



CITY OF EL MONTE

DRAFT Annual Action Plan

2017- 2018

March 17, 2017

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Executive Summary

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

1. Introduction

The City of El Monte's Program Year (PY) 2017-2018 Annual Action Plan (AAP) represents the third year plan of the City of El Monte's 2015-2020 Consolidated Plan (ConPlan). It identifies activities to be undertaken in PY 2017-2018 to address priority needs of the community. The PY 2017-2018 outlines and describes the resources available, the projects and activities to be funded and the proposed accomplishments.

The ConPlan is the City of El Monte's strategic plan for leveraging the United States Department of Housing and Urban Development's (HUD) annual entitlement allocations of three key federal grant programs: (1) Community Development Block Grant (CDBG); (2) Emergency Solutions Grant (ESG); (3) HOME Investment Partnerships Program (HOME). The Consolidated Plan and Action Plans serve as planning documents, an application for federal funds under HUD's formula grants programs, and implementation strategy, and a method to allocate funds to specific projects and activities.

The City of El Monte has not been notified of its 2017-2018 allocations from the U.S. Department of Housing and Urban Development (HUD). According to HUD's Notice CPD-16-18 released on December 15, 2016, "Congress has not completed the appropriations process for HUD's FY 2017 appropriation. At this time, HUD cannot predict when it is FY 2017 appropriations bill will be enacted and when it will be able to announce FY 2017 allocation amounts". In order to comply with the City's adopted Citizen Participation Plan for its AAP and the submission requirements for HUD, the allocations referenced in the AAP are **estimations only** based on the prior year's (2016-2017) funding amounts with an estimated reduction of ten (10) percent. The City has estimated an allocation for CDBG of \$1,522,580, \$450,988 for HOME and \$139,683 for ESG. At this time, the City anticipates generating \$50,000 in CDBG Program Income and \$50,000 in HOME Program Income. The City does not anticipate receiving any other Federal or State funding for housing and community development efforts. However, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts released by HUD. Details for how the estimated CDBG, HOME and ESG funds will be allocated toward eligible projects are described as part of the following Action Plan.

These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected “use of funds” identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The Action Plan provides information related to the proposed geographic distribution of investment. It includes a general description of homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City’s Website.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the development of the 2015-2020 ConPlan, the Needs Assessment identified several targeted populations:

- Extremely low income and low income households;
- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities

In order to adequately meet the needs of this population, the 2017-2018 AAP has the following objectives:

- Provide safe and decent Affordable Housing within the City
- Promote and support Special Needs programs and services within the City
- Administer the CDBG, HOME, and ESG programs within the City
- Maintain and promote Neighborhood Preservation programs and services within the City

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year, HUD assesses the City of El Monte’s management of CDBG, HOME & ESG program funds, the City’s compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding

economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its last fiscal year performance in order to improve its policies and procedures as they relate to achieving the goals and strategies established in the ConPlan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of El Monte holds a minimum of two public hearings to encourage participation of low- and moderate-income persons in conjunction with the development of its Annual Action Plan. Citizens who participated in the process received extensive information about the AAP, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The first public hearing was held March 21, 2017 at 7:00 p.m. at El Monte City Hall. At this hearing, information was provided about proposed projects for funding during the 2017-2018 fiscal year; the importance of the AAP, the process that will be undertaken to develop the plan; and a request for input from members of the public to identify community needs and priorities before final drafting of the AAP.

The final public hearing was held April 18, 2017 at 7:00 p.m. at El Monte City Hall. At this hearing, members of the public were asked to provide comments on the draft AAP. The City Council was asked to approve the required Entitlement Community documents before submission to HUD.

Upon completion of the Draft AAP, it was available for public review and comment for 30 days, from March 17, 2017 to April 17, 2017. Copies of the AAP were available to the public at the following locations: United States Post Office - El Monte Branch, Los Angeles County Public Library – El Monte (Tyler Avenue) and Norwood (Peck Road) locations, El Monte Senior Center, City's Clerk office - City Hall East, Housing Division Public Counter - City Hall West Counter, and on the City's website.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG, HOME, and ESG resources could be used and leveraged to provide services.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

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

TBD

7. Summary

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

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the AAP, the Citizen Participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	EI MONTE	Economic Development Department/Housing Division
HOME Administrator	EI MONTE	Economic Development Department/Housing Division
ESG Administrator	EI MONTE	Economic Development Department/Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

The following are several ways in which an interested party can contact the City of El Monte staff with comments regarding the City of El Monte’s PY 2017-2018 Annual Action Plan:

- Telephone: (626) 580-2078
- Hearing Impaired: 1-800-735-2922
- Email: housing@elmonteca.gov
- In Person: City of El Monte, City Hall West
Economic Development Department
11333 Valley Boulevard, 2nd Floor
- Mail: City of El Monte, City Hall West
11333 Valley Boulevard
El Monte, California 91731

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Under El Monte City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the City's daily operations. As the elected legislative body of the City of El Monte, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the AAP, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the AAP and its processes. Department staff provided input on how CDBG, HOME and ESG resources could be used and leveraged to provide services. The City of El Monte specifically contacted the following agencies:

- Action Food Pantry
- California Housing Partnership Corporation
- Catholic Charities/Brother Miguel Center
- Citrus Valley Health Foundation
- Cory's Kitchen
- Delhaven Community Center
- East San Gabriel Valley Coalition for the Homeless
- Food Finders
- Habitat for Humanity
- House of Ruth
- Housing Authority of Los Angeles County
- Housing Rights Center
- Human Services Association
- Information Line/Los Angeles
- Inland Valley Hope Partners
- LA County Public Social Services
- Los Angeles Homeless Services Authority
- Rio Hondo Community Development Corporation
- Volunteers of America

Additionally, cities and governments within the region were contacted and consulted as well. During the consultation process, the City provided detailed information about the AAP and the

CDBG, HOME and ESG processes, the City's distribution of funds and current projects using CDBG, HOME and ESG funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City works closely with the Housing Authority of Los Angeles County to qualify community residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents. The City also consults with the PHA's to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing.

In the preparation of the AAP, the City consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. To enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited several agencies to participate in public hearings; reviewed, when applicable, agency plans; and/or directly contacted agencies to discuss housing, community development and social service needs of City residents. Following is a list of those agencies:

- Action Food Pantry
- California Housing Partnership Corporation
- Catholic Charities/Brother Miguel Center
- Citrus Valley Health Foundation
- Cory's Kitchen
- Delhaven Community Center
- East San Gabriel Valley Coalition for the Homeless
- Food Finders
- Habitat for Humanity
- House of Ruth
- Housing Authority of Los Angeles County
- Housing Rights Center
- Human Services Association
- Information Line/Los Angeles
- Inland Valley Hope Partners (mental health)
- LA County Public Social Services
- Los Angeles Homeless Services Authority
- Rio Hondo Community Development Corporation
- Volunteers of America

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in the community including programs that provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS.

El Monte's coordination with the Los Angeles Continuum of Care (LACoC) and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness is primarily performed through a countywide joint powers authority led by the Los Angeles Homeless Service Authority (LAHSA). LAHSA partners with cities to provide homeless services throughout the county. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City currently works with nonprofit agencies in the community to fund vouchers, permit transitional housing, and support agencies providing services.

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

City of El Monte coordinates with the LACoC to prioritize ESG objectives which is currently Street Outreach/ Emergency Shelter and Homeless Prevention/Rapid Re-Housing. These priorities are evaluated annually and take into account standardized performance standards and outcomes, at which time the City in consultation with the LACoC and subrecipients have the opportunity to suggest changes or revisions to the existing standards. The LACoC made funding recommendations regarding the ESG program directly to City Staff. Additionally, City staff attended LACoC subcommittee meetings throughout the year to participate and lead ongoing discussions related to funding, policies, and procedures for the administration of HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	EL MONTE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above. ATTACHED IS A COMPLETE LIST OF ORGANIZATIONS CONSULTED.

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

The City of El Monte consulted a variety of agencies servicing El Monte residents and the region. No agency types were specifically left out of the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of El Monte’s Strategic Plan will provide support to nonprofits that meet the social services needs of the City’s residents with an emphasis on the homeless.
Housing Element	City of El Monte	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City’s chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As a member of LACoC, East San Gabriel Valley Coalition for the Homeless, Volunteers of America (Los Angeles), and El Monte/South El Monte Chamber of Commerce, the City routinely collaborates with adjacent units of government for planning purposes. This collaboration assisted in developing the 2017-2018 AAP.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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The final public hearing was April 18 at 7:00 p.m. at El Monte City Hall. At this hearing, members of the public were asked to provide comments on the draft AAP. The City Council was asked to approve the required Entitlement Community documents before submission to HUD.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meetings February 8, 2017	Minorities Non-targeted/broad community	The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend public hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens and sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours.	TBD	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearings March 21, 2017 April 18, 2017	Minorities Non-targeted/broad community	Public Hearings were held to receive public comments on the proposed 2017-2018 Annual Action Plan and receive City Council action on the funding recommendations.	TBD	TBD	
3	Internet Outreach	Non-targeted/broad community	N/A			
4	Newspaper Ad	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	ESTIMATED 1,522,580	ESTIMATED 50,000	ESTIMATED 0	ESTIMATED 1,572,580	ESTIMATED 3,552,685	Amounts shown are <u>estimations only</u> based on 10% reduction of the prior year’s (2016-2017) funding amounts. The expected remaining amount is based on an estimated 2-year projection of CDBG allocated funding.

HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	ESTIMATED 450,988	ESTIMATED 50,000	ESTIMATED 0	ESTIMATED 500,988	ESTIMATED 1,059,053	Amounts shown are estimations only based on 10% reduction of the prior year's (2016-2017) funding amounts. The expected remaining amount is based on an estimated 2-year projection of CDBG allocated funding.
ESG	public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	ESTIMATED 139,683	ESTIMATED 0	ESTIMATED 0	ESTIMATED 139,683	ESTIMATED 325,926	Amounts shown are estimations only based on the prior year's (2016-2017) funding amounts. The expected remaining amount is based on an estimated 2-year projection of CDBG allocated funding.

Table 5 - Expected Resources – Priority Table

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding. HOME and ESG funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte. In the 2017 Action Plan, for the ESG projects, Volunteers of America provides substantial matching funds for the both the Street Outreach and the Homeless Prevention and Rapid Re-Housing projects.

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

Not Applicable

Discussion

Not Applicable

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2015	2020	Affordable Housing	City Wide	Provide decent affordable housing Maintain and promote neighborhood preservation	HOME: \$1,093,579	Rental units constructed: 39 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
2	Support special needs programs and services	2015	2020	Non-Homeless Special Needs	City Wide	Support special needs programs and services Fair Housing	CDBG: \$192,000 ESG: \$143,563	Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Maintain and promote neighborhood preservation	2015	2020	Affordable Housing Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure	CDBG: \$1,797,436	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted Other: 3000 Other
4	CDBG Grant Administration	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide Qualified Census Tracts	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair Housing	CDBG: \$400,091	Other: 3000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	
2	Goal Name	Support special needs programs and services
	Goal Description	
3	Goal Name	Maintain and promote neighborhood preservation
	Goal Description	
4	Goal Name	CDBG Grant Administration
	Goal Description	CDBG/HOME/ HESG Administration

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Via the HOME multifamily activity - 54 low income households will be provided affordable housing

Via the CHDO activity - 2 low income households will be provided affordable housing.

AP-35 Projects – 91.220(d)

Introduction

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

#	Project Name
1	CDBG: Administration
2	CDBG: Public Service: Fair Housing Program
3	CDBG: Public Service: Mt. View School District Cogswell After School Program
4	CDBG: Public Service: Integrated Care
5	CDBG: Public Service: Senior Swim Program
6	CDBG: Capital Improvement Activities
7	HOME: Administration
8	HOME: Housing Development & Preservation Activities: New Multi-family Construction
9	HOME: 15% CHDO Set-Aside
10	HESG: Homelessness Services
11	CDBG: Section 108 Repayments

Table 8 – Project Information

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

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

One of the greatest obstacles in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG, HOME and

ESG funding to support public services agencies that address the special needs of the underserved, including, the homeless, those at risk of homelessness, seniors, female-headed households, victims of domestic violence, and disabled youth and adults. The City also proactively seeks additional resources to better meet the underserved needs.

Projects

AP-38 Projects Summary

Project Summary Information

The City of El Monte has not received its PY 2017-2018 allocation from HUD. In order to comply with the City’s adopted Citizen Participation Plan for its AAP and the submission requirements for HUD, the allocations referenced in the table below are **estimations only** based on the prior year’s (2016-2017) funding amounts with an estimated reduction of ten (10) percent. All proposed activities’ budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts released by HUD.

Table 9 – Project Summary

1	Project Name	CDBG: Administration
	Target Area	City Wide
	Goals Supported	CDBG Grant Administration
	Needs Addressed	Support special needs programs and services Construct or upgrade public facilities and infrastructure Fair Housing
	Funding	CDBG: \$314,516
	Description	Planning and Administration of the CDBG 2017-2018 program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
	Planned Activities	Planning and Administration of the CDBG program

2	Project Name	CDBG: Public Service: Fair Housing Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Fair Housing
	Funding	CDBG: \$50,000
	Description	CDBG funded public services activities carried out by the City Department of Community Services and/or one of the City's partner organizations. Public services include but are not limited to such activities as services for children, families, seniors, persons with special needs and those with physical or mental disabilities. Public services may also include activities like transportation services, health care, supportive services, job readiness training, and after school programming amongst many other eligible activities. Fair Housing Program will provide advocacy for landlord-tenant counseling, discrimination investigation for fair housing rights, and provide education for the benefit of low-to-moderate persons throughout the City of El Monte.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Through this public service, the City and its partners estimate serving over 600 low to moderate-income persons within the jurisdiction.
	Location Description	City Wide public service offerings for income eligible participants.
	Planned Activities	Provide advocacy for landlord-tenant counseling, discrimination investigation for fair housing rights, and provide education for the benefit of low-to-moderate persons.

3	Project Name	CDBG: Public Service: Mt. View School District Cogswell After School Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$30,500
	Description	CDBG funded public services activities carried out by the City Department of Community Services and/or one of the City's partner organizations. Public services include but are not limited to such activities as services for children, families, seniors, persons with special needs and those with physical or mental disabilities. Public services may also include activities like transportation services, health care, supportive services, job readiness training, and after school programming amongst many other eligible activities. Mt. View School District Cogswell After School Program: After school services for low-to-moderate income children aged from Kindergarten to Sixth Grade
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Through this public service, the City and its partners estimate serving 100 low to moderate-income persons within the jurisdiction.
	Location Description	City wide public service offering, for income-eligible participants.
	Planned Activities	Mt. View School District Cogswell After School Program - After school services for low-to-moderate income children aged from Kindergarten to Sixth Grade

4	Project Name	CDBG: Public Service: Integrated Care
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$40,000
	Description	CDBG funded public services activities carried out by the City Department of Community Services and/or one of the City's partner organizations. Public services include but are not limited to such activities as services for children, families, seniors, persons with special needs and those with physical or mental disabilities. Public services may also include activities like transportation services, health care, supportive services, job readiness training, and after school programming amongst many other eligible activities. Integrated Care - Care Management assists low-to-moderate income dependent adults to maintain an independent lifestyle and avoid premature or unnecessary institutionalized.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Through this public service, the City and its partners estimate serving 100 low to moderate-income persons within the jurisdiction.
	Location Description	City Wide public service offerings for income eligible participants.
	Planned Activities	Integrated Care - Care Management assists low-to-moderate income dependent adults to maintain an independent lifestyle and avoid premature or unnecessary institutionalization.

5	Project Name	CDBG: Public Service: Senior Swim Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$26,500
	Description	CDBG funded public services activities carried out by the City Department of Community Services and/or one of the City's partner organizations. Public services include but are not limited to such activities as services for children, families, seniors, persons with special needs and those with physical or mental disabilities. Public services may also include activities like transportation services, health care, supportive services, job readiness training, and after school programming amongst many other eligible activities. Senior Swim Program - Assist in decreasing risk of susceptibility of obesity and additional serious health concerns for low-to-moderate income individuals 62 years of age or older.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Through this public service, the City and its partners estimate serving over 100 low to moderate-income persons within the jurisdiction.
	Location Description	City Wide public service offerings for income eligible participants.
	Planned Activities	Senior Swim Program - Assist in decreasing risk of susceptibility of obesity and additional serious health concerns for low-to-moderate income individuals 62 years of age or older.

6	Project Name	CDBG: Capital Improvement Activities
	Target Area	Qualified Census Tracts
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure
	Funding	CDBG: \$849,275
	Description	Through its CDBG funded capital improvement efforts to public facilities and/or infrastructure, the City estimates 3000 low to moderate-income families (or individuals) will benefit from these activities.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Through a variety of public facility and infrastructure improvement activities, the City estimates 3000 low to moderate-income families (or individuals) will benefit from these activities.
	Location Description	Specific locations for improvements are not currently known - IDIS will be updated with specific activity details once specific locations are chosen. All activities will take place in eligible Low-and-Moderate Income Census Tracts as defined by HUD throughout El Monte.
Planned Activities	<p>Planned activities below are only planned. As such, funding commitments have not been issued. The City must complete all due diligence requirements as required by the City of El Monte and HUD regulations. Upon completion of the due diligence and approval by EDD staff, the City shall set up and fund the activity in IDIS. In all cases, activities must be for the benefit of low to moderate income persons and/or households within the boundaries of City of El Monte.</p> <ul style="list-style-type: none"> • Crime Free Housing Grant: \$350,000 • New Jobs Grant: \$149,275 • Sidewalk Improvement Project: \$350,000 	

7	Project Name	HOME: Administration
	Target Area	City Wide Qualified Census Tracts
	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	HOME: \$50,098.80
	Description	Jurisdiction wide administration of the HOME program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
	Planned Activities	HOME program administration

8	Project Name	HOME: New Construction of Multi-Family Housing (Acquisition and New Construction)
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation
	Funding	HOME: \$383,241
	Description	The City of El Monte will provide HOME funds for acquisition and new construction of multifamily housing to benefit low to moderate income renters.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	54 low to moderate-income families (or households) will benefit from these activities.
	Location Description	City Wide
	Planned Activities	The City of El Monte will provide HOME funds for acquisition and new construction of multifamily housing to benefit low to moderate income renters.

9	Project Name	HOME: 15% CHDO Set-Aside
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing Maintain and promote neighborhood preservation
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure
	Funding	HOME: \$67,648.20
	Description	HUD regulations and HOME Final Program Rule, require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of El Monte will partner with a local certified CHDO to develop additional affordable housing units within the jurisdiction.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2 Income eligible families
	Location Description	City Wide
	Planned Activities	Project is 15% set aside for a CHDO

10	Project Name	HESG: Homelessness Services
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	ESG: \$139,683
	Description	The HESG program provides funding for housing and related services for persons and families who are homeless or at risk of becoming homeless. Street Outreach (estimated 150 persons or households served) -Target homeless individuals and families (Funding to assist with case manager, housing navigator, rent, utilities, and office supplies); Emergency Shelter & Transitional Housing (estimated 100 persons or households served) - Assist emergency assistance center for vouchers for at-risk and homeless families; Rapid Re-Housing & Homeless Prevention (estimated 150 persons or households served) - Assist with at risk homelessness with no less than 3 day notice of eviction. (Rental assistance, vouchers, utility deposit, security deposits and move in assistance).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 low to moderate-income families (or individuals) who are currently homeless or at risk of becoming homeless will benefit from the ESG program.
	Location Description	City Wide for income-eligible participants.
	Planned Activities	<p>Activities below are only proposed; as such, the funding commitments have not been issued. Each agency selected must complete all due diligence requirements as required by the City of El Monte and HUD regulations. Upon completion of the due diligence and approval by EDD staff, the City and the respective organizations shall enter into a funding agreement (or contract) for delivery of the activity. In all cases, activities must be for the benefit of low to moderate income persons and/or households within the boundaries of City of El Monte.</p> <ul style="list-style-type: none"> • Administration: \$10,476.23 • Street Outreach/Emergency Shelter & Transitional Housing: \$83,809.80 • Homeless Prevention & Rapid Re-Housing: \$45,396.97

11	Project Name	CDBG: Section 108 Repayments
	Target Area	City Wide
	Goals Supported	Maintain and promote neighborhood preservation
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$261,788.95
	Description	CDBG funds will be used to make planned payments against Section 108 loans for the Aquatics Center, Peck-Ramona Triangle, Auto Super Store and Pacific Place.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Repayment of existing Section 108 loan. No new beneficiaries.
	Location Description	City wide for eligible projects. Repayment of existing Section 108 loan. No new activities.
	Planned Activities	<p>CDBG funds will be used to make planned payments against Section 108 loans.</p> <ul style="list-style-type: none"> • Aquatics Center: \$13,091.80 • Peck-Ramona Triangle: \$140,763.25 • Auto Super Store: \$4,019.40 • Pacific Place: \$103,914.50 <p>Repayment of existing Section 108 loan. No new activities.</p>

AP-50 Geographic Distribution – 91.220(f)

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

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	40
Qualified Census Tracts	60

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City’s intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

City wide investments are projects that serve eligible residents regardless of their geographic locations. Examples of these projects are public service and affordable housing development.

Discussion

No additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of El Monte estimates the following beneficiaries from the combination of housing related efforts funded by the CDBG, HOME and ESG grants.

One Year Goals for the Number of Households to be Supported	
Homeless	70
Non-Homeless	0
Special-Needs	54
Total	124

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	54
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	60

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

No additional discussion

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing within the City. As such, the various sections in this AP are not applicable within the City.

Actions planned during the next year to address the needs to public housing

Not applicable within the City.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable within the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable within the City.

Discussion

Not applicable within the City.

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

Introduction

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

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

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

The City's one year goal is to reach, assess, and assist at least 150 homeless persons through its funding of Street Outreach services. Additionally, the City's goal is assist 250 additional at-risk or homeless persons through its funding of Emergency Shelter and Rapid Re-Housing.

The City has identified Goal #2 above to provide support for Special Needs Programs and Services which includes providing for the needs of homeless persons. In order to serve this need and meet the one-year goal of serving the special needs population, the City will fund Volunteers of America through its Emergency Solutions Grant Program. ESG funds will be used to deliver a multi-faceted Street Outreach program connecting currently homeless individuals and families with the available resources and supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

El Monte has an estimate of 364 homeless people including 244 people living in emergency shelters and transitional housing. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Local estimates from service agencies estimate that El Monte also has approximately 100 to 150 homeless people living on the street.

To address the emergency shelter and transitional housing needs of homeless persons, the City will provide funding for Street Outreach, Emergency Shelter & Transitional Housing, and Homeless Prevention & Rapid Re-Housing activities. An estimated 400 individuals who are currently homeless or at risk of becoming homeless will benefit from the HESG program.

The City's one year goal is to reach, assess, and assist at least 150 homeless persons through its

funding of Street Outreach services. Additionally, the City's goal is to assist 250 additional at-risk or homeless persons through its funding of Emergency Shelter and Rapid Re-Housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City's one year goal is to reach, assess, and assist at least 150 homeless persons through its funding of Street Outreach services. Additionally, the City's goal is assist 250 additional at-risk or homeless persons through its funding of Emergency Shelter and Rapid Re-Housing.

The City will continue to be active members in collaborative networks such as LACoC, East San Gabriel Valley Coalition for the Homeless, and Volunteers of America Los Angeles to assist El Monte residents with the transition to permanent housing and independent living.

Carried out by the City Department of Community Services and/or one of the City's partner organizations, the City will fund public service that includes but are not limited to such activities as services for children, families, seniors, persons with special needs and those with physical or mental disabilities. It is expected that many participants in these activities will be transitioning to permanent housing and independent living.

In 2003, the City established the Veterans and Homeless Affairs Commission to begin the dialog on how to address the needs of this population. The needs of servicemen and women extend well beyond housing. Many veterans experience high levels of Post-Traumatic Stress Disorder, injuries from service, and other conditions that make it difficult to obtain jobs and sustain suitable housing. The City will continue to explore ways to assist this population transition to permanent housing during the 2017 program year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will use its 2017-2018 ESG allocation to support Volunteers of America Los Angeles Homeless Prevention and Rapid Re-Housing Program (HPRP). This program provides a tailored

cadre of support and case management services based on each individual's level of need. It is expected that many of the participants will be discharged from publicly funded institutions and systems of care.

In addition, 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 which ensures that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

The City's one year goal is to reach, assess, and assist at least 150 homeless persons through its funding of Street Outreach services. Additionally, the City's goal is assist 250 additional at-risk or homeless persons through its funding of Emergency Shelter and Rapid Re-Housing.

The City's funding of various public services meets some of the supportive services needs of the community:

- Fair Housing Program - \$50,000: Provide advocacy for landlord-tenant counseling, discrimination investigation for fair housing rights, and provide education for the benefit of low-to-moderate persons. [Estimated beneficiaries: 600]
- Mt. View School District Cogswell After School - \$30,500: After school services for low-to-moderate income children aged from Kindergarten to Sixth Grade [Estimated beneficiaries: 100]
- Integrated Care - \$ 40,000: Care Management assists low-to-moderate income dependent adults to maintain an independent lifestyle and avoid premature or unnecessary institutionalized. [Estimated beneficiaries: 100]
- Senior Swim Program - \$26,500: Assist in decreasing risk of susceptibility of obesity and additional serious health concerns for low-to-moderate income individuals 62 years of age or older. [Estimated beneficiaries: 100]

Discussion

The City does plan to commit funding during the 2017 program to address the housing and supportive service needs for persons who are not homeless but have other special needs (i.e.

elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with alcohol or other drug additions), person with HIV/AIDS and their families, and public housing residents. To meet this objective, the City will continue to partner with various local agencies that provide housing and supportive services to special needs residents. These services and agencies are as follows:

- **Hotel/Motel Vouchers** – Through East San Gabriel Valley Coalition’s Emergency Assistance Center Program hotel/motel vouchers are made available. In addition, Catholic Charities of Los Angeles, Savior Center, Volunteers of America and California Hispanic Commission on Alcohol and Drug Abuse are able to provide hotel/motel vouchers on a year round basis for persons in crisis.
- **Transitional Housing with Supportive Services:** There are currently three transitional housing programs in El Monte. They are:
 - The Bridges-Casitas Pacifica – This program caters to single women and men with mental illness. Social Model Recovery Systems, Inc. (a.k.a. Mid Valley Recovery Services) - This non-profit organization provides transitional housing and supportive services to women who are subjects of substance abuse and their children. California Hispanic Commission on Alcohol and Drug Abuse (CHCADA) Pathways Project – CHCADA’s Pathways program offers transitional housing and support services to encourage self-sufficiency and break the cycle of violence to victims of Domestic Violence and their children.

The City of El Monte does not participate in the HOPWA program.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A
Tenant-based rental assistance	N/A
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A
Total	N/A

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

Introduction

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

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

New barriers to the development of affordable housing opportunities have become known during recent months. Due to state legislative action, all local redevelopment funded activities have ceased as of February 2012. Redevelopment funding was a critical tool that the City used to encourage and support the preservation and creation of community improvements that primarily benefited low- and moderate-income households, including housing opportunities.

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

In absence of El Monte Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. Given the

economic downturn which has forced Federal and State agencies to reduce funding available to cities, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

Discussion

No additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction

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

The City will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; mobile home parks that allow owner-occupied spaces; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments.

Additionally, to encourage developers to pursue projects providing low- and moderate-income housing, California has provided regulations to govern the approval process, permitting greater density for affordable housing projects that include additional incentives to the developer. The City utilizes this Density Bonus Ordinance to encourage developers interested in additional density or incentives to develop a portion of their market rate project as affordable to low- and moderate-income households to meet the state housing requirements.

Actions planned to address obstacles to meeting underserved needs

Blood Pressure Clinic

Free blood pressure screenings are available on the fourth Wednesday of each month, from 10:00 am to 12:00 pm.

Integrated Care Management Services

Integrated Care Management Services are available for adults 60 years and over who need assistance to remain safely in their homes. The Care Manager becomes a personal advocate who assists in defining needs and arranging solutions for specific problems in clients' lives.

Legal Services

Bet Tzedek Legal Services visits the Jack Crippen Multipurpose Senior Center periodically to

provide free legal advice to individuals 60 years of age or older.

Furthermore, this AAP has multiple activities planned aimed at meeting the needs of underserved populations.

- Fair Housing Program - \$ 50,000: Provide advocacy for landlord-tenant counseling, discrimination investigation for fair housing rights, and provide education for the benefit of low-to-moderate persons. [Estimated beneficiaries: 300]
- Mt. View School District Cogswell After School - \$30,500: After school services for low-to-moderate income children aged from Kindergarten to Sixth Grade [Estimated beneficiaries: 100]
- Integrated Care Management - \$ 40,000: Care Management assists low-to-moderate income dependent adults to maintain an independent lifestyle and avoid premature or unnecessary institutionalized. [Estimated beneficiaries: 100]
- Senior Swim Program - \$26,500: Assist in decreasing risk of susceptibility of obesity and additional serious health concerns for low-to-moderate income individuals 62 years of age or older. [Estimated beneficiaries: 100]

This city will support economic development programs through goals within the AAP.

Actions planned to foster and maintain affordable housing

In PY 2017-2018, \$383,241 in HOME funds have been allocated for the acquisition and new construction of multi-family housing units. The City of El Monte will provide HOME funds to provide for the acquisition and new construction of multi-family residential units for low to moderate income renters.

New barriers to the development of affordable housing opportunities have become known during recent months. Due to state legislative action, all local redevelopment funded activities have ceased as of February 2012. Redevelopment funding was a critical tool that the City used to encourage and support the preservation and creation of community improvements that primarily benefited low- and moderate-income households, including housing opportunities.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

Single-parent households with children often require special consideration and assistance with affordable housing, accessible day care, health care, and a variety of other support services. El Monte is home to 5,271 female-headed families, of which 2,778 are female headed families with children. In 2000, 31 percent of the City's female-headed families lived in poverty, compared to 17 percent of married-couple families.

According to the Department of Housing and Community Development, large households are defined as households having five or more members. These households constitute a special needs group because of the limited supply of adequately sized, affordable housing. According to the 2010 Census, 8,504 large households live in El Monte (5,099 are renters and 3,405 are owners). Large households have some of the more pressing needs: 72 percent earn lower incomes and 51 percent overpay for housing.

Goal: To reduce poverty level incomes below current levels by 2018.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a reduction in poverty within the City.

El Monte's antipoverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families.

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Actions planned to develop institutional structure

The City of El Monte Economic Development Department – Housing Division will be responsible for the administration of the 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

- Jamboree Housing
- Mercy Housing

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 continues to enhance project coordination by utilizing Memorandums of Understanding (MOU)/Agreements between the Department and other City departments responsible for administering HUD funded projects. These types of working relationships will continue to establish better communication, coordination and greater accountability on City-administered projects.

The City's Economic Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Economic Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout El Monte. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Discussion

No additional discussion.

Program Specific Requirements

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

Introduction

This section addresses the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding program-specific narratives in the Action Plan for CDBG HOME and ESG.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

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

For the 2017-2018 Program Year no other forms of investment will be used beyond what is identified in Section 92.205.

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

Not applicable. The City of El Monte does not intend to use HOME funds for these purposes during the period covered by this AAP.

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

Not applicable. The City of El Monte does not intend to use HOME funds for these purposes during the period covered by this AAP.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City of El Monte does not intend to use HOME funds to refinance multifamily housing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

The City has established ESG Policies and Procedures. In addition, the City has adopted LAHSA's written standards, as they are the community's Continuum of Care (CoC). The City ensures compliance with these standards amongst its subrecipients through the use of written agreements and compliance will be ensured during monitoring. Please see attached written standards.

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

All ESG sub-recipients are required to accept referrals through the Coordinated Entry System (CES) for individuals and the Homeless Family Solutions System (HFSS) for families. Consistent with ESG recordkeeping and reporting requirements found at 24 CFR 576.500(x), the CES and HFSS take appropriate measures to ensure participant confidentiality. When an individual actively fleeing domestic violence presents at a non-victim service organization, the organization will make every effort to connect the individual with a victim's services provider. Agencies notify survivors of domestic violence about the use of their data within the HMIS system prior to entry into CES. Victims of domestic violence, dating violence, sexual assault, and stalking are given the option to opt-out of participating in CES. The LACoC Coordinated Entry system (CES) ensures that individuals experiencing homelessness have equitable, centralized, and timely access to housing resources in a person-centered approach that preserves choice and dignity. CES is a process through which the most vulnerable homeless residents within the CoC are prioritized to be matched with the available and appropriate resources in a systematic and efficient manner.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

To provide reasonable access to the funding consideration process, the City releases a Notice of Funding Availability (NOFA) to solicit proposals from interested organizations (including community and faith based organizations) that provide programs and services to homeless, extremely low, low and moderate-income citizens. The NOFA process includes the release of an application as well instructions for applying for CDBG, HOME or ESG funds. The application review process has three phases. In the first phase, all applications are reviewed by the Housing Division staff for completeness and eligibility under the Federal

program guidelines. In the second phase, eligible programs and projects are then reviewed according to their contribution to the goals and objectives of the City's approved Consolidated Plan. Preference is given if an application/program has the ability to help the City meet federal program objectives and local priorities. Organizational capacity, experience, and past performance are also considered. Based on this review, Housing Division staff prepares general funding recommendations that are forwarded to the Grants Review Committee (GRC). The GRC considers all eligible applications and prepares funding recommendations for the City Council. For the final phase of this process, a public hearing before City Council will be held to consider the Draft Annual Action Plan. The Draft Action Plan includes the funding recommendations made by the GRC. The action of the City Council adopts the Annual Action Plan, which acts as the CDBG, HOME and ESG program annual budget. Upon completion of this process, the City forwards the adopted Annual Action Plan to the U.S. Department of Housing and Urban Development for approval.

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

The City meets this requirement. The City will continue to be active members in collaborative networks such as LACoC, Volunteers of America and the East San Gabriel Valley Coalition for the Homeless. The City relies on these groups to make policies and decisions regarding any services that receive ESG funding to assist El Monte residents. In accordance with federal regulations, the leadership of these agencies is comprised of homeless or formerly homeless representatives.

Additionally, the City requires that its ESG subrecipient's meet the homeless participation requirements in 24 CFR 576.405(a) by providing evidence that a homeless or formerly homeless individual is a member of its Board of Directors or are consulted in the development of programs services.

5. Describe performance standards for evaluating ESG.

ESG projects are evaluated through monitoring and with data pulled from HMIS. Programs performance standards are set in consultation with the CoC based on PIT homelessness data and overall goals for ending homelessness. Individual programmatic goals are developed through the RFP process. Programs that do not meet established goals are subject to reduction or non-renewal of funding.

Discussion

- A. 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).

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

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

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

Clients will be provided support as needed to divert or re-house households quickly and reserve resources unless during the client intake /case management phase the clients require additional support. The security deposit will begin with 1 to 3 months rental assistance. Depending on the level of need, program participants may be eligible to receive a full or partial subsidy. Program participants will be reassessed at 3 months for additional assistance. Case managers/housing stabilization experts will provide services to those who need longer-term assistance.