	
CA	CHULA VISTA	8.1		\$24,697				
CA	COMPTON	21.6	Y	\$13,382	Y		100%	
CA	CORONA	6.6		\$27,238				
CA	COSTA MESA	8.3		\$32,512				
CA	DALY CITY	3.8		\$27,117				
CA	DAVIS	7.2		\$30,010				
CA	DOWNEY	8.3		\$22,678				
CA	EL CAJON	14.3	Y	\$21,138			50%	
CA	EL MONTE	18.3	Y	\$14,133	Y		100%	
CA	ESCONDIDO	9.5		\$23,625				
CA	FONTANA	10.1		\$18,947	Y		50%	

*Partial State Reduction

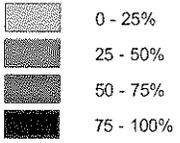
CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix H:

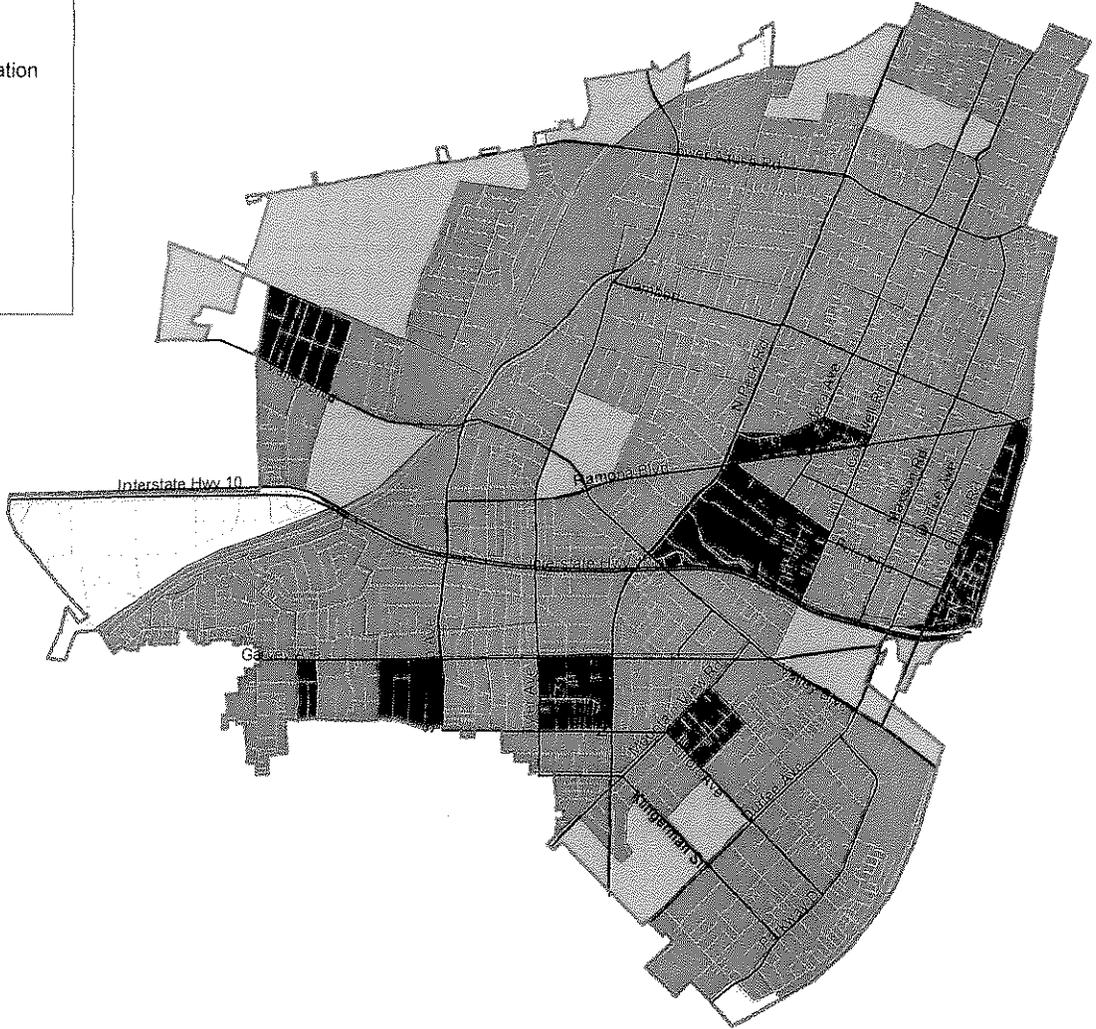
City of El Monte Map of Minority Concentration

City of El Monte

Percent Non-White Population



Source: 2000 US Census



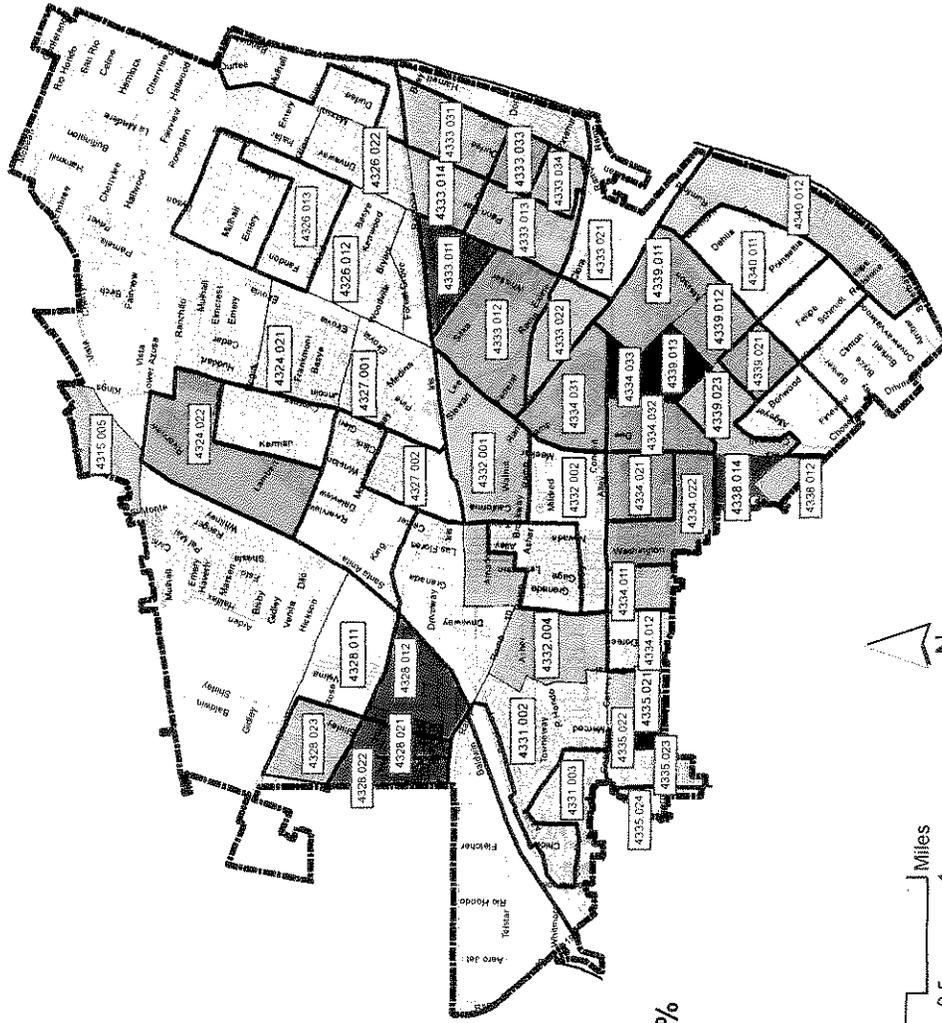
CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix I:

Low and Moderate Income Census Block Groups



Low and Moderate Income Census Group Map



Legend

Residential Zone

City Limits

Streets

Low/Moderate Income %

51 - 60.8

60.81 - 70.60

70.61 - 80.40

80.41 - 90.20

90.21 - 100

CITY OF EL MONTE 2013-2014 ANNUAL ACTION PLAN

Appendix J:

Standard Form SF 424 and Certifications



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the ICPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

05/14/2013		Applicant Identifier		Type of Submission	
Date Received by state		State Identifier		Application	
Date Received by HUD		Federal Identifier		Pre-application	
				<input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non Construction	
				<input type="checkbox"/> Construction <input type="checkbox"/> Non Construction	
Applicant Information					
City of El Monte		CA61152 El Monte			
11333 Valley Boulevard		92519800			
		Organizational Unit			
El Monte		California		Economic Development Department	
91731		Country: USA		Housing Division	
Employer Identification Number (EIN):		Los Angeles			
95-6000705		Program Year Start Date (07/01/2013)			
Applicant Type:		Specify Other Type if necessary:			
Local Government: City		Specify Other Type			
Program Funding		U.S. Department of Housing and Urban Development			
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant		14,218 Entitlement Grant			
CDBG Project Titles CDBG Program		Description of Areas Affected by CDBG Project(s) Citywide			
\$CDBG Grant Amount \$1,868,014		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged			
\$Locally Leveraged Funds		\$Grantee Funds Leveraged			
\$Anticipated Program Income \$107,875		Other (Describe): Unspent and Carryover Funds \$1,966,304			
Total Funds Leveraged for CDBG-based Project(s) \$3,942,193					
Home Investment Partnerships Program		14,239 HOME			
HOME Project Titles HOME Program		Description of Areas Affected by HOME Project(s) Citywide			
\$HOME Grant Amount \$589,665		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged			
\$Locally Leveraged Funds		\$Grantee Funds Leveraged			

\$Anticipated Program Income \$325,000	Other (Describe): Carryover Funds \$3,200,000
---	--

Total Funds Leveraged for HOME-based Project(s) \$4,123,865
--

Housing Opportunities for People with AIDS	14.241 HOPWA
---	--------------

HOPWA Project Titles	Description of Areas Affected by HOPWA Project(s)
----------------------	---

\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
----------------------	-------------------------------------	----------

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
--------------------------------------	------------------------------------

\$Locally Leveraged Funds	\$Grantee Funds Leveraged
---------------------------	---------------------------

\$Anticipated Program Income	Other (Describe)
------------------------------	------------------

Total Funds Leveraged for HOPWA-based Project(s)
--

Emergency Solutions Grants Program	14.231 ESG
---	------------

ESG Project Titles Emergency Shelter Grant Program	Description of Areas Affected by ESG Project(s) Citywide
---	---

\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
--------------------	-------------------------------------	----------

\$Additional Federal Funds Leveraged	\$Additional State Funds Leveraged
--------------------------------------	------------------------------------

\$Locally Leveraged Funds	\$Grantee Funds Leveraged
---------------------------	---------------------------

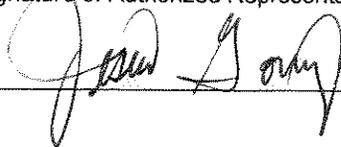
\$Anticipated Program Income	Other (Describe): Carryover \$277,361
------------------------------	--

Total Funds Leveraged for ESG-based Project(s) \$477,466
--

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
Applicant Districts CD-32	Project Districts CD-32	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
	<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A Program has not been selected by the state for review

Person to be contacted regarding this application

Damien Arrula	darrula@EIMonteca.gov
Economic Development Director	(626) 580-2248
Jesus M. Gomez	Acting City Manager

Signature of Authorized Representative 	Date Signed 5-8-2013
---	-------------------------



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement; ___
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

05/13/2013
Date

Jesus M. Gomez

Name

Acting City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-2001

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2014, 2015
13. , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
14. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

15. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

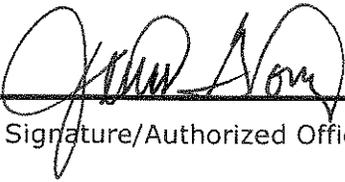
Jurisdiction

16. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

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



Signature/Authorized Official

05/13/2013

Date

Jesus M. Gomez

Name

Acting City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-2001

Telephone Number

Jurisdiction _____

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

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

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



Signature/Authorized Official

Date

Name

Name

Title

Title

Address

Address

City/State/Zip

City/State/Zip

Telephone Number

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

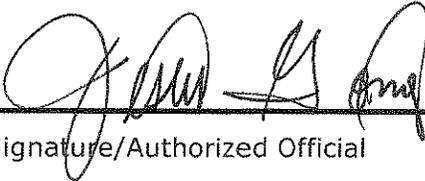
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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



Signature/Authorized Official

05/13/2013

Date

Jesus M. Gomez

Name

Acting City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-2001

Telephone Number

<input checked="" type="checkbox"/> This certification does not apply. <input type="checkbox"/> This certification is applicable.
--

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

05/13/2013

Date

Jesus M. Gomez

Name

Acting City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-2001

Telephone Number

- | |
|--|
| <input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable. |
|--|

ESG Certifications

I, James Mussenden, City Manager of the City of El Monte, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

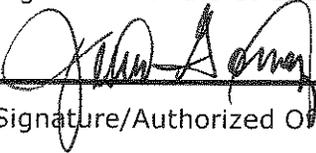
I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



Signature/Authorized Official

05/13/2013

Date

Jesus M. Gomez

Name

Acting City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-2001

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of El Monte	11333 Valley Blvd.	El Monte	Los Angeles	CA	91731
City of El Monte – Parks, Recreation and Community Services Department	3120 Tyler Ave.	El Monte	Los Angeles	CA	91731
City of El Monte – Parks, Recreation and Community Services Department	11001 Mildred Street	El Monte	Los Angeles	CA	91731
City of El Monte – Public Works Department	3527 Santa Anita Ave.	El Monte	Los Angeles	CA	91731

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

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