

DRAFT

2025-2029 Consolidated Plan

&

Fiscal Year 2025-2026 Annual Action Plan



Funding Sources:

Community Development Block Grants (CDBG)

HOME Investment Partnership Programs (HOME)

(updated 6/13/2025)

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Executive Summary

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

1. Introduction

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

The entitlement formula utilizes population information, poverty, and overcrowded housing data to establish funding allocations. The City of El Monte (the “City”) qualifies as a Community Development Block Grant (CDBG) and HOME Investment Partnerships Program Entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of El Monte that identifies and prioritizes the future use of the City’s CDBG funds. The 2025-2029 ConPlan covers the timeframe from July 1, 2025, to June 30, 2029.

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

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

- Extremely low- income and low- income households
- Homeless persons
- Seniors and frail elderly
- Youth
- Persons with disabilities
- Other special needs populations (ie: large families, female-headed households) Several types of projects were also identified as essential to the community:
- Public Infrastructure and Capital Improvements within qualified census tracts

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

The City has identified the following goals to address over this next five-year Consolidated Plan cycle:

- Provide Affordable Housing
- Maintain and Promote neighborhood preservation
- Support special needs program and services
- Construct or upgrade public facilities and infrastructure
- Economic Development
- Program Administration

The City’s priority needs objectives and outcomes are based on the availability of \$1,491,385 in CDBG and \$614,975.05 in HOME funding. The figures are based on 2025 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change.

3. Evaluation of past performance

Each year, the U.S. Department of Housing assesses the City of El Monte’ management of CDBG & HOME program funds, the City’s compliance with the ConPlan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the ConPlan. The City evaluated its performance during the last ConPlan period (2020-2024) in order to set goals and strategies for this ConPlan.

Goal	Program Indicator	5-Year Objectives	4-Year Accomplishments
Provide Decent Affordable Housing	Homeowner Housing Added	80	0
	Homeowner Housing Rehabilitated	25	0

Maintain and Promote Neighborhood Preservation	Public service activities other than Low/Moderate Income Housing Benefit	1250 Persons Assisted	0
	Businesses assisted	50	0
Support Special Needs Programs and Services	Public service activities other than Low/Moderate Income Housing Benefit	1460 Persons Assisted	556 Persons Assisted
Construct or Upgrade Public Facilities and Infrastructure	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	85,000 persons assisted	1760
	Public service activities other than Low/Moderate Income Housing Benefit	100 persons assisted	269
Economic Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	15,000 persons assisted	0
	Facade treatment/business building rehabilitation	4	17
	Businesses assisted	35	53

4. Summary of citizen participation process and consultation process

Citizen participation in the development of the Consolidated Plan and Annual Action Plan was accomplished through a two public hearings and solicitation for feedback via surveys. The City drafted and distributed a survey to residents and non-profit organizations to solicit input on the community’s needs. The survey allowed respondents to rank in order of importance from "least important" to "extremely important" for the most needed community housing projects and services; moreover, the survey captured critical information on housing discrimination and barriers to housing choice. Public hearings were conducted to solicit input on the Consolidated Plan goal and priority needs, and approval of the 5-Year 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan. Notice of each public hearing was published in The El Monte Examiner at least 10 days prior to the hearing date and sent to the organizations listed in Appendix B and adjacent jurisdictions. The public was provided with a 30-

day period to review and comment on the Draft Consolidated Plan/Annual Action Plan. The citizen participation outreach effort is described in greater detail in part PR-15 Citizen Participation.

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

5. Summary of public comments

The City conducted two public hearings. The first public hearing focuses on performance and the needs of the community as they relate to housing, homelessness, and community development needs such as infrastructure, improvement and public services. This hearing took place before the El Monte City Council on January 22, 2025. The second public hearing provides citizens with an opportunity to comment on the draft Consolidated Plan and/or Annual Action Plan. This hearing took place in front of the El Monte City Council on May 28, 2025. Minutes of these meetings are on file with the City Clerk's Office. Notices of the public hearing were also posted 10 days prior to each public hearing in the two public places (City website and Housing Counter).

A summary of the comments received is provided under the section "Citizen Participation Comments".

To be updated after Public Hearing 2

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

To be updated after Public Hearing 2

7. Summary

The City of El Monte undertook good faith efforts in outreaching to its community members to meet all citizen participation requirements. El Monte has the following housing and community priorities to address over the next five years:

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

The City of El Monte’s Community and Economic Development Department is primarily responsible for administration of CDBG and HOME funds. The City contracts with consultants to assist with the preparation of regulatory reporting requirements.

Consolidated Plan Public Contact Information

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

1. Introduction

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

To prepare the consolidated plan, the City has consulted with public and private departments as well as agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the ConPlan and its processes. Department staff provided input on how CDBG resources could be utilized and leveraged to provide services. The City of El Monte specifically contacted the following agencies:

- Access Transportation
- Baldwin Park Housing Authority
- Catholic Charities
- City of El Monte - Housing Division
- Community Presbyterian Church
- Department of Children and Family Services
- El Monte/ South El Monte Emergency Resources Association
- Foothill Family
- Housing Rights Center (CDBG funded)
- Los Angeles County Department of Public Health
- Los Angeles County Department of Public Social Services
- Neighborhood Legal Services (CDBG funded)
- San Gabriel Valley Service Center
- Transportation - Dial A Ride
- Volunteers of America (CDBG funded)
- Senior Services Integrated Care Management (CDBG funded)

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

The main provider of community development and economic development programs, housing projects, and financial support will be the City of El Monte. The Housing Authority administers the Section 8

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

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

The City of El Monte coordinates the delivery of homeless services with the Los Angeles Homeless Services Authority (LAHSA). For over 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 serving El Monte and its surrounding areas. These programs provide support services and shelter opportunities for situationally homeless individuals and families, and the chronically homeless. In addition, the City continues to locally participate in the LAHSA Homeless Count. Participating in these events provides staff with insight into homeless needs and services. Data from the homeless count is utilized to determine homeless service needs and levels in the City. The programs provide service-enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS

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

The City worked closely with the continuum of care homeless system to create funding policies and procedures for ESG during the 2020-2022 Consolidated Plan, but will not receive or allocate Emergency Solutions Grant (ESG) funds during the next ConPlan cycle. The City El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2018, El Monte created a "Plan to Prevent and Combat Homelessness". Goals and supporting actions of the plan include "Increase engagement activities and links to crisis response systems". Additionally, in 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City supports the network of homeless service providers existing in and outside of the community to fund vouchers, permit transitional housing, and support agencies providing services. The City is also associated with LA County 2-1-1 phone line, which offers services and referrals to persons throughout LA.

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

1	Agency/Group/Organization	Housing Authority of the City of Baldwin Park
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
2	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-Health Agency - Managing Flood Prone Areas Food Services
	What section of the Plan was addressed by Consultation?	Food Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.
3	Agency/Group/Organization	City of El Monte
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All departments were consulted.
4	Agency/Group/Organization	Community Presbyterian Church 4602 N. Peck Road
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
5	Agency/Group/Organization	Los Angeles County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
6	Agency/Group/Organization	Access Transportation
	Agency/Group/Organization Type	transportation service
	What section of the Plan was addressed by Consultation?	transportation services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
7	Agency/Group/Organization	Los Angeles County Department of Children and Family Services
	Agency/Group/Organization Type	child welfare
	What section of the Plan was addressed by Consultation?	child welfare
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted

8	Agency/Group/Organization	El Monte South El Monte Emergency Resources Association
	Agency/Group/Organization Type	public services
	What section of the Plan was addressed by Consultation?	public services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
9	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.
10	Agency/Group/Organization	Foothill Family Service El Monte
	Agency/Group/Organization Type	Education, prevention, family services
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted.
11	Agency/Group/Organization	Volunteers of America Los Angeles
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
12	Agency/Group/Organization	Neighborhood Legal Services of Los Angeles County
	Agency/Group/Organization Type	Legal Services
	What section of the Plan was addressed by Consultation?	Legal Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. No comments were submitted
13	Agency/Group/Organization	LA County Homeless Initiative
	Agency/Group/Organization Type	Government – State/County/Local
	What section of the Plan was addressed by Consultation?	Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.
14	Agency/Group/Organization	Hexeum Group
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.
15	Agency/Group/Organization	Onera

	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.
16	Agency/Group/Organization	Sycamores
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the consultations. All comments were considered and incorporated in the appropriate sections of the Consolidated Plan.

Table 2 – Agencies, groups, organizations who participated

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

Not applicable.

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

The City coordinated efforts and consulted with several public entities including local governmental agencies such as the relevant County Departments, public housing organizations, and State government departments during the development of the Consolidated Plan. Entities were engaged via surveys, email and follow up correspondence, and public hearings.

Narrative (optional):

Refer to narrative above.

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

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

Citizen participation efforts the City undertook included soliciting feedback via surveys, soliciting feedback from key stakeholders (City Council, Commissions, community-based organizations) and hosting two public hearings. The City’s efforts are outlined in the *Citizen Participation Outreach* table. Residents were also given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including a review of HUD Data and relevant policy documents, assisted the City in its goal-setting efforts.

An online community survey was conducted, gathering 36 complete responses. Flyers featuring a QR code linking to the online survey were created and displayed on the counters within City Hall. The online survey was also accessible on the City’s website. A summary of the Survey responses will be included in the Con Plan Appendix.

On May 26, 2025, notice of the availability of the Consolidated Plan was published in The El Monte Examiner announcing the 30-day public comment period to begin on May 26, 2025, and concluded on June 25, 2025. A copy of the draft Consolidated Plan was shared on the City’s website. Comments during this 30-day review period from the community, agencies or organizations will be added following the Public Hearing.

On December 9, 2024, the City announced that it was soliciting proposals from community-based organizations, nonprofits, City departments, and citizens interested in applying for funds and providing services to the El Monte community. The application form requests a description of the need and/or problem to be addressed by the project. The deadline for submittal of the applications was January 15, 2025, 5:00 p.m..

The City conducted two public hearings. The first public hearing focuses on performance and the needs of the community as they relate to housing, homelessness, and community development needs such as infrastructure, improvement and public services. This hearing took place before the El Monte City Council on January 22, 2025. The second public hearing provides citizens with an opportunity to comment on the draft Consolidated Plan and/or Annual Action Plan. This hearing took place in front of the El Monte City Council on June 25 2025. Minutes of these meetings are on file with the City Clerk’s Office. Notices of the public hearing were also posted 10 days prior to each public hearing in the two public places (City website and Housing counter inside City Hall).

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	Notice of Funding Availability	Community Wide	<p>A newspaper ad was published to announce the FY 2025-26 Notice of Funding Availability (NOFA).</p> <p>The notice was published on December 9, 2024.</p>	N/A	N/A	
2	CAC Meeting	Community Wide	<p>There were 5 people in attendance at the January 22, 2025 hearing with three (3) speakers requesting CDBG funding for FY 2025-2026.</p>			

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)
3	Public Hearing #1 January 22, 2025	Community Wide	A newspaper notice was published to announce Public Hearing 1 to accept feedback on community needs to inform the ConPlan goals and priorities. The notice was published on December 16, 2024.	None	None	
4	Public Hearing #2 June 25, 2025	Community Wide	A newspaper notice was published to announce Public Hearing #2 to accept feedback on community needs to inform the ConPlan goals and priorities. The notice was published on May 25, 2025.	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)
5	Online Survey	Community Wide	The online survey was posted on the City of El Monte's website. 36 responses were received from the online survey.	All comments were considered and incorporated in the appropriate sections of the Consolidated Plan	N/A	
4	Printed Outreach	Community Wide	Fliers were created with QR codes to the online survey and displayed on the counters in City hall. 36 responses were received from the online survey.	All comments from the survey were considered and incorporated in the appropriate sections of the Consolidated Plan.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of El Monte must first assess the community's needs. This section describes and analyzes various demographic and economic indicators to provide a foundation for grant management. By using data gathered from state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau, HUD, and the Bureau of Labor Statistics. Once gathered, the data will be analyzed more closely to explore how family and household dynamics, race, and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by El Monte residents.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs, the needs of individuals facing homelessness, and non-homeless special needs populations. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Survey responses from key stakeholders and community members highlight several priority needs in El Monte. Affordable housing was identified as a top concern, with residents emphasizing the need for additional rental assistance, home rehabilitation programs, and energy-efficient housing solutions. Homelessness prevention and supportive services were also ranked among the most critical issues, with a strong demand for outreach programs, mental health services, and transitional housing options. Infrastructure concerns, including improvements to water, sewer, and drainage systems, as well as investments in public safety and crime prevention programs, were also frequently cited. Additionally, survey respondents expressed the need for expanded employment training programs and economic development initiatives to support small businesses and job creation. These needs will be analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing and economic challenges in El Monte, the City can set evidence-based priorities for entitlement programs, ensuring resources are directed to the areas and populations that need them most.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected. By understanding the scale and prevalence of housing challenges within El Monte, the City can set evidence-based priorities for entitlement programs. This approach ensures that resources are directed toward the areas and populations that need them most, promoting more equitable outcomes across the community.

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

Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in El Monte is the lack of affordable housing. According to the 2018-2022 American Community Survey (ACS) 5-Year Estimates, approximately 14,649 households in the city are cost burdened, representing 50.7% of the population. Both renters and homeowners face similar challenges, with 10,518 rental households and 4,131 homeowner households spending over 30% of their income on housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	114032	108682	-4.7%
Households	28186	29660	5.2%
Median Income	\$41,861	\$59,929	43.2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Since 2012, El Monte's population has decreased by approximately 4.7%, reflecting a very modest rate of population decline. In contrast, the number of households in the city has risen by about 5.2%, indicating a decrease in average household size as the population has decreased at a slightly lower rate. This divergence suggests that while fewer people are living in the area overall, household formation has continued, potentially reflecting smaller household sizes or a trend toward single-occupancy and smaller family units. This shift could also point to demographic changes, such as an increase in young adults or seniors living independently, or economic factors influencing living arrangements, like affordability and housing availability.

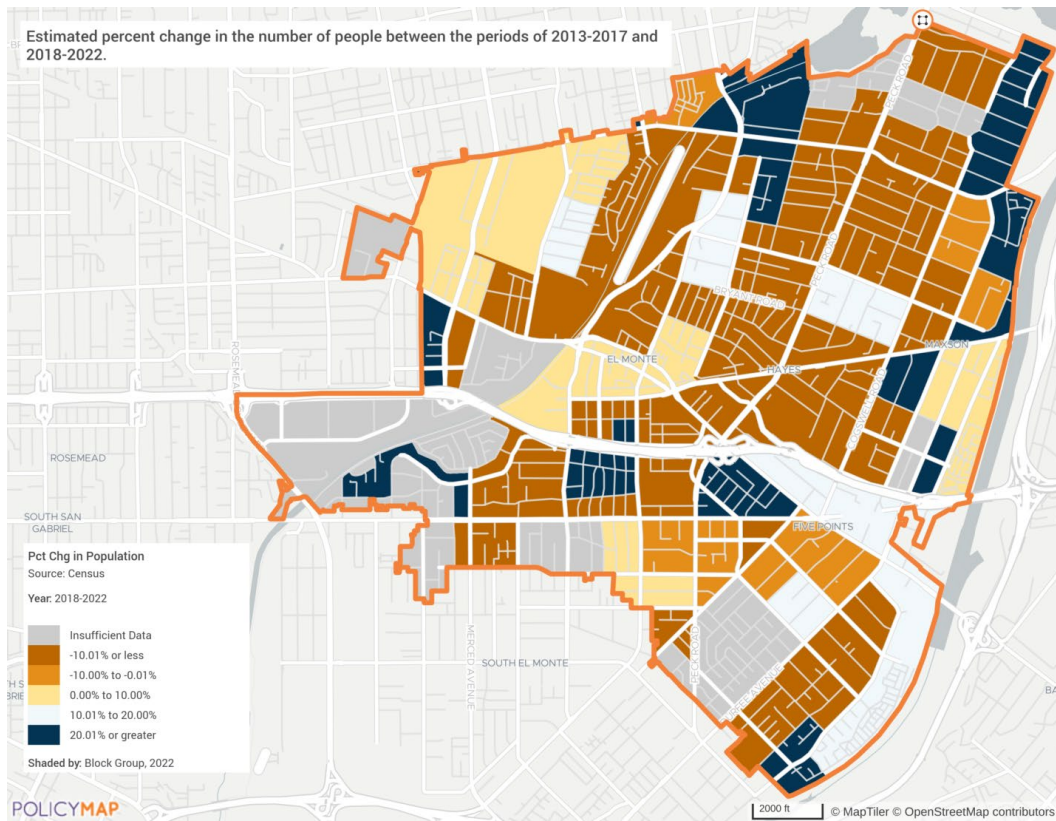
During the same period, El Monte's Median Household Income (MHI) rose by 43.2%. While this increase outpaces inflation marginally, its impact on purchasing power remains limited. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning \$41,861 in 2012 would require \$51,923

in 2022 to retain equivalent purchasing power. Given the actual MHI in 2022, the effective increase in purchasing power since 2012 is approximately 15%.

Change in Population from 2017-2022

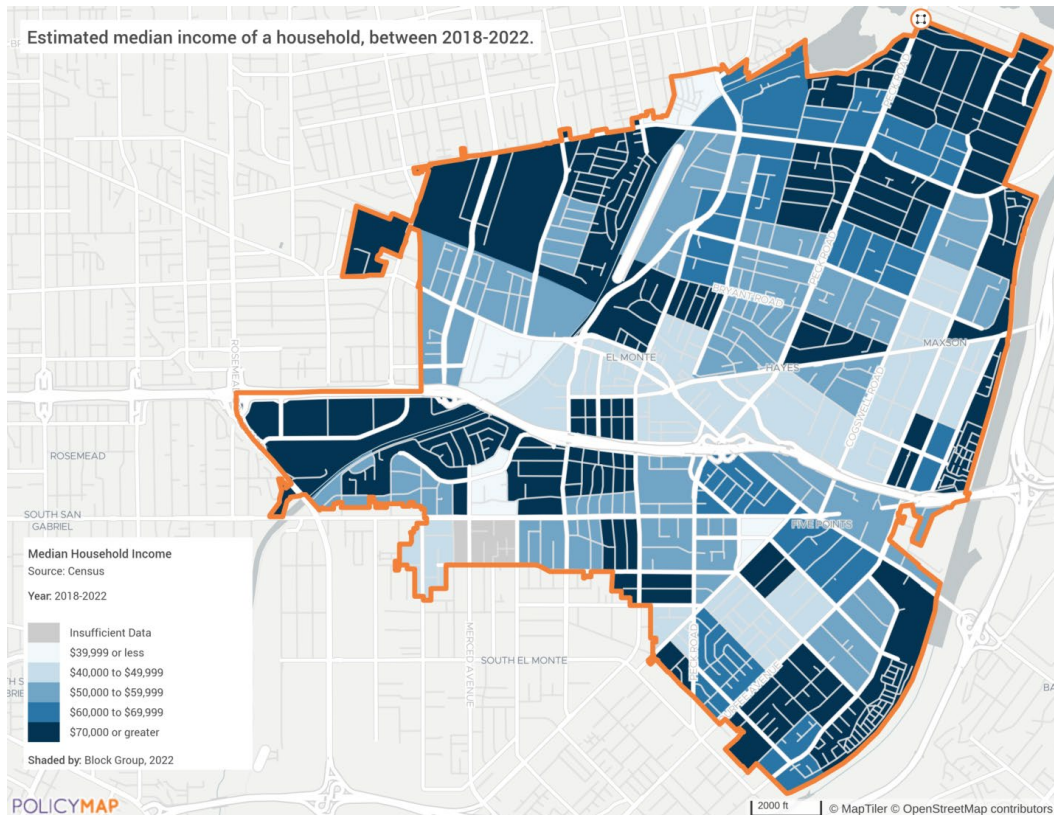
This map illustrates population changes in El Monte from 2017 to 2022, highlighting notable demographic shifts over the past two decades. Population decline, often exceeding 10%, is evident in many areas of the city. Conversely, several sections of El Monte have experienced marked population increases, with reductions in some areas surpassing 20%. These trends underscore shifting population dynamics, indicating potential changes in residential density and community composition across the city.

Change in Population



Median Household Income

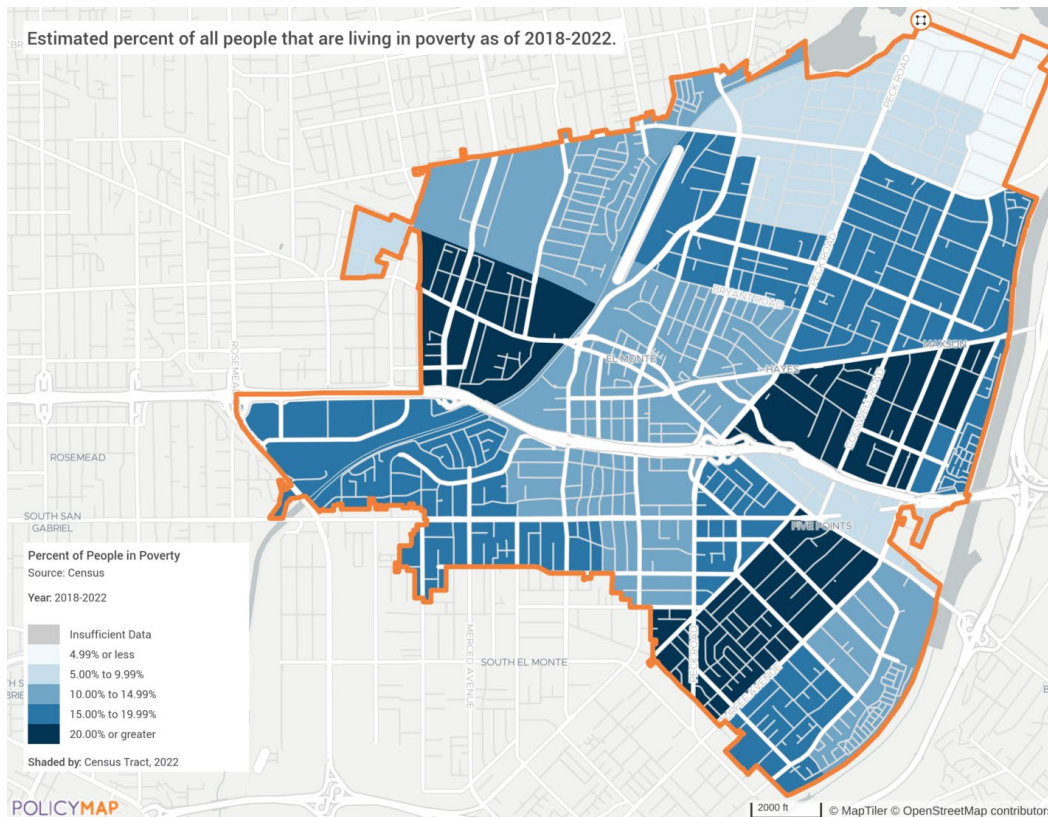
El Monte exhibits significant income disparities, with the northern and central areas generally showing lower median household incomes, many below \$40,000. In contrast, the outer regions, particularly in the eastern and southern parts, display higher income levels, often exceeding \$50,000 and, in some areas, reaching \$70,000 or more. This income distribution underscores an economic gradient from lower-income areas near the center to higher-income areas along the edges. Recognizing these patterns is essential for addressing income inequality, housing affordability, and promoting equitable resource allocation across El Monte.



Poverty Rate

The poverty map for El Monte shows a significant concentration of poverty in the northern and central regions of the city, where many tracts report poverty rates above 20%. In contrast, the outer areas, particularly in the eastern and southern parts, generally experience lower poverty levels, with rates typically under 10%. This pattern reveals a clear socioeconomic divide within the city, with higher poverty concentrated near the center and decreasing toward the periphery.

When examining the relationship between poverty levels and median household income (MHI), a strong correlation emerges. Areas with the highest poverty rates often correspond to tracts with lower MHI, frequently below \$40,000. Conversely, the outer regions with lower poverty rates tend to report higher MHI, often exceeding \$50,000 and, in some cases, reaching \$70,000. This alignment between poverty and income distribution underscores the need for targeted strategies that address both income inequality and poverty, ensuring resources are directed toward the neighborhoods facing the greatest economic challenges.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,585	5,875	7,075	2,790	5,410
Small Family Households	2610	2740	3735	1355	3085
Large Family Households	1230	1385	1875	805	1350
Household contains at least one person 62-74 years of age	2050	1440	1620	945	1780
Household contains at least one person age 75 or older	1465	805	850	155	560
Households with one or more children 6 years old or younger	1300	1320	1525	565	780

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS

Number Households

In the above table, data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) is used to develop a more detailed look at households in El Monte. This data is slightly older than the previously used census data, but it allows for a demographic analysis based on relative income. The HUD Area Median Family Income (HAMFI) provides a baseline for income in the area.

This document will use the following income group definitions:

- Extremely Low Income: 0-30% HAMFI

- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

The 2017-2021 CHAS data reveals that a significant portion of El Monte’s households are concentrated in the extremely low-income range, defined as those earning less than 30% of the Area Median Income (AMI). Within this income bracket, smaller households vastly outnumber larger ones by a factor of more than two to one, underscoring the predominance of small, economically vulnerable households in the city. Notably, elderly households are more frequently represented in this extremely low-income category than in any other income range, pointing to specific financial challenges faced by El Monte’s aging population.

Low-income households, defined as earning less than 80% of the AMI, represent 71.5% of all households in El Monte—amounting to 20,535 in total. This low-income classification includes approximately 67.2% of small households and 67.6% of large households, illustrating the widespread economic need across household sizes. The data also reveals that 8,230 of the city’s 11,670 elderly households fall into the low-income category, emphasizing the heightened vulnerability of older residents. For households with children, the economic strain is even more pronounced: 75.5% of these households are categorized as low income, suggesting that families with young dependents are disproportionately affected by income constraints.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	90	110	45	430	0	55	25	10	90

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	630	375	515	265	1785	30	70	75	15	190
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	925	825	840	205	2795	85	115	330	155	685
Housing cost burden greater than 50% of income (and none of the above problems)	3030	745	65	0	3840	875	630	285	60	1850
Housing cost burden greater than 30% of income (and none of the above problems)	330	1310	1105	40	2785	305	345	670	180	1500

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	260	0	0	0	260	85	0	0	0	85

Table 7 – Housing Problems Table

Data 2017-2021 CHAS
Source:

Housing Problems

The table above summarizes housing issues in El Monte by income group and tenure (renter or homeowner) using 2017-2021 CHAS data. The most common issues are cost-burdened and overcrowded households, with 6,625 renters and 3,350 homeowners spending 30% or more of their income on housing. Of these cost-burdened households, over half of both renters and homeowners are severely cost-burdened, dedicating over 50% of their income to housing expenses.

Additionally, overcrowding affects a significant portion of these households, with approximately 4,580 renters and 875 homeowners living in conditions defined as more than 1.01 persons per room. This high prevalence of cost-burdened households underscores the financial strain that housing costs impose on El Monte residents, regardless of whether they rent or own, with renters facing particularly high rates of overcrowding.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5100	3340	2640	555	11635	1295	1215	1385	425	4320
Having none of four housing problems	510	370	1580	915	3375	330	950	1470	895	3645
Household has negative income, but none of the other housing problems	260	0	0	0	260	85	0	0	0	85

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

Severe Housing Problems: Severe housing problems are prevalent amongst all lower-income households in El Monte. Among households earning between 0% and 100% of the Area Median Income (AMI), around 76% of the 15,270 renter households and around 54% of the 8,050 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with over 87% of renter households and 76% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Tables 3 and 4 indicate that cost burden remains the most widespread housing issue in El Monte, as many households struggle to meet housing expenses. This underscores the urgent need

for targeted efforts to improve housing affordability, particularly for lower-income households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	225	1105	935	2265	95	160	355	610
Large Related	215	595	110	920	25	45	270	340
Elderly	290	185	105	580	125	145	90	360
Other	50	175	155	380	90	20	85	195
Total need by income	780	2060	1305	4145	335	370	800	1505

Table 9 – Cost Burden > 30%

Data 2017-2021 CHAS
Source:

Housing Cost Burden

The table based on 2017-2021 CHAS data offers a detailed look at cost-burdened households in El Monte within income ranges of 0% to 80% of the Area Median Income (AMI), highlighting household characteristics that reveal how cost burdens vary across groups. Among renter households facing cost burdens, nearly half are small households, comprising about 54.6% of this segment, while large households closely follow at around 22.2%. In contrast, for homeowners, the distribution shifts, with approximately 40.5% of small households experiencing cost burdens, compared to only 22.6% of large households.

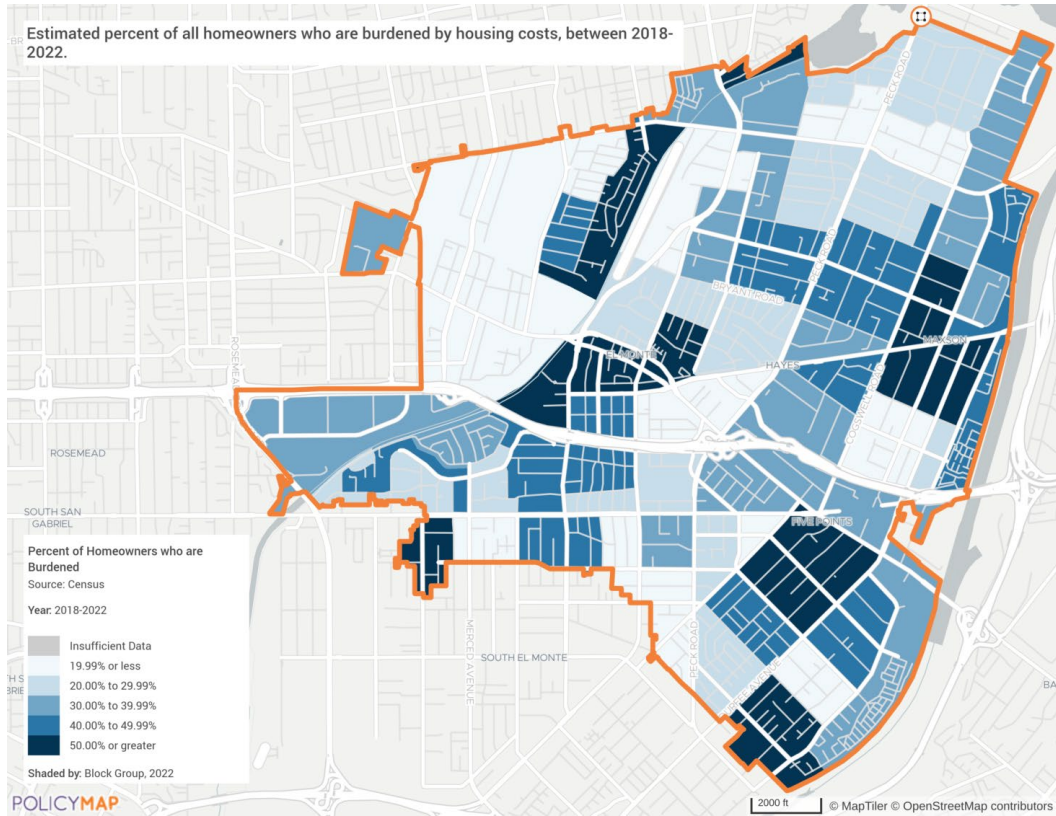
Elderly households also show a notable trend in cost burdens, appearing more frequently among homeowners than renters. This suggests that older residents who own their homes may still face

substantial financial pressures related to housing costs, highlighting unique challenges for elderly homeowners within the low-income brackets in El Monte.

As with many economic indicators, the likelihood of a household being cost-burdened is strongly influenced by location, as shown in the following maps. Factors impacting housing supply and demand contribute to this variation, with lower-income areas demonstrating a higher need for affordable housing. In regions with higher median home values, housing costs are often unaffordable for many residents. The maps, using U.S. Census Bureau data, display cost-burdened households by census tract across El Monte, highlighting these geographic disparities.

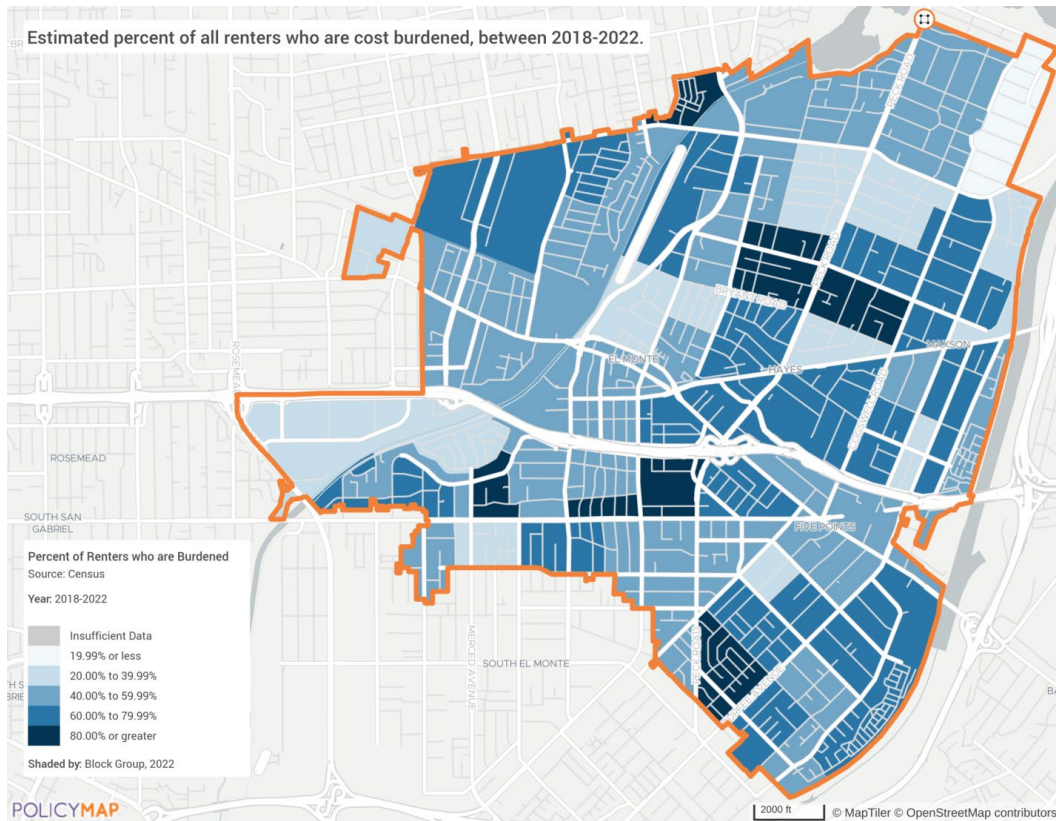
Homeowner Cost Burden

High concentrations of cost-burdened homeowners are distributed across El Monte, with particularly notable clusters throughout various portions of the city. In several census tracts, more than 50% of homeowners allocate over 30% of their income to housing costs, underscoring significant affordability challenges in these areas. This distribution highlights the widespread nature of housing cost burdens among homeowners, emphasizing that housing affordability is a pressing issue across multiple areas of the city.



Renter Cost Burden

Cost burden rates for renters in El Monte show a moderate to high prevalence across most of the city. In many census tracts, over 40% of renters spend more than 30% of their income on housing, with some areas reaching rates above 60% and certain tracts exceeding 80%. This widespread prevalence of cost burden among renters underscores a critical affordability issue affecting nearly all parts of El Monte, highlighting the urgent need for targeted solutions to address housing challenges for renters citywide.



4. Severe Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1785	320	65	2170	345	380	150	875
Large Related	890	60	30	980	60	135	60	255
Elderly	1010	170	0	1180	485	170	20	675
Other	515	245	0	760	50	20	65	135
Total need by income	4200	795	95	5090	940	705	295	1940

Table 10 – Cost Burden > 50%

Data 2017-2021 CHAS
Source:

Severe Cost Burden

In El Monte, a considerable share of cost-burdened households are classified as severely cost-burdened, spending over 50% of their income on housing making these households highly vulnerable to financial instability. Among renters facing severe cost burdens, small, related households constitute roughly 42.6% of this group, while large households make up around 19.3%. For homeowners, the proportion shifts, with small, related households accounting for approximately 45.1% of severely cost-burdened homeowners, and large households representing only 13.1%. Elderly households are particularly affected, with severe cost burdens being more prevalent among homeowners than renters in this age group.

For households grappling with such severe cost burdens, even minor, unexpected expenses—such as a rise in utility bills or medical costs—can jeopardize housing stability and heighten the risk of displacement or homelessness. These vulnerable residents may benefit from additional resources, including financial aid or housing subsidies, to help ensure stable housing. Addressing the needs of severely cost-burdened households is crucial to preventing housing crises and supporting long-term stability for at-risk residents in El Monte.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1275	980	885	325	3465	100	135	175	99	509
Multiple, unrelated family households	250	255	495	145	1145	10	50	230	75	365
Other, non-family households	45	4	40	4	93	4	0	0	4	8
Total need by income	1570	1239	1420	474	4703	114	185	405	178	882

Table 11 – Crowding Information – 1/2

Data 2017-2021 CHAS

Source:

Overcrowding

In El Monte, HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and overcrowding patterns vary significantly by housing tenure. Renters make up the majority of overcrowded households, with 4,703 cases compared to 882 among homeowners. This issue is particularly pronounced among lower-income renters; nearly 90% of overcrowded renter households fall below 80% of the Area Median Income (AMI), classifying them as low income. These findings underscore the disproportionate impact of overcrowding on low-income renter households, highlighting the urgent need for targeted strategies to address both space and affordability constraints for these residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1670	870	750	3290	75	145	615	835

Table 12 – Crowding Information – 2/2

Data 2017-2021 CHAS
Source:

The presence of children differs notably between renter and homeowner households in El Monte. Among renters, children are more frequently found in households across all lower-income categories. In contrast, for homeowners, children are more common in households with incomes between 50-80% of the Area Median Income (AMI). This pattern highlights how income levels and housing tenure shape family structure and living conditions, underscoring the influence of economic status on household composition across the city.

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

Single-person households in El Monte face an elevated risk of housing instability due to lower income levels and limited resources. The median income for a single-person household is \$19,766—less than half the median for a two-person household at \$47,583. Additionally, single-person households are less likely to own a vehicle, limiting transportation options and complicating commuting.

According to 2018-2022 ACS data, single-person households are more prevalent among renters, with approximately 3,430 single-person renter households compared to 1,518 single-person homeowner households. Of these 4,948 single-person households, approximately 930 are individuals 65 years or older living alone who may require housing support to maintain stable and affordable living conditions. These findings underscore the vulnerability of single-person households, particularly regarding housing affordability and access to essential services like transportation.

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

Disability

In El Monte, according to 2018-2022 ACS data, 12,061 residents—representing 11.2% of the population—report having a disability, and the prevalence increases significantly with age. Among residents aged 65 and older, nearly 37% experience some form of disability, underscoring the need for housing that accommodates both physical and cognitive limitations. For many, accessible housing features and supportive services are essential for maintaining safe, independent living.

The most common disability is ambulatory difficulty, affecting around 6,257 residents who may benefit from ADA-recommended modifications, such as ground-level units, ramps, and widened doorways to accommodate mobility aids. The second most common is cognitive difficulty, which includes challenges with memory, concentration, or decision-making. For these residents, ADA guidelines suggest structured, easy-to-navigate environments, in-home support, and access to supportive communities designed for cognitive needs.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Accurate crime statistics for incidents such as family violence, intimate partner violence, and sexual assault are challenging to collect due to significant underreporting. Many survivors do not report incidents due to concerns about potential retaliation, child custody issues, or lack of economic or housing resources. Providing accessible resources for safety and stability is essential for survivors who report and seek assistance.

According to California’s Open Justice crime statistics portal, El Monte recorded 39 arrests for Sex Offenses with 36 of these cases being rape, and 3 cases for attempted rape in 2023, marking a 20% increase from the previous year. Additionally, there were 465 Domestic Violence Cases in El Monte in 2023 which was an 11% increase from 2022. Additionally, State crime reports indicate that El Monte recorded 465 domestic violence cases in 2023, which was 11% more than in the previous year, marking the third consecutive year of increases in domestic violence incidents.

The U.S. Department of Justice estimates that only 42% of violent victimizations are reported to law enforcement. Applying this rate suggests that approximately 93 sexual offenses may have occurred in El Monte in 2023, emphasizing the critical need for housing and support services to aid survivors in achieving safety and stability.

What are the most common housing problems?

El Monte faces several critical housing challenges, including cost burden, overcrowding, aging housing structures, and housing instability. Cost burden affects both renters and homeowners, with lower-income renters particularly impacted—many spending 30% or more of their income on housing, with a significant portion severely cost-burdened, dedicating over half of their income to housing. This financial strain highlights the urgent need for affordable housing options to reduce housing expenses. Overcrowding is also a considerable issue, especially among lower-income renter households, driven by the limited availability of affordable, family-sized housing.

Homeownership opportunities in El Monte are constrained, with 11,667 owner-occupied units compared to 17,250 renter-occupied units and an overall vacancy rate of 3.5% according to 2018-2022 ACS data. This lack of ownership opportunities contributes to overcrowding and housing instability, as renters seeking more stable housing options are limited in their choices. Single-person households, elderly residents, and lower-income families are particularly vulnerable to housing instability due to limited resources and obstacles in accessing essential services, including transportation.

According to HUD guidelines, Lead-Based Paint Hazards (LBPHs) pose significant health risks, particularly to young children, as exposure can lead to developmental issues, learning disabilities, and other serious health complications. Housing built before 1978, when lead-based paint was banned, is at high risk, especially pre-1950 units where lead paint use was more prevalent. Public Housing Authorities (PHAs) must regularly assess and control hazards in these older units to ensure resident safety.

Based on 2018-2022 ACS data, El Monte has 21,537 housing units built before 1980, accounting for approximately 70% of the city's housing stock, with 5,994 units constructed before 1950. These older units, at high risk for LBPHs, require ongoing updates and remediation to reduce health hazards. Additionally, other environmental contaminants, such as asbestos and underground storage tanks, pose risks due to the age of El Monte's housing stock. The city utilizes HOME funds to support housing redevelopment and mandates that developer partners remediate or remove identified contaminants to ensure safer living conditions.

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

Though there is a prevalence of housing problems, in particular cost-burdened households, amongst a large portion of El Monte, the Low-income households in El Monte are disproportionately impacted by housing challenges, with extremely low-income households facing the greatest obstacles. These households often experience severe cost burdens, overcrowding, and housing instability, increasing financial strain and limiting access to stable, affordable housing. Additionally, low-income seniors encounter unique challenges, particularly as they age in place. Many struggle with deferred maintenance issues and face difficulties navigating stairs, leading to safety concerns and further restricting their housing options. These issues underscore the urgent need for housing solutions and supportive services specifically tailored to low-income families and seniors in El Monte.

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

HUD defines extremely low-income households as those earning 0-30% of the Area Median Income (AMI) and classifies households spending over 50% of their income on housing as severely cost-burdened. According to 2017-2021 CHAS data from the Housing Needs Summary Tables, the most critical issue for extremely low-income households and families with children in El Monte is the lack of affordable housing. In El Monte, approximately 825 extremely low-income homeowner households and 3,720 renter households are severely cost-burdened, meaning they allocate over half of their income to housing. Together, these 4,545 households are at high risk of housing instability and potential homelessness.

This same data also indicates that El Monte has 1,300 extremely low-income households with children, most of whom are renters. These families face severe housing challenges, underscoring the urgent need for targeted interventions to support and stabilize housing for the city's most vulnerable residents. Addressing these affordability challenges is crucial to prevent housing instability and ensure long-term security for low-income families and households in El Monte.

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

El Monte has identified an at-risk population of approximately 4,545 extremely low-income and severely cost burdened households, defined as those earning less than 30% of the Area Median Income (AMI) and spending over 50% of their income on housing. This operational definition of "at-risk" aligns with HUD's standard for severe cost burden, where households dedicating more than half of their income to housing are considered at significant risk of financial instability, as this limits their ability to cover other essential needs.

The methodology for estimating this population involved calculating the total number of renter and owner households in the <30% AMI category who report a housing cost burden over 50%. This approach revealed that among the 4,545 at-risk households, about 3,720 are renters, and 825 are homeowners, comprising small and large related families, elderly residents, and other household types. This estimate underscores the critical need for targeted interventions to support housing stability and economic security for El Monte's most vulnerable residents.

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

In El Monte, several housing characteristics contribute to instability and an increased risk of homelessness. The city's high percentage of older housing stock often requires expensive repairs and updates to meet safety standards, leaving many properties vulnerable to deferred maintenance or structural issues that may render them uninhabitable. Low-income tenants are particularly at risk of displacement if they cannot afford the necessary repairs. Furthermore, inadequate maintenance and lack of essential repairs—such as plumbing, heating, and electrical work—can lead to health hazards, often forcing residents to vacate or face eviction, especially when they lack resources to address or contest substandard conditions.

The limited housing availability, with only 3.5% of units vacant, coupled with the shortage of affordable options—as evidenced by the high prevalence of cost-burdened households—exacerbates these challenges, underscoring the need for affordable and stable housing solutions in El Monte.

Discussion

El Monte's approach to assessing housing quality involves specific standards to determine a unit's condition. A housing unit is classified as being in "standard condition" if it is structurally sound and equipped with essential amenities: adequate indoor plumbing (including an operable toilet and bathtub or shower), safe and functional heating, reliable electrical service, and an operable kitchen.

In contrast, a unit is considered "substandard but suitable for rehabilitation" if it is dilapidated or lacks essential features, such as operable indoor plumbing, a usable flush toilet or bathtub/shower for exclusive family use, or functional electricity. Units are also deemed substandard if they have inadequate or unsafe electrical systems, lack a safe heat source, are missing a necessary kitchen, or have been declared unfit for habitation by local, state, or federal authorities. These classifications reflect El Monte's criteria for evaluating and addressing housing quality challenges, guiding efforts to improve housing conditions within the city.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. El Monte, CA is primarily served by the Los Angeles County Development Authority (LACDA).

In 1982, the Los Angeles County Board of Supervisors merged the Housing Authority, Community Development Department, and Redevelopment Agency to create the Community Development Commission (CDC), which was rebranded in 2019 as the Los Angeles County Development Authority (LACDA). Though part of the Los Angeles County family, the LACDA operates independently and is dedicated to affordable housing, community, and economic development. Its broad programs support residents and business owners across both unincorporated Los Angeles County areas and participating incorporated cities, serving a wide range of needs for over one million residents in unincorporated regions alone.

A key partner in the County’s Homeless Initiative launched in 2015, the LACDA plays a vital role in addressing homelessness, primarily through HUD-funded initiatives that comprise almost 63% of its federal funding. These HUD funds enable subsidized housing, housing development and preservation, and community development. In El Monte, LACDA oversees Section 8 Housing Choice Vouchers to support low-income residents with rental assistance, as well as affordable housing initiatives to maintain and expand housing options for the city’s vulnerable populations.

This section provides an overview of current data on the total number of Housing Choice Vouchers (HCV), public housing units, and affordable housing initiatives managed by the Los Angeles County Development Authority (LACDA). Additionally, it includes a demographic breakdown of the populations served by these programs, highlighting support provided to low-income families, elderly residents, and individuals with disabilities.

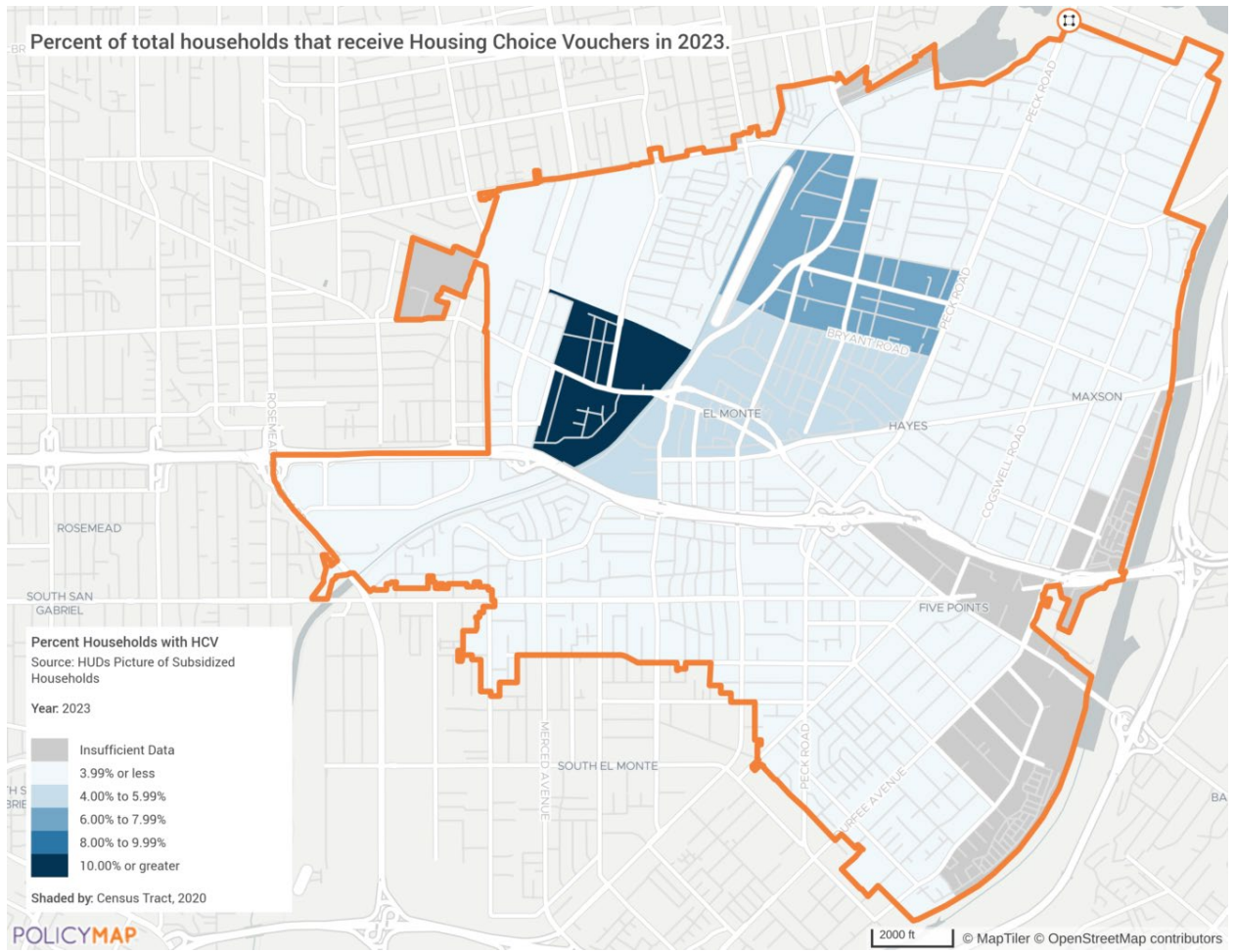
Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)



Housing Choice Voucher Distribution

The previous map highlights the areas in El Monte where Housing Choice Voucher (HCV) households are most concentrated as of 2023, with the highest density in the northwestern part of the city. In some tracts within this region, over 10% of households utilize HCVs, indicating localized pockets of voucher-supported residents. In contrast, the northern areas of El Monte have lower HCV concentrations. This distribution suggests

the need for targeted housing resources in areas with high HCV concentrations to help maintain affordability and housing stability for low-income residents.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The LACDA fully endorses and supports all Fair Housing laws. Our non-discrimination policy covers admission and access to, or treatment or employment in LACDA’s facilities, programs, services and activities. The LACDA has designated a Fair Housing Advocate to investigate allegations of housing discrimination by LACDA personnel or by landlords who rent properties to our HCV holders because of race, color, religion, gender, age, disability or handicap, familial or marital status, or national origin.

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

Under Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination based on disability in programs receiving federal assistance, the Los Angeles County Development Authority (LACDA) and the City of El Monte have identified several immediate needs for residents of public housing and Housing Choice Voucher (HCV) holders:

1. Accessible Housing Units: There is a critical need to increase the availability of housing units that are accessible to individuals with disabilities. This includes ensuring that new developments comply with accessibility standards and retrofitting existing units to meet these requirements.
2. Supportive Services: Residents require access to supportive services that facilitate independent living. This encompasses case management, mental health services, and assistance with daily living activities, particularly for those in permanent supportive housing designed for homeless individuals.
3. Fair Housing Education: There is a need for ongoing education about fair housing rights and responsibilities to prevent discrimination and ensure equal access to housing opportunities. This includes informing residents about their rights under Section 504 and other relevant laws.
4. Affordable Housing Options: Expanding the stock of affordable housing is essential to meet the demand from low-income residents, including those with disabilities. This involves developing new affordable units and preserving existing ones to prevent displacement.
5. Rental Assistance Programs: Programs like the El Monte Rental Assistance Program provide crucial support to residents facing financial hardships, helping them maintain housing stability. Ensuring these programs are adequately funded and accessible is a priority.

Addressing these needs requires coordinated efforts between LACDA, the City of El Monte, and community partners to ensure compliance with Section 504 and to promote equitable housing opportunities for all residents.

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

The housing needs of Public Housing residents and Housing Choice Voucher (HCV) holders in El Monte, particularly in relation to accessibility, supportive services, fair housing education, affordable housing, and rental assistance, share similarities with the broader needs of the city's population but are more acute due to the economic and disability-related challenges faced by these groups.

For the general population of El Monte:

1. **Affordable Housing:** The entire city faces a significant demand for affordable housing due to high housing costs and low-income levels. However, for Public Housing residents and HCV holders, the need is intensified, as they often have limited income, making affordability a primary and immediate concern.
2. **Accessibility:** While accessibility features benefit the population at large, they are particularly critical for residents with disabilities who rely on Section 504 protections. The general population includes fewer individuals who face mobility and accessibility challenges, so the need for modifications or accessible units is less prevalent outside of the Public Housing and HCV community.
3. **Supportive Services:** Many in the broader El Monte population could benefit from supportive services, particularly low-income residents and those at risk of homelessness. However, Public Housing and HCV residents, who often include elderly, disabled, or formerly homeless individuals, are more likely to need ongoing supportive services, such as case management and mental health support, to maintain stable housing.
4. **Fair Housing Education:** While fair housing education is important for all residents, Public Housing and HCV holders may experience higher rates of discrimination or misunderstandings about their rights. Educating these residents about fair housing laws is essential for preventing potential discrimination.
5. **Rental Assistance:** Rental assistance programs benefit the broader population, particularly during economic downturns or personal financial crises. However, for Public Housing residents and HCV holders, rental assistance is a foundational need due to their reliance on housing support to meet basic living expenses.

While affordable housing, supportive services, and fair housing rights are relevant to all residents, the intensity and immediacy of these needs are heightened for Public Housing residents and HCV holders. Addressing their specific needs requires targeted interventions to ensure they have equitable access to stable and suitable housing within El Monte.

Discussion

No further discussion.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a complex issue that affects communities across the United States, and its challenges stem from a combination of overlapping and interrelated factors. The causes of homelessness rarely arise from a single issue, but rather from the convergence of multiple events and conditions. Economically, homelessness can result from unemployment, a lack of affordable housing, or poverty. Health factors such as mental illness, physical disabilities, HIV/AIDS, and substance abuse also contribute significantly to housing instability. Additionally, social issues like domestic violence, educational attainment, and racial disparities play a role. Since these factors are often interconnected, addressing homelessness requires a collaborative, community-based approach that considers economic, health, and social dimensions simultaneously.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless” or “homeless individual” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill)
- An institution that provides a temporary residence for individuals intended to be institutionalized
- A public or private place not designed for, or ordinarily used as a regular sleeping accommodation for human beings

The Los Angeles City and County Continuum of Care (CoC) coordinates the region’s response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the region. The data in this section comes from the 2024 PIT Count, conducted by the CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA), which includes the city of El Monte.

Homeless Needs Assessment

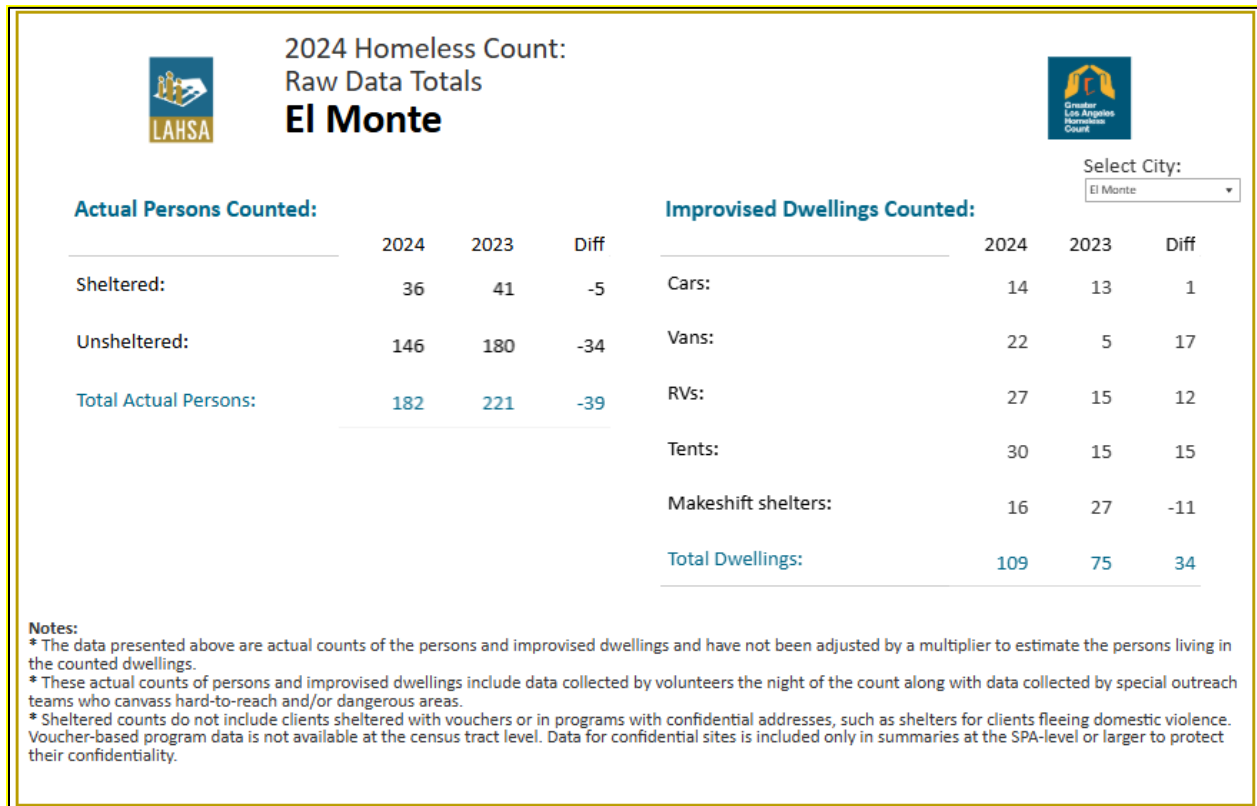
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	626	137	-	-	-	-
Persons in Households with Only Children	5	2	-	-	-	-
Persons in Households with Only Adults	582	3,491	-	-	-	-
Chronically Homeless Individuals	190	1,962	-	-	-	-
Chronically Homeless Families	71	38	-	-	-	-
Veterans	3	104	-	-	-	-
Unaccompanied Child	96	38	-	-	-	-
Persons with HIV	28	92	-	-	-	-

Table 26 - Homeless Needs Assessment

Alternate Data Source Name: 024 Greater Los Angeles Homeless Count Service Planning Area 3 Los Angeles Homeless Services Authority

Data Source Comments:

2024 Homeless Count: El Monte



The Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. The local count conducted in January 2024 for El Monte identified 36 individuals residing in shelters, 146 unsheltered individuals, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters. These 2024 local totals for El Monte, or 182 observed individuals experiencing homelessness, represent a very slight decrease from the previous year (2023) when 221 individuals experiencing homelessness were observed. However, these figures do not include individuals who are sheltered through voucher programs or residing in facilities with confidential addresses.

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

- Chronically Homeless Individuals and Families:** Chronically homeless individuals and families are those who experience long-term or repeated episodes of homelessness, often for a year or more. This population frequently faces mental health challenges, substance use disorders, or physical disabilities that complicate efforts to find and retain stable housing. Due to the enduring nature

of their homelessness, these individuals and families typically require intensive support services and permanent supportive housing to achieve housing stability.

- **Families with Children:** Families experiencing homelessness with children consist of one or more adults with minor dependents. These families often experience homelessness due to economic hardship, domestic violence, or a lack of affordable housing. Homelessness can have particularly adverse effects on children, disrupting their education, healthcare access, and overall well-being. Providing stable housing for these families is essential to support the developmental needs of children and promote family stability.
- **Veterans and Their Families:** Veterans experiencing homelessness often have unique needs related to physical or mental health, such as post-traumatic stress disorder (PTSD) or physical disabilities acquired during military service. Veterans are more likely than the general population to experience homelessness, and they frequently benefit from tailored services, such as specialized healthcare and housing assistance. Although most data focuses on individual veterans, families of veterans may also face housing instability, especially when veterans face barriers to employment or healthcare.
- **Unaccompanied Youth:** Unaccompanied youth experiencing homelessness are young individuals, typically under 25, who are without parental or guardian care. This population often includes those who have aged out of foster care, fled abusive households, or faced family rejection due to sexual orientation or other factors. Unaccompanied youth face unique vulnerabilities, including limited access to education, healthcare, and employment, and they are at higher risk for exploitation and mental health issues. Targeted interventions are essential to support these youth and help them transition to stable, independent living. Addressing the specific needs of each homeless population is essential to prevent long-term homelessness and improve stability. Tailored resources, including mental health services, housing assistance, and supportive programs, are vital for fostering sustainable solutions that promote independence and resilience.

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Los Angeles City and County Continuum of Care (CoC) Service Planning Area 3, which includes El Monte.

Race:	Sheltered:	Unsheltered (optional)
Black or African American	532	441
White	428	974
Asian	16	104
American Indian or Alaska Native	40	125

Native Hawaiian or Other Pacific Islander	8	50
Multiple Races	532	441
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic / Latino	558	2,334
Non-Hispanic / Non-Latino	655	1,296

Data Source: 2024 Greater Los Angeles Homeless Count Service Planning Area 3

Data Comment: Service Planning Area 3 (includes El Monte)

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

The table above presents data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), highlights the significant housing needs of families with children experiencing homelessness. Among the total homeless population, there were 626 individuals within families with children that were experiencing sheltered homelessness on the night of the count, while 137 individuals within families with children were experiencing unsheltered homelessness. Collectively, these families included 33 individuals under the age of 18, demonstrating the substantial presence of children in need of stable housing solutions. The high number of unsheltered families underscores the urgent need for interventions to address both immediate shelter needs and long-term housing stability for families with children. There were no Veterans in families with children identified during the 2024 PIT count.

Addressing the housing needs of these families with children requires expanded access to affordable housing, tailored support services, and programs designed to promote long-term housing stability. These efforts are essential for ensuring that vulnerable populations can transition out of homelessness and achieve a higher quality of life.

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

Based on data from the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), there were a total of 1,213 individuals experiencing sheltered homelessness and 3,630 individuals experiencing unsheltered homelessness.

Among the sheltered homeless population, approximately 35% were White individuals, 44% Black/African American individuals, and 46% Hispanic individuals.

Of the unsheltered homeless population, approximately 27% were White individuals, 12% were Black/African American individuals, and 65% were Hispanic individuals. Hispanic individuals represented the largest demographic group among unsheltered individuals, reflecting unique challenges in accessing housing stability.

This demographic data underscores the need for targeted interventions to address the racial and ethnic inequities within the homeless population, ensuring that resources are equitably distributed and tailored to meet the specific needs of these communities.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for Service Planning Area 3 (SPA), there were 1,213 individuals experiencing sheltered homelessness and 3,630 individuals experiencing unsheltered homelessness across the region. Within this CoC, the Los Angeles Homeless Services Authority (LAHSA) provides localized data through its Homeless Count by City Dashboard. A local count conducted in January 2024 for El Monte identified 36 individuals residing in shelters, 146 unsheltered individuals, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters.

This data provides valuable insights into the scope of homelessness in El Monte, emphasizing the urgent need for targeted interventions to address both sheltered and unsheltered homelessness. Additionally, the presence of individuals in temporary or informal accommodations highlights the importance of solutions that ensure housing stability for all affected residents.

Discussion:

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Los Angeles City and County Continuum of Care (CoC) Service Planning Area 3, which includes El Monte unless otherwise noted. This regional data offers valuable insights into the scope of homelessness within the broader CoC and informs local planning and resource allocation for cities like El Monte. As part of the CoC, El Monte's homelessness challenges and housing needs are reflected within these aggregated statistics, underscoring the shared responsibility to address homelessness across the region.

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

Introduction:

The non-homeless special needs assessment includes the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness. Common special needs populations identified in the city's consolidated plan public/stakeholders' forums included ex-offenders, and persons in need of non-traditional childcare (nights, evening, weekends).

Describe the characteristics of special needs populations in your community:

Elderly Population

El Monte has a substantial and economically vulnerable elderly population, with many experiencing cost burdens. Out of the city's households, a significant portion includes at least one person aged 65 or older, with roughly half of these elderly households being renters and the other half homeowners. According to 2018-2022 ACS data, among elderly households, nearly one-third are cost-burdened, spending over 30% of their income on housing. Many elderly residents live on fixed incomes and face physical limitations, making affordable, accessible housing crucial for supporting their independence and quality of life.

HIV/AIDS Population

The HIV/AIDS population in El Monte is characterized by a range of demographic, economic, and health factors, reflecting both the broader trends of Los Angeles County and specific local needs. Information provided in the California Department of Public Health's *HIV/AIDS Epidemiology and Health Disparities in California 2022* report, the population includes a high proportion of males, with men who have sex with men (MSM) and injection drug users being notably represented. Racial and ethnic disparities are pronounced within this group, with Black and Latinx individuals experiencing higher rates of HIV prevalence and new diagnoses, reflecting systemic health inequities.

Socioeconomic challenges are common, as many individuals in this population face limited income and housing instability, increasing the need for affordable housing and supportive services. The population also includes a significant proportion of individuals with co-occurring health conditions, such as mental illness or substance use disorders, which complicate HIV treatment and care adherence. Among those affected, there is a strong need for comprehensive healthcare services, including mental health support, substance use treatment, and case management, to ensure effective management of HIV and related health conditions.

A portion of the population is also affected by homelessness or is at risk of housing instability, further impacting their health outcomes and increasing the need for permanent supportive housing. These characteristics underscore the importance of targeted support services, including healthcare, housing, and financial assistance, to improve stability and quality of life for individuals with HIV/AIDS in El Monte.

Population with Alcohol and Drug Addiction

Substance use disorders present a significant concern in El Monte, with recent data showing that alcohol and opioids (including prescription opioids and heroin) are the primary substances linked to hospitalizations. In 2022, Los Angeles County recorded approximately 131,365 emergency department (ED) visits related to alcohol-related health issues and 129,449 hospitalizations connected to alcohol and illicit drug use. Furthermore, the Los Angeles County Department of Public Health reported that around 54% of adults aged 18 and older consumed alcohol at least once in the past month, with 18% engaging in binge drinking—defined as five or more drinks on a single occasion for men, or four or more drinks for women.

Opioid-related challenges remain prevalent as well. In 2021, there were 16,663 opioid-related ED visits and 11,022 hospitalizations across the county. By 2022, accidental fentanyl overdose deaths rose to 1,910, marking a dramatic 1,652% increase since 2016. These figures emphasize the urgent need for targeted interventions and comprehensive support services to address substance use challenges impacting communities in El Monte and surrounding areas.

Disabled Population

In El Monte, 12,061 residents, or 11.2% of the population, report having a disability, with a notable prevalence among older adults—approximately 13.1% of residents aged 65 and older experience some form of disability according to 2018-2022 ACS Data. The most common type is ambulatory difficulties, affecting around 6,257 residents who require ADA-compliant modifications, such as ramps, ground-level units, and wider doorways for accessibility. Cognitive disabilities, which affect memory, concentration, and decision-making, are the second most prevalent, emphasizing the need for structured, accessible environments and in-home support services. These needs underscore the importance of accessible, affordable housing options that promote safe and independent living for El Monte's disabled population.

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

Elderly Population

The elderly population in El Monte has a critical need for affordable, accessible housing and supportive services to facilitate aging in place. According to 2018-2022 ACS data, high rates of cost burden (household expenses exceeding 30% of household income) affect this group significantly, with over 46.6% of elderly renter households and around 53.4% of elderly homeowner households facing financial strain due to housing expenses. Affordable housing options that accommodate fixed incomes are essential for maintaining stability.

Supportive services—such as in-home healthcare, transportation assistance, and accessibility modifications (like stair-free access and bathroom safety features)—are vital for enhancing independence and safety among elderly residents. Programs offering financial assistance for housing costs or support with home modifications are crucial for reducing housing instability and preserving the quality of life for El Monte's aging population.

HIV/AIDS Population

The housing and supportive service needs of the HIV/AIDS population in El Monte are shaped by health, economic, and social factors that impact stability and quality of life. Due to financial challenges, affordable and stable housing is a primary need for this population, with permanent supportive housing being essential for those at risk of homelessness. Such housing not only provides shelter but also ensures residents have ongoing access to medical care and support services, promoting better health outcomes.

Access to healthcare, including primary care, mental health support, substance use treatment, and case management, is critical to address both HIV treatment needs and associated health challenges. Financial and nutritional assistance programs further support daily living costs, contributing to improved treatment adherence and overall well-being. Employment and educational services are also beneficial for those able to work, helping to stabilize income and foster social inclusion.

These needs are determined through regular assessments conducted by the Los Angeles County Development Authority (LACDA), the Department of Public Health, and community-based organizations. Using epidemiological data, input from service providers, and feedback from individuals with HIV/AIDS, these assessments ensure that resources align with both immediate support needs and long-term stability goals for this population.

Population with Alcohol and Drug Addiction

For individuals in El Monte struggling with alcohol and drug addiction, stable housing is essential to successful recovery. This population benefits greatly from affordable housing connected to integrated support services, including substance abuse counseling, mental health care, and employment assistance. With rising alcohol and illicit drug use in El Monte and surrounding areas in Los Angeles County, there is an increasing need for residential treatment facilities and supportive housing environments that provide structured recovery programs. These supportive settings can be highly effective in aiding recovery, offering stability and access to vital services. Housing programs that include case management and link residents to job training and placement services further promote stability and reduce the risk of relapse, helping individuals build a foundation for lasting recovery.

Disabled Population

El Monte's disabled population has a pressing need for housing that meets ADA standards and fosters independent living. With ambulatory difficulties affecting a significant portion of residents, accessible units featuring ramps, widened doorways, and stair-free access are essential. For individuals with

cognitive disabilities, housing with clear, easy-to-navigate layouts and access to in-home support services is crucial for ensuring safety and promoting well-being. Additional supportive services, such as personal care assistance, case management, and mental health support, are also vital. Providing affordable, accessible housing equipped with these tailored support services can significantly enhance the independence and quality of life for disabled residents in El Monte.

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

According to the 2022 Los Angeles County Annual Health Report, El Monte reported 43 new HIV cases in 2021, a decrease from 56 cases in 2020, along with 11 new AIDS cases. By 2022, 1,059 individuals were living with HIV in El Monte, with 720 achieving a suppressed viral load. However, 17 individuals with HIV/AIDS passed away in 2021, underscoring the ongoing health challenges faced by this community.

These figures are part of a broader demographic within Los Angeles County, which reported a total of 53,599 persons living with diagnosed HIV as of 2022. Males, particularly men who have sex with men (MSM), injection drug users, and transgender women, are disproportionately affected. Racial and ethnic disparities are also pronounced, with Black and Latinx populations experiencing higher rates of new diagnoses and lower viral suppression rates.

Additional challenges impact specific groups such as the unhoused and those facing socioeconomic disadvantages, who often have poorer outcomes in terms of access to and retention in HIV care. These groups, alongside people who inject drugs, face structural barriers that can hinder care linkage and viral suppression. Families of individuals with HIV/AIDS may also experience financial strain, housing instability, and limited access to healthcare resources.

For El Monte and similar communities, addressing these challenges requires a multifaceted approach. Increasing access to testing, facilitating linkage to care, expanding mental health and substance use services, and providing supportive housing initiatives are essential steps to meet the unique needs of people living with HIV/AIDS and their families.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

If El Monte establishes a preference for a HOME Tenant-Based Rental Assistance (TBRA) activity for individuals with specific disabilities, such as HIV/AIDS or chronic mental illness, it is essential to address their substantial unmet housing and service needs.

In El Monte, individuals with HIV/AIDS or chronic mental illness face considerable challenges securing stable, affordable housing. High rental costs and limited affordable housing options leave many at risk of homelessness or housing instability, which negatively impacts health outcomes and treatment adherence.

Permanent supportive housing tailored to these individuals is limited, and demand for rental assistance is high, highlighting the need for targeted TBRA programs to bridge this gap.

In addition to housing, these populations require comprehensive supportive services. Individuals with HIV/AIDS often need regular medical care, mental health support, substance use treatment, and case management to manage their conditions effectively. Those with chronic mental illness require similar services, alongside employment assistance and social support networks to foster stability and independence. By prioritizing a TBRA preference for this group, El Monte could significantly improve housing security and service access, promoting better health and quality of life outcomes for these vulnerable residents.

Discussion:

In El Monte, several special needs populations require targeted support to address both met and unmet needs in housing, healthcare, and supportive services:

1. **HIV/AIDS Population:** Individuals with HIV/AIDS in El Monte face significant health and housing challenges, with over 1,000 residents living with HIV as of recent reports. Many require stable, affordable housing and access to comprehensive healthcare, including regular medical care, mental health support, and substance use treatment. While some needs are met through local health services, there remains a shortage of permanent supportive housing and rental assistance for low-income residents, creating gaps in housing stability and healthcare adherence.
2. **Elderly Population:** The aging population in El Monte increasingly requires accessible housing, healthcare, and in-home support services. Many seniors struggle with fixed incomes, making affordable housing a priority. Some services, such as senior centers and healthcare access, are available; however, there is a growing need for accessible housing options, financial assistance, and programs to address isolation and mobility limitations.
3. **Disabled Population:** Individuals with physical and developmental disabilities often face barriers in securing accessible housing and employment. While disability services exist, there is a limited supply of accessible housing units, and transportation options are often inadequate. Additional resources are needed to improve housing accessibility and enhance supportive employment and daily living assistance.
4. **Addiction and Substance Use:** Residents with substance use disorders, including opioid and methamphetamine addiction, are a vulnerable group with high demand for treatment and recovery services. Though some programs are available, the need for affordable treatment options, mental health support, and housing stability remains unmet for many. Gaps in services make it challenging to access consistent treatment and supportive housing, which are crucial for recovery.

Overall, these populations require a mix of affordable housing, targeted healthcare, and supportive services to address both met and unmet needs. Addressing these gaps will improve stability, health outcomes, and quality of life for El Monte’s special needs populations.

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

Describe the jurisdiction’s need for Public Facilities:

El Monte has a growing need for public facilities to support its diverse community, particularly in addressing health, social, and economic needs. The city’s Community and Economic Development Department focuses on fostering sustainable development, enhancing public spaces, and providing recreational, educational, and social resources. El Monte’s parks and community centers, such as the Jack Crippen Senior Center, offer recreational programs and valuable gathering spaces; however, the increasing population of seniors, individuals with disabilities, and low-income families indicates a demand for more accessible public facilities designed to offer health services, social activities, and job training programs.

Recent community and stakeholder survey responses reinforce this need, with multi-purpose community centers (including facilities for seniors, youth, childcare, and health services) ranking as the highest priority for public facility investments. Additionally, respondents highlighted the need for additional parks and recreational facilities as essential improvements.

Infrastructure initiatives prioritize safe, sustainable public facilities managed by the Public Works Department, but survey feedback indicates a strong need to expand healthcare access, particularly mental health and addiction support services, as these issues become more prevalent. New public facilities focused on preventive healthcare, addiction counseling, and mental health support would address immediate health needs while contributing to long-term community resilience

How were these needs determined?

The city of El Monte determined these public facility needs through community assessments, resident feedback, and data analysis on local demographics, health, and economic conditions. Priorities emerged from the city’s Annual Action Plans, public participation sessions, and consultations with key departments such as Public Works and Economic Development. Stakeholder and community survey results identified specific gaps, such as the demand for more accessible health and recreational facilities, workforce development spaces, and mental health services, particularly for seniors, low-income residents, and those with disabilities.

Describe the jurisdiction’s need for Public Improvements:

El Monte’s need for public improvements is driven by its goals to enhance infrastructure, support economic development, and improve quality of life for residents. Key areas of improvement include:

- Upgrading streets, sidewalks, and transportation systems to ensure safety and accessibility, especially in high-traffic and low-income areas.

- Public lighting and streetscape enhancements to increase security and community engagement.
- Stormwater and drainage improvements to prevent flooding and environmental hazards.
- Sustainability initiatives, including green infrastructure and energy-efficient facilities, to align with environmental goals.

Survey data confirms these priorities, with respondents ranking street improvements (30%), stormwater upgrades (20%), and water/sewer improvements (40%) as the most critical public infrastructure investments. Additionally, sidewalk and ADA accessibility upgrades were cited as essential for improving mobility for seniors and individuals with disabilities

How were these needs determined?

The City of El Monte determined its need for public improvements through resident feedback, infrastructure assessments, and safety and environmental data analysis. Recent community and stakeholder survey responses identified street conditions, sidewalk accessibility, public lighting, and flood prevention as key concerns. Additionally, city departments conducted reviews of traffic patterns, pedestrian safety, and climate resilience to determine areas requiring enhancement. These findings align with El Monte’s strategic plans, ensuring that public improvements enhance safety, accessibility, and environmental resilience

Describe the jurisdiction’s need for Public Services:

El Monte has a significant need for public services that address health, safety, education, and social welfare to support its diverse population. The most critical service gaps identified include:

- Mental health services and addiction treatment, particularly for low-income residents and vulnerable populations.
- Senior services, including nutrition programs, transportation services, and social engagement activities.
- Youth development programs, such as afterschool activities and workforce training to prevent disengagement and promote economic mobility.
- Homeless services, including emergency housing, case management, and job placement programs.
- Anti-crime and safety initiatives, addressing neighborhood safety and violence prevention efforts.

Survey responses align with these needs, with respondents ranking mental health services (40%), senior services (50%), youth services (50%), homeless services (30%), and substance abuse treatment (30%) as top priorities for public service funding

How were these needs determined?

El Monte determined its public service needs through community assessments, stakeholder surveys, public forums, and collaboration with service providers. Community and stakeholder survey data and

demographic analysis revealed growing mental health and substance use challenges, highlighting the need for expanded treatment services. Economic data further emphasized the demand for job training and youth development programs. These insights guide public service investments, ensuring they address the most pressing needs in the community

Discussion:

The findings from community and stakeholder surveys reinforce El Monte’s critical needs for public facilities, infrastructure improvements, and expanded public services. These priorities will inform resource allocation, funding decisions, and long-term development strategies, ensuring investments effectively address community challenges and promote equitable outcomes for residents.

Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

El Monte, CA, located in the heart of Los Angeles County, blends historical roots with a vibrant, diverse community and growing urban development. Transitioning from an agricultural hub to a primarily residential area, El Monte features a housing landscape shaped by varied demographics, including families, seniors, young professionals, and individuals with disabilities. Key employment sectors—healthcare, retail, and manufacturing—fuel demand for a range of housing options, from affordable units to market-rate homes, reflecting the city’s economic diversity.

The city’s housing stock is largely older, with many homes built before 1980. These structures often require updates to improve safety, accessibility, and energy efficiency, particularly in lower-income neighborhoods where maintenance has been deferred. Limited availability and a low vacancy rate place pressure on the housing market, challenging new and existing residents to find affordable housing options.

El Monte’s housing needs are multifaceted, spanning affordable and accessible housing for low-income families, seniors, and disabled individuals. Economic resilience is also a priority, with investments in workforce development, updated infrastructure, and expanded public facilities essential to support a growing and diverse population. Addressing these needs holistically can strengthen El Monte’s housing market, enhance quality of life, and foster a stable, interconnected community poised for long-term growth and resilience.

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

Introduction

This section examines El Monte’s housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the city’s housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,259	52.9%
1-unit, attached structure	2,937	9.6%
2-4 units	2,544	8.3%
5-19 units	3,457	11.2%
20 or more units	3,974	12.9%
Mobile Home, boat, RV, van, etc	1,577	5.1%
Total	30,748	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2018-2022 ACS

Residential Properties by Number of Units

The table above provides a breakdown of El Monte’s housing stock by structure type and number of units per structure. Traditional single-family detached homes are the most common, comprising 52.9% of all housing units. Multifamily housing, defined by HUD as buildings with more than four units, accounts for approximately 24.1% of the city's housing stock, reflecting a diverse range of housing options to meet the city's varied needs.

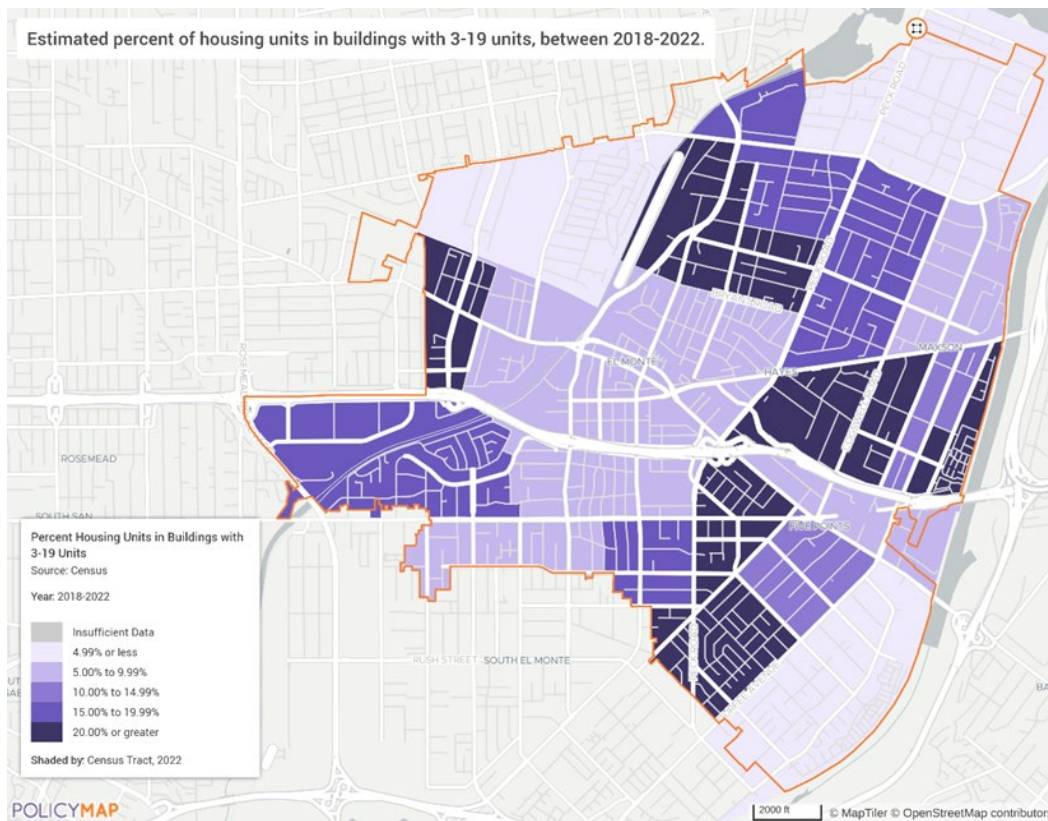
Multifamily units are further categorized by size: small multifamily buildings contain 3-19 units, medium multifamily buildings have 20-49 units, and large multifamily buildings consist of 50 or more units. Large multifamily developments are typically located in urban areas, offering concentrated housing solutions in

densely populated settings. This variety in housing types supports the city's ability to accommodate different household sizes and preferences.

Property Type

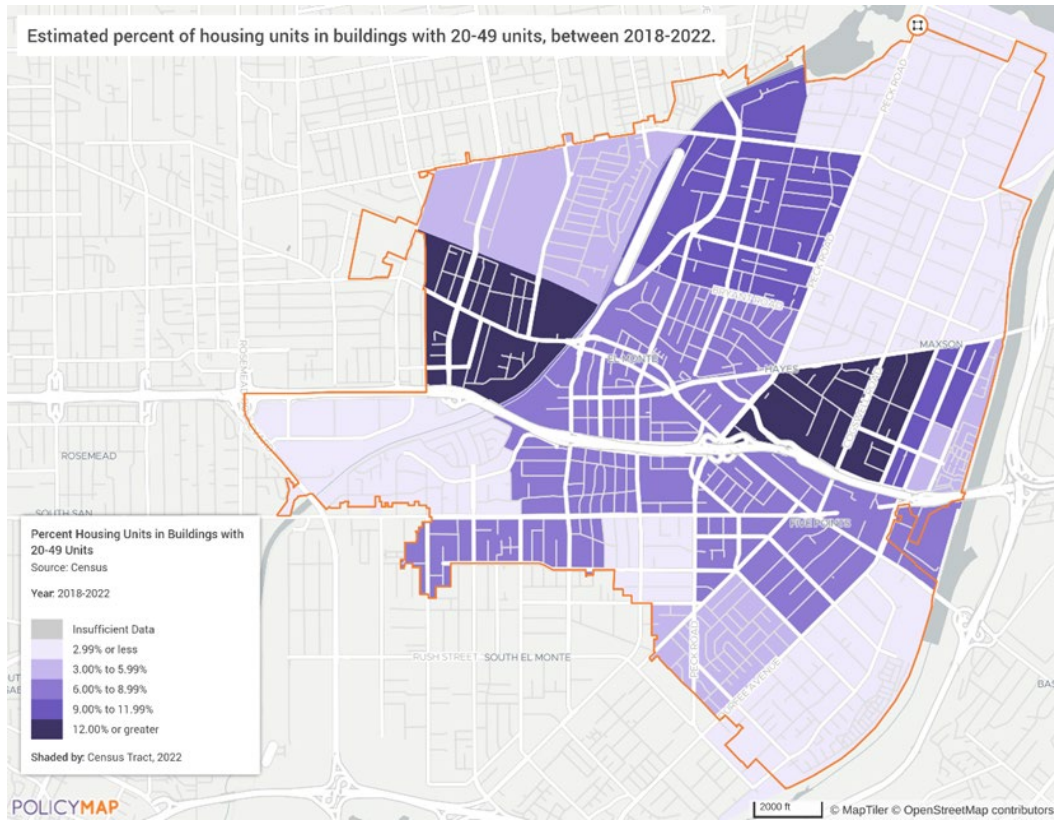
Small Multifamily Developments

In El Monte, small multifamily developments are primarily located in the tracts surrounding the city's center, with many census tracts showing over 10% of housing structures in this category. Some areas have even higher densities, with more than 20% of buildings comprising 3 to 19 units, offering moderately priced rental options and supporting housing diversity for various income levels.



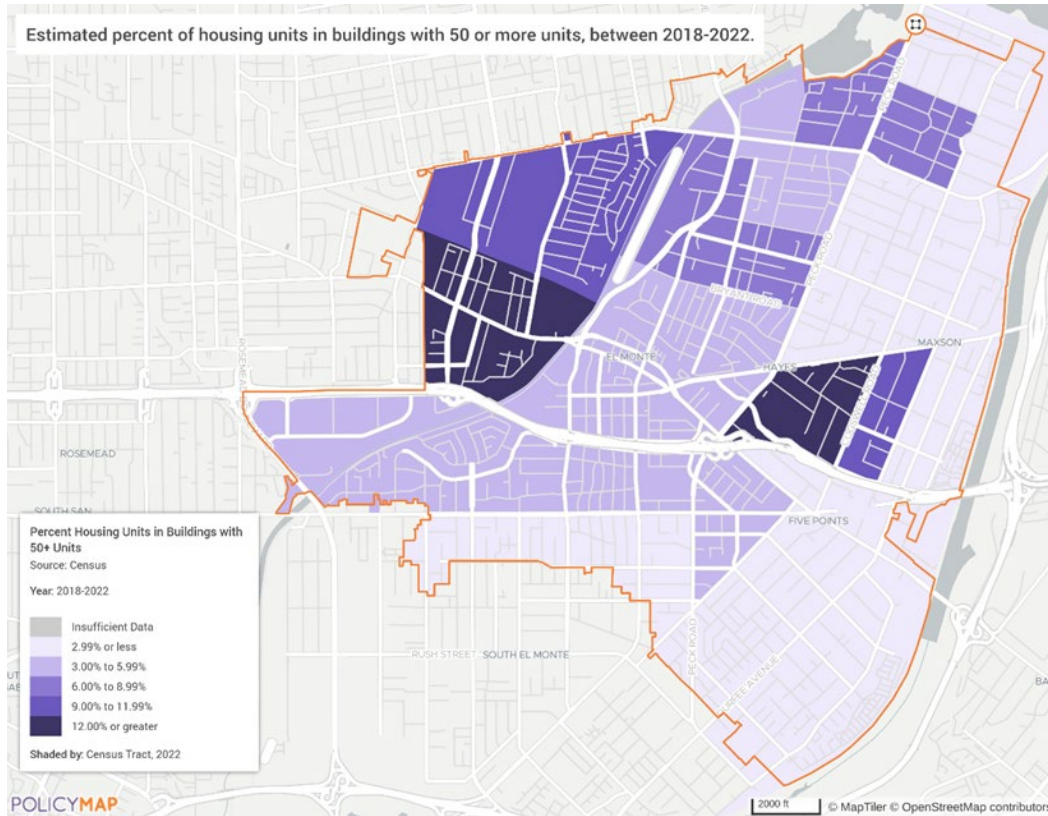
Medium Multifamily Developments

El Monte has a moderate prevalence of medium multifamily housing, primarily concentrated in and around the central portions of the city. Many of these areas have over 6% of medium multifamily housing, with some tracts reaching over 12%.



Large Multifamily Developments

In El Monte, large multifamily housing developments are concentrated primarily in the northern and western regions and within the city's center. These areas have higher percentages of buildings with 50 or more units, with some census tracts showing over 12% of housing structures as large multifamily units.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	158	1.3%	1,428	8.0%
1 bedroom	313	2.7%	3,801	21.2%
2 bedrooms	2,305	19.6%	8,079	45.1%
3 or more bedrooms	8,982	76.4%	4,594	25.7%
<i>Total</i>	11,758	100%	17,902	100%

Table 32 – Unit Size by Tenure

Data Source: 2018-2022 ACS

Unit Size by Tenure

In El Monte, unit size shows significant variation between owner-occupied and rental properties. Approximately 76.4% of homeowner units have three or more bedrooms, contrasting with only 25.7% of rental units. Conversely, only 4.0% of homeowner units are one-bedroom or smaller, while this size category represents 29.2% of rental units.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In 1982, the Los Angeles County Board of Supervisors consolidated the Housing Authority, the Community Development Department, and the Redevelopment Agency to form the Community Development Commission (CDC), later rebranded in 2019 as the Los Angeles County Development Authority (LACDA). As an independent agency, the LACDA oversees public housing support and affordable housing programs across Los Angeles County, including El Monte, CA, through various federal, state, and local initiatives, often in collaboration with nearby cities such as Baldwin Park.

- **Public Housing Units:** El Monte does not have traditional public housing units directly managed by the LACDA. However, affordable housing support is available through housing assistance programs, and the city partners with nonprofit and private developers to expand affordable housing options. Additionally, Baldwin Park Housing supports affordable housing needs in El Monte through collaborative initiatives with LACDA, supplementing resources for low-income families and individuals.
- **Section 8 Housing Choice Vouchers:** The LACDA administers the Section 8 Housing Choice Voucher program for qualified El Monte residents, providing rental assistance to low-income families, elderly residents, and individuals with disabilities to help them afford private rental housing. While specific voucher counts for El Monte are not detailed, the LACDA manages approximately 24,000 vouchers across Los Angeles County. Baldwin Park Housing may provide additional support for El Monte residents through voucher resources as part of inter-city assistance.
- **Low-Income Housing Tax Credit (LIHTC) Properties:** El Monte includes several LIHTC properties, providing affordable rental units targeted at low-income families, seniors, and individuals with disabilities. Notable LIHTC developments include El Monte Veterans Village, which offers 40 units specifically for low-income veterans, and Palo Verde Apartments, which provides 62 affordable housing units for families. These properties significantly contribute to El Monte's affordable housing stock.
- **Section 202 Supportive Housing:** El Monte has Section 202 housing projects designed for low-income seniors aged 62 and older. These developments offer affordable housing units where seniors typically pay 30% of their adjusted income toward rent, with HUD subsidizing the remaining cost, ensuring safe and accessible housing for the elderly.

These programs, alongside Baldwin Park Housing Authority's collaborative efforts, collectively address El Monte's affordable housing needs, supporting diverse groups including low-income families, seniors, veterans, and individuals with disabilities, and providing safe, accessible housing options across the community.

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

El Monte is projected to retain its affordable housing stock without any contract expirations until 2029. However, one property, Casa De Esperanza, saw its contract expire in March 2024, impacting 8 affordable units. Currently, four properties in El Monte provide around 284 affordable housing units, all secured under contract until 2029 or later. These properties play a crucial role in maintaining affordable housing availability within the city, though the demand for affordable housing continues to exceed supply, indicating a need for additional affordable units to support the community's low- and moderate-income residents.

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

As outlined in NA-10, the availability of housing units in El Monte does not adequately meet the needs of the population. The city faces a significant shortage of affordable housing options across all unit sizes, compounded by a low overall vacancy rate of just 3.5%, which limits housing accessibility for new and existing residents. High rates of cost burden, with many households spending over 30% of their income on housing, and prevalent overcrowding further illustrate the demand-supply gap in the local housing market. These issues highlight the urgent need for additional affordable housing units to address the unmet demand and relieve financial strain on low- and moderate-income households in El Monte.

Describe the need for specific types of housing:

El Monte has a pressing need for various types of housing to meet the diverse requirements of its population:

1. **Affordable Family Housing:** The city has a shortage of affordable housing units suitable for families, especially larger units with multiple bedrooms. High rates of overcrowding indicate a strong demand for affordable, family-sized apartments or houses that can accommodate larger households.
2. **Senior Housing:** With an increasing population of elderly residents, there is a need for affordable, accessible housing designed for seniors. This includes units with ADA-compliant features and supportive services that allow seniors to age in place comfortably and safely.
3. **Permanent Supportive Housing:** As discussed in NA-45, many residents in El Monte face chronic challenges such as mental health issues, disabilities, or substance use disorders, highlighting the need for permanent supportive housing. This type of housing, which combines affordable rental units with on-site supportive services, is essential for stabilizing these vulnerable populations.
4. **Workforce Housing:** As a city with a diverse workforce, El Monte requires housing options that are affordable to moderate-income earners, such as teachers, healthcare workers, and retail employees. Workforce housing would enable essential workers to live within the community, reducing commute times and enhancing overall quality of life.
5. **Transitional and Emergency Housing:** As previously discussed in NA-40 regarding the housing needs of the homeless population, El Monte needs more transitional and emergency housing

units that provide temporary shelter for individuals and families experiencing housing crises. These units can serve as a bridge to permanent housing, especially for those transitioning out of homelessness or domestic violence situations.

These specific types of housing are essential to meeting the diverse needs of El Monte's residents, alleviating housing instability, and promoting a more inclusive and resilient community.

Discussion

No additional discussion.

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

Introduction

In this section, the cost of housing for both homeowners and renters in the City of El Monte is described and analyzed. A review is made of the current home values and rents, as well as how those amounts have changed since 2012. Housing affordability, availability, and cost burden are major issues facing the residents of El Monte. Whenever possible additional data sources are used to provide supporting evidence of trends and conclusions.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$352,800	\$597,200	69.3%
Median Contract Rent	\$987	\$1,441	46.0%

Table 33 – Cost of Housing

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	699	4.0%
\$500-999	1,834	10.5%
\$1,000-1,499	4,828	27.6%
\$1,500-1,999	6,628	37.9%
\$2,000 or more	3,512	20.1%
<i>Total</i>	17,501	100%

Table 34 - Rent Paid

Data Source: 2018-2022 ACS

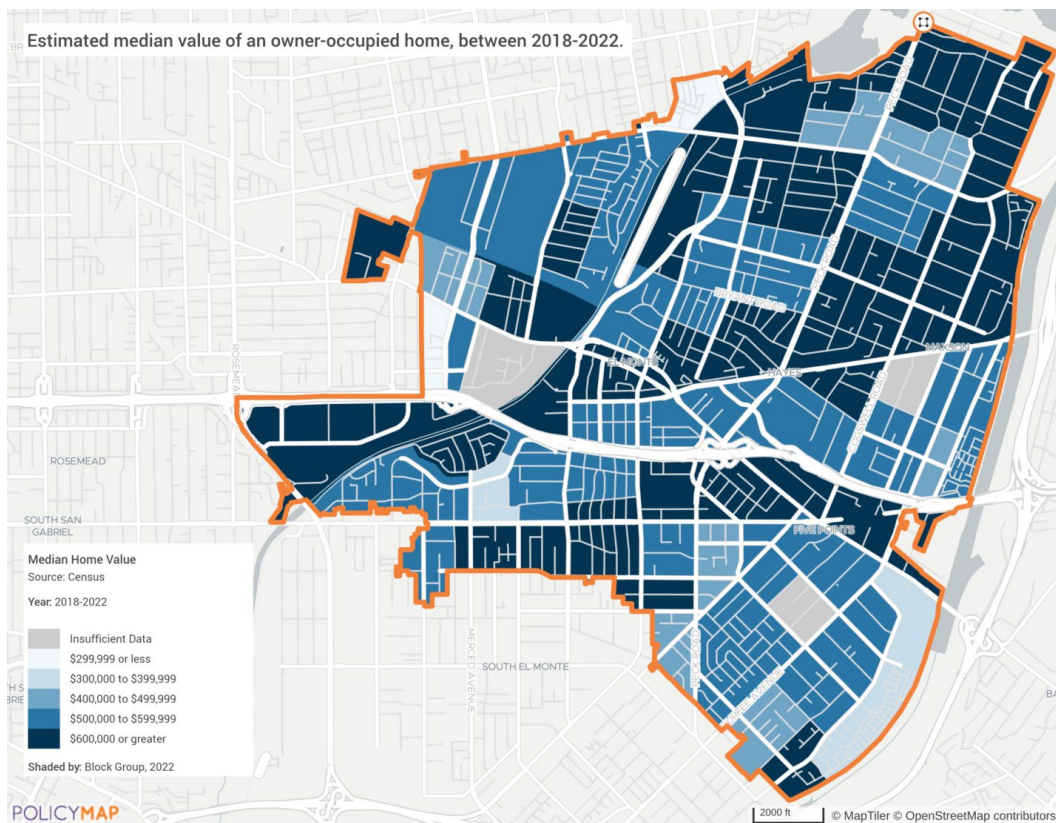
Housing Costs

Housing costs in El Monte have escalated significantly, with home prices rising by 69.3% and rents increasing by 46% since the 2008-2012 American Community Survey (ACS). Currently, 58% of renters pay over \$1,500 per month, comprising a substantial portion of the city’s renter population. Later in this analysis, rental rates will be evaluated as a percentage of household income to provide a clearer picture of housing affordability and to assess the impact of these rising costs on El Monte residents.

These trends point to growing affordability challenges, particularly for prospective homeowners, as the rapid increase in median home values continues to outpace wage growth.

Median Home Values

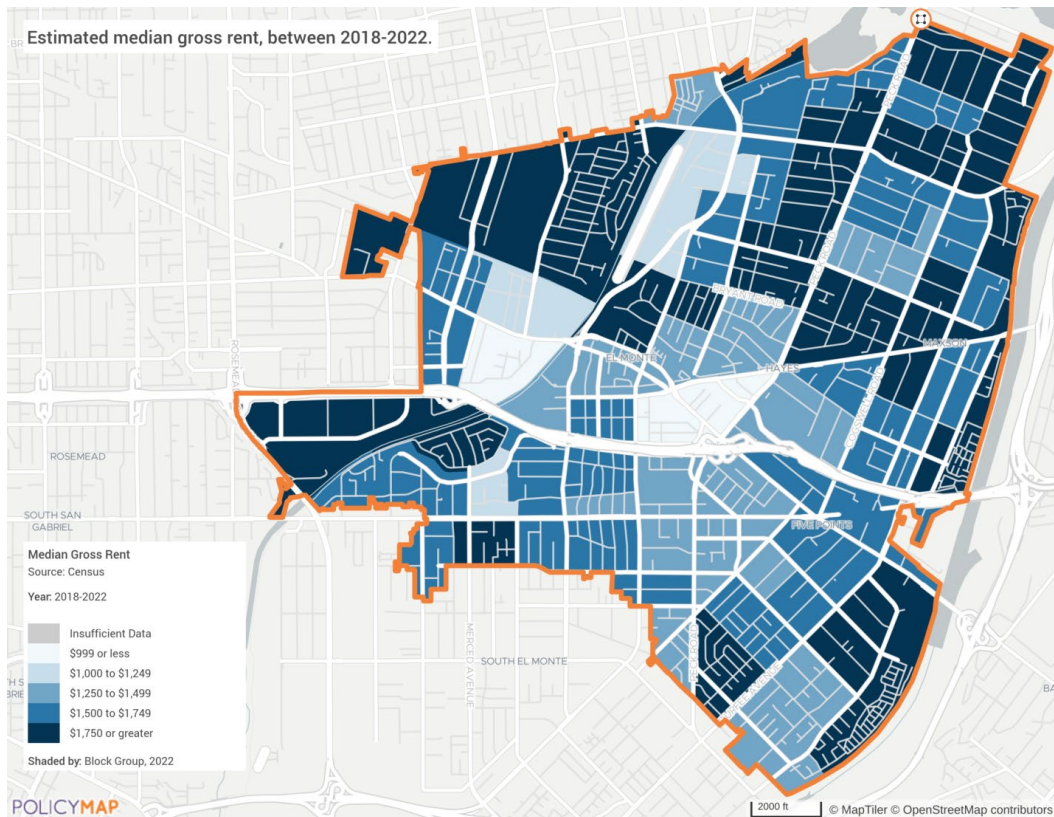
The map of El Monte’s median home values by census tract reveals that high property values are widely dispersed across the city, with most tracts showing median values over \$500,000 and some exceeding \$600,000. Very few areas have median home values below \$400,000, underscoring a generally high housing market that surpasses the city’s median household income of \$59,929. This disparity between home values and income levels highlights affordability challenges for many residents, limiting homeownership opportunities for low- and moderate-income households and increasing the demand for affordable housing options in El Monte.



Median Home Value (2018-2022)

Median Rent

The following map showing El Monte’s median gross rent by census tract reveals that high rental costs are widespread throughout the city, with many areas having median rents exceeding \$1,250 and some central tracts surpassing \$2,000. Very few areas have rental rates below \$1,250, indicating limited affordable options for renters. Similar to the previously noted high home values, these elevated rental rates, combined with El Monte’s lower median household income, underscore significant affordability challenges across nearly all areas of the city. This distribution demonstrates that rental affordability issues impact most of El Monte, creating a substantial burden on low- and moderate-income households.



Median Rent (2018-2022)

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,280	No Data
50% HAMFI	5,080	690
80% HAMFI	13,540	1,650
100% HAMFI	No Data	2,734
Total	19,900	5,074

Table 35 – Housing Affordability

Data Source: 2016-2020 CHAS

Housing Affordability

HUD Area Median Family Income (HAMFI) represents the median family income calculated by HUD to establish Fair Market Rents (FMRs) and income limits for HUD programs within each jurisdiction. For El Monte in 2022, the median family income was set at \$59,929. Based on this, households earning 50% of the median family income would have access to only 6,360 rental units that are considered affordable at this income level, as illustrated in the table above. For homeowners, affordability remains even more limited, with only 690 homes available for households earning at or below 50% of HAMFI. Additionally, there is a lack of available data for homeowner units affordable to households earning 30% of HAMFI or less, indicating severely limited options for the lowest-income homeowners. The availability of affordable housing is therefore strongly tied to income levels, and while the latest comprehensive data spans from 2016 to 2020, it continues to reflect significant affordability challenges within El Monte’s housing market.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1777	2006	2544	3263	3600
High HOME Rent	1559	1671	2007	2310	2558
Low HOME Rent	1213	1300	1560	1803	2011

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents 2024

Data Comments: Los Angeles – Long Beach – Glendale, CA HUD Metro FMR Area

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

The city of El Monte is part of the Los Angeles – Long Beach – Glendale, CA HUD Metro Fair Market Rent (FMR) Area. According to HUD's 2024 calculations, the FMRs for this metro area range from \$1,777 for an efficiency unit to \$3,600 for a four-bedroom unit. In El Monte, two-bedroom units are the most commonly occupied rental type, with an FMR of \$2,544. For a household to afford this rent without being considered cost-burdened (spending over 30% of income on housing costs), an annual income of approximately \$105,000 would be required, assuming no other housing expenses.

Is there sufficient housing for households at all income levels?

The availability of housing units in El Monte is insufficient to meet the needs of households across all income levels. The city has a significant shortage of affordable housing options for low- and moderate-income residents, as well as limited housing options for middle-income families. This shortage spans various unit sizes, making it challenging for larger households to find suitable and affordable accommodations. With a low vacancy rate of only 3.5%, housing accessibility is restricted for both new and existing residents, exacerbating the housing crisis. Many households in El Monte are cost-burdened, spending over 30% of their income on housing, and overcrowding is common due to the lack of affordable options. These conditions underscore the urgent need for additional housing at all affordability levels to address demand, alleviate financial strain, and support the city's diverse population.

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

Given the significant increase in home values and rents in El Monte between 2012 and 2022, coupled with a low total housing vacancy rate of only 3.5% (0.9% for homeowners and 1.8% for renters), housing affordability is likely to worsen. The 69.3% rise in median home value and 46% increase in median contract rent indicate that housing costs are outpacing income growth, making it increasingly challenging for residents, particularly lower- and middle-income households, to afford housing.

The low vacancy rate further contributes to affordability issues by intensifying competition for available housing, driving prices even higher. With limited availability and high demand, both renters and potential homeowners are likely to experience greater financial strain, increasing the prevalence of cost-burdened households and potentially pushing more residents toward overcrowded or substandard housing options if affordable choices remain scarce.

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

When comparing the HOME rents to the area median rent of \$1,441 in El Monte, it becomes clear that both High and Low HOME Rent limits exceed the median rent for many unit sizes, especially for larger units. The Low HOME Rent for an efficiency unit is \$1,213, which is below the area median rent and may be affordable for some low-income households. However, Low HOME Rent rates for larger units, such as a two-bedroom at \$1,560 and a four-bedroom at \$2,011, surpass the area median, making these units less accessible for lower-income families without additional assistance.

High HOME Rent limits are consistently above the area median rent across all unit sizes, starting at \$1,559 for an efficiency unit and rising to \$2,558 for a four-bedroom. These rates may still be challenging for moderate-income households in El Monte, where high housing costs and a lower median household income exacerbate affordability issues. Overall, while HOME rents aim to provide affordable options, they are higher than the area median rent for larger units, highlighting a gap in affordability for households seeking multi-bedroom rentals within El Monte.

Discussion

No additional discussion.

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

Introduction

The tables and maps below offer insights into the condition of housing units across El Monte by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the city.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of El Monte has adopted the International Building Code from the International Code Council (ICC) and HUD standards for its definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

According to 24 Code of Federal Regulations (CFR):

§ 5.425 Federal preference: Substandard housing. (a) When unit is substandard. (See §5.415(a)(2) and (c)(2)(ii) for applicability of this section to the Section 8 Certificate/Voucher, Project-Based Certificate, Moderate Rehabilitation programs and the public housing program.) A unit is substandard if it: (1) Is dilapidated; (2) Does not have operable indoor plumbing; (3) Does not have a usable flush toilet inside the unit for the exclusive use of a family; (4) Does not have a usable bathtub or shower inside the unit for the exclusive use of a family; (5) Does not have electricity, or has inadequate or unsafe electrical service; (6) Does not have a safe or adequate source of heat; (7) Should, but does not, have a kitchen; or (8) Has been declared unfit for habitation by an agency or unit of government. (b) Other definitions—(1) Dilapidated unit. A housing unit is dilapidated if: (i) The unit does not provide safe and adequate shelter, and in its present condition endangers the health, safety, or well-being of a family; or (ii) The unit has one or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,781	40.7%	10,156	56.7%
With two selected Conditions	190	1.6%	2,508	14.0%
With three selected Conditions	0	0.0%	197	1.1%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	6,787	57.7%	5,041	28.2%
Total	11,758	100%	17,902	100%

Table 37 - Condition of Units

Data Source: 2018-2022 ACS

Housing Conditions

The table above highlights the number of owner and renter households in El Monte that face at least one housing condition issue. There is a higher percentage of renters that experience housing problems, with approximately 71.8% of renters affected, compared to only 42.3% of homeowners. Very few households face multiple housing issues, and based on the analysis in this document, it is clear that the most common housing problem is cost burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the city.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,240	10.5%	1,682	9.4%
1980-1999	2,332	19.8%	3,551	19.8%
1950-1979	5,489	46.7%	9,614	53.7%
Before 1950	2,697	22.9%	3,055	17.1%
Total	11,758	100%	17,902	100%

Table 38 – Year Unit Built

Data Source: 2018-2022 ACS

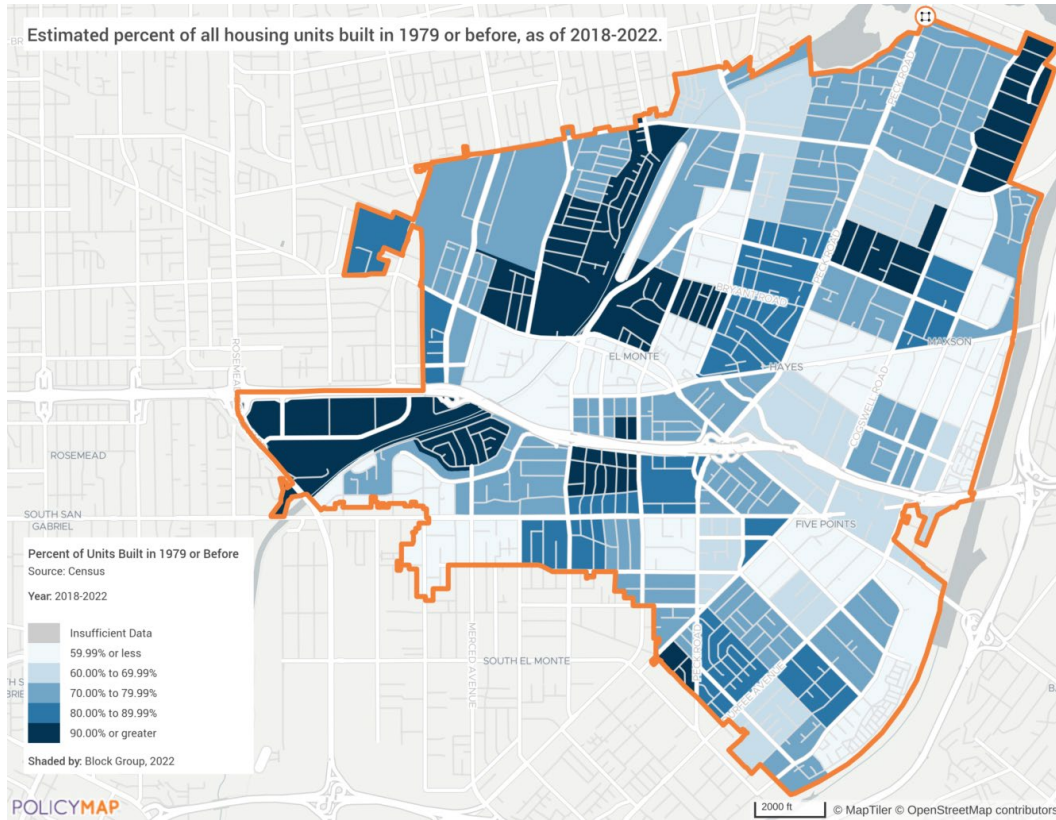
Year Unit Built

In El Monte, a large portion of housing units are potentially at risk for lead-based paint exposure, as many were constructed before the 1978 ban on lead paint. Approximately 69.6% of owner-occupied units and 70.8% of renter-occupied units were built prior to 1980, placing an estimated 20,855 households at risk of exposure to lead-based paint hazards. This poses a significant public health concern, particularly for young children who are more vulnerable to the harmful effects of lead. Given these risks, targeted mitigation efforts are essential to ensure the safety of residents in these older homes and reduce potential lead exposure.

Age of Housing

The map below illustrates the widespread distribution of older housing units across El Monte, showing that homes built before 1980 are found throughout the city, with a higher concentration in the western region. In most census tracts, over 60% of the housing inventory was constructed before 1980, with some areas having over 90% of housing units built before that year. This high prevalence of older housing indicates an increased potential for lead-based paint hazards, underscoring the need for ongoing mitigation efforts to protect residents—particularly young children—from exposure to these risk.

Housing Built Before 1980



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,805	72%	11,755	70%
Housing Units built before 1980 with children present	1,140	13%	2,755	23%

Table 39 – Risk of Lead-Based Paint

Data Source: 2018-2022 ACS (Total Units) 2018-2022 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the City there

are approximately 20,560 units built prior to 1980. Based on the percentages of houses built before 1980, we can estimate that there are around 3,895 units at risk of having a Lead-Based Paint Hazard that have children under the age of 6 present.

Vacant Units

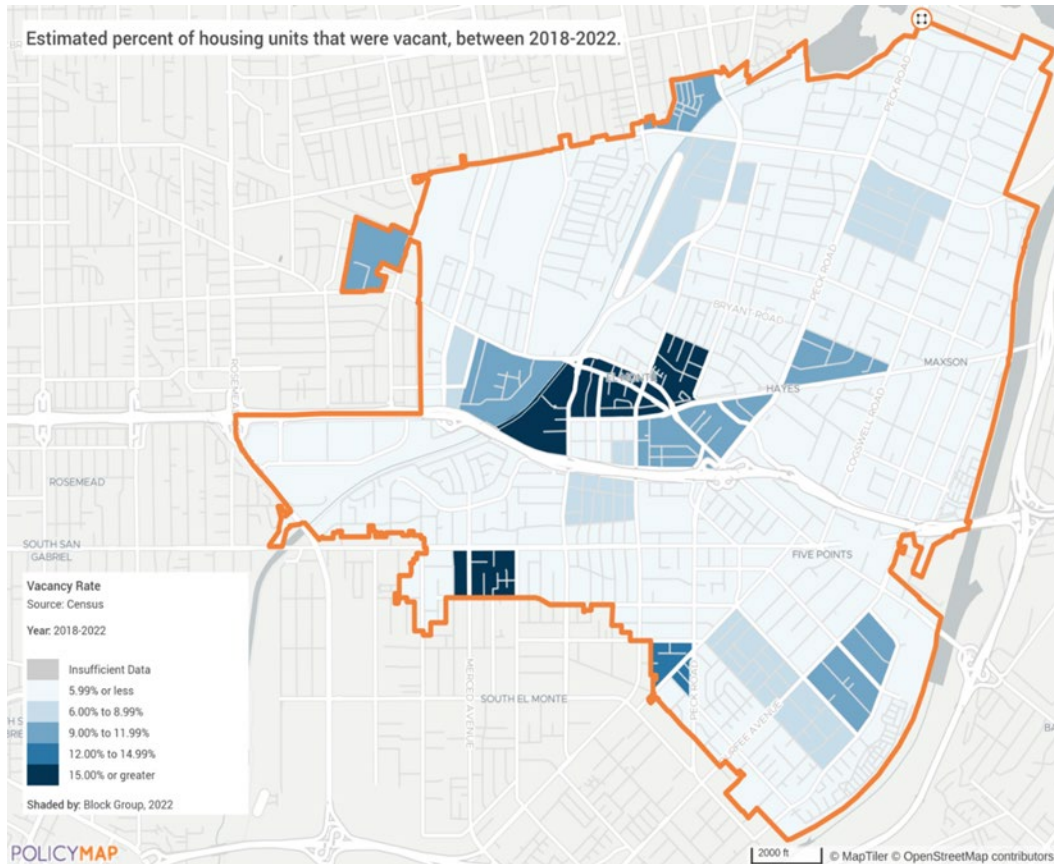
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1008	0	1,008
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Data Source: 2018-2022 ACS

Vacancy Rate

The following map illustrates average housing vacancy rates across El Monte, highlighting the low prevalence of vacant housing citywide. Several tracts throughout the city have vacancy rates over 6%, with the highest rate shown on the map being just above 16%. In contrast, vast areas have less than 4% of units vacant, indicating that the majority of housing units throughout El Monte are occupied, with a concentration of vacant properties primarily in the city’s center.



Need for Owner and Rental Rehabilitation

The City of El Monte faces a growing need for housing rehabilitation due to its aging housing stock, with 69.6% of owner-occupied units and 70.8% of renter-occupied units built before 1980, and 19.5% of all housing structures built before 1950. As these homes continue to age, ensuring safe and secure housing becomes increasingly important, particularly for low-income households who often lack the resources to make necessary repairs. Without assistance, many of these older homes risk falling into disrepair, resulting in unsafe living conditions. Addressing this need is essential for preserving El Monte’s housing stock and maintaining long-term livability for residents.

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

In El Monte, housing units built before 1980 are at heightened risk for containing lead-based paint (LBP), particularly in high-contact areas such as window and door frames, walls, and ceilings. These units should be tested for LBP hazards in accordance with HUD standards. As indicated by housing age data, approximately 70.1% of housing structures were constructed before 1980, representing around 20,855 units. Given the associated exposure risks, especially for low- and moderate-income (LMI) households, it is reasonable to assume that many of these older homes may contain LBP hazards, underscoring the need for targeted mitigation efforts to protect vulnerable groups, including young children, from lead exposure and ensure safer housing conditions across El Monte.

Although no reliable data specifically identifies the number of units containing LBP hazards per Section 1004 of the Residential Lead-Based Paint Reduction Act of 1992, estimating at-risk units can be approached by using Census data on housing age. Generally, pre-1980 housing units are considered most likely to contain lead hazards, though it should be noted that not all homes with lead paint present an immediate risk.

Discussion

No additional discussion.

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

Introduction

Totals Number of Units

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

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

Table 41 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

El Monte’s public housing and affordable housing landscape is characterized by a mix of federally-supported developments, partnerships with nonprofit and private developers, and collaborations with neighboring cities. Although El Monte does not have traditional public housing developments managed directly by the Los Angeles County Development Authority (LACDA), affordable housing assistance is provided through various programs and partnerships. Baldwin Park Housing collaborates with LACDA to support El Monte’s affordable housing needs, supplementing resources for low-income families and individuals.

The city includes several Low-Income Housing Tax Credit (LIHTC) properties, which provide essential affordable rental units targeted at low-income families, seniors, and individuals with disabilities. Notable LIHTC developments include the El Monte Veterans Village, offering 40 units specifically for low-income veterans, and Palo Verde Apartments, which provides 62 affordable units for families. These LIHTC properties contribute significantly to El Monte's affordable housing stock and help serve the diverse needs of the community.

In addition, El Monte has Section 202 Supportive Housing developments tailored to low-income seniors aged 62 and older. These projects allow seniors to pay approximately 30% of their adjusted income toward rent, with the remainder subsidized by HUD, ensuring safe and accessible housing for elderly residents who might otherwise struggle with affordability.

Currently, four properties in El Monte provide approximately 284 affordable units secured under contract until 2029 or later. These properties, alongside Baldwin Park Housing’s collaborative efforts, play a crucial role in maintaining affordable housing availability for diverse groups, including low-income families, veterans, seniors, and individuals with disabilities. Although the city is projected to retain its affordable housing stock until 2029, the demand for affordable housing continues to exceed supply, and one property, Casa De Esperanza, saw its contract for 8 units expire in March 2024. This demand-supply gap underscores the need for additional affordable units to adequately support El Monte’s low- and moderate-income residents.

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

El Monte, California, does not have traditional public housing developments directly managed by the Los Angeles County Development Authority (LACDA). Instead, the city collaborates with nonprofit and private developers to provide affordable housing options for low- and moderate-income residents. As of the latest available data, El Monte has several affordable housing developments, including:

- El Monte Veterans Village: This development offers 40 units specifically for low-income veterans, providing supportive housing services to address their unique needs.
- Palo Verde Apartments: This property provides 62 affordable housing units for families, contributing significantly to the city's affordable housing stock.

- Plaza Ortiz: Opened in June 2022, Plaza Ortiz is a high-quality affordable housing community offering 53 units for homeless veterans and low-income residents.
- The Exchange at Gateway: This development is an affordable family apartment community that includes 132 units, featuring amenities such as a community center, fitness center, and computer lab.

The physical condition of these affordable housing units varies with newer developments like Plaza Ortiz and The Exchange at Gateway that are relatively new and built to modern standards, offering amenities that promote a healthy lifestyle. Conversely, the older properties with affordable housing units in El Monte are older and may require maintenance or upgrades to meet current safety and accessibility standards. The city has identified the need for rehabilitation of older housing stock to ensure safe and decent living conditions for residents.

While El Monte does not have traditional public housing units, it participates in housing assistance programs administered by agencies like the LACDA. These programs include the Section 8 Housing Choice Voucher program, which provides rental assistance to eligible low-income families, seniors, and individuals with disabilities. Monte's affordable housing units are a mix of newer developments with modern amenities and older properties that may need rehabilitation. The city continues to collaborate with various agencies and developers to address the housing needs of its residents.

Public Housing Condition

Public Housing Development	Average Inspection Score
No Inspection Scores Available	N/A

Table 42 - Public Housing Condition

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

El Monte’s public and affordable housing units, particularly older properties, require restoration and revitalization to meet current safety, accessibility, and energy-efficiency standards. Many affordable housing units were built decades ago and face issues related to aging infrastructure, such as outdated electrical and plumbing systems, insufficient insulation, and lack of ADA-compliant features. These deficiencies impact both the quality of life for residents and the long-term sustainability of the housing stock.

The city has identified the need for significant upgrades, including structural repairs, modernized HVAC systems, enhanced fire safety measures, and updated accessibility features to accommodate seniors and residents with disabilities. Additionally, energy-efficient improvements, such as updated windows,

insulation, and energy-efficient appliances, are necessary to reduce utility costs and environmental impact, aligning with modern sustainability goals.

In some cases, common areas and community facilities within affordable housing developments also require revitalization to foster a safer and more supportive environment for residents. These restorations are essential to ensuring that affordable housing in El Monte remains safe, habitable, and aligned with current housing standards, especially as demand for affordable units continues to exceed supply.

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

The city of El Monte, in partnership with the Los Angeles County Development Authority (LACDA) and neighboring housing agencies like Baldwin Park Housing, has developed a multifaceted strategy to improve the living environment for low- and moderate-income families residing in public housing or assisted affordable housing. Key components of this strategy include:

1. **Rehabilitation and Modernization:** El Monte prioritizes the restoration of older affordable housing units to enhance safety, accessibility, and energy efficiency. This includes structural upgrades, ADA-compliant features, updated HVAC systems, and improved insulation to reduce utility costs. These physical improvements ensure that low- and moderate-income families live in safe, comfortable, and sustainable housing environments.
2. **Community Development Programs:** The city and LACDA support programs that improve the quality of life for residents through community centers, recreational areas, and social services. Partnerships with nonprofit organizations provide residents with access to job training, educational programs, after-school activities, and family support services that promote social cohesion and economic mobility.
3. **Enhanced Support Services:** Recognizing the additional challenges faced by low-income households, El Monte collaborates with local agencies to offer supportive services, including mental health counseling, substance abuse treatment, and case management. These services are essential for stabilizing vulnerable families, promoting wellness, and reducing the risk of homelessness.
4. **Affordable Housing Expansion and Preservation:** To address the ongoing demand for affordable housing, the city is focused on preserving existing affordable units and collaborating with developers to create new affordable housing opportunities. This includes leveraging Low-Income Housing Tax Credits (LIHTC) and HOME funds to expand the affordable housing inventory, ensuring that low- and moderate-income families have access to adequate housing options.

Through this comprehensive approach, El Monte and its partner agencies aim to improve both the physical environment and overall well-being of residents in public and assisted affordable housing, fostering a more stable and supportive community for low- and moderate-income families.

Discussion:

There are no inspection scores or reports available for specific Public Housing Developments or Properties Accepting Housing Choice Vouchers (HCV).

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

Introduction

The needs of the homeless and how the City responds to those needs are identified and discussed in this section. Numerous organizations citywide (El Monte) provide facilities, shelters, counseling services, food and nutrition and healthcare services to persons who are experiencing homelessness or at-risk of experiencing homelessness. The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the Los Angeles City and County Continuum of Care (CoC). In Service Planning Area 3, which includes El Monte, there are 1,154 ES beds, 157 TH Beds, and 3,532 PSH beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	135	490	62	941	0
Households with Only Adults	514	12	95	2591	18
Chronically Homeless Households	0	0	0	37	0
Veterans	0	0	0	2369	0
Unaccompanied Youth	3	0	106	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source: 2024 HUD Los Angeles City and County CoC Housing Inventory Count (HIC) Report SPA 3

Data Comments: CA-600 Los Angeles City and County CoC

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

In El Monte, a range of mainstream services supports the needs of homeless individuals, complementing targeted assistance programs. These services, including health, mental health, and employment resources, are accessible to all residents but are especially beneficial for those experiencing homelessness. By addressing essential needs such as healthcare access, mental health support, and employment readiness, these programs offer a holistic approach to promoting stability and self-sufficiency among homeless individuals.

Mainstream Services Available in El Monte:

- **Health Services**
 - *Los Angeles County Department of Health Services (DHS):* Provides comprehensive healthcare services, including primary care, preventive screenings, and specialized treatments for low-income and uninsured individuals, including the homeless population.
 - *Local Clinics and Hospitals:* Offer essential medical care to ensure that homeless individuals in El Monte have access to necessary health treatments and services.
- **Mental Health Services**
 - *Los Angeles County Department of Mental Health (DMH):* Delivers mental health services such as crisis intervention, counseling, and psychiatric care, addressing critical mental health needs that often contribute to homelessness. DMH collaborates with local organizations to make these services accessible within the community.
- **Employment Services**
 - *Los Angeles County Department of Public Social Services (DPSS):* Through programs like General Relief Opportunities for Work (GROW), DPSS provides job training, placement services, and employment support to help homeless individuals build job skills and achieve self-sufficiency.

By integrating these mainstream services with targeted homeless assistance, El Monte creates a comprehensive support network that promotes health, mental well-being, and employment opportunities, facilitating a path toward stability and self-reliance for homeless individuals in the community.

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

A wide array of services and facilities in El Monte supports the needs of homeless individuals—including chronically homeless persons, families with children, veterans, and unaccompanied youth—through programs and assistance provided by Los Angeles County resources and local partnerships. These services, which align closely with the needs of homeless individuals and families, include:

1. **Emergency Shelters and Transitional Housing:** Programs like the Winter Shelter Program operated by the East San Gabriel Valley Coalition for the Homeless provide temporary overnight housing and support services, particularly in colder months. Additionally, Volunteers of America Los Angeles (VOALA) offers transitional housing through their El Monte Access Center, helping individuals and families move from homelessness to permanent housing. These facilities often provide case management, medical connections, and mental health support, assisting individuals, veterans, and unaccompanied youth in stabilizing and preparing for long-term housing.
2. **Supportive Housing for Veterans:** Projects like the El Monte Veterans Village offer stable, affordable housing combined with supportive services tailored specifically to veterans and their families. This housing provides a secure environment while addressing essential needs in health, employment, and mental health, which supports the reintegration of veterans into the community and helps prevent recurrent homelessness.
3. **Youth Services and Housing Programs:** Services such as those offered by the El Monte Access Center focus on unaccompanied youth, providing access to emergency shelter, counseling, educational assistance, and vocational training. These programs address both immediate needs, such as safe housing, and long-term support to foster self-sufficiency and stability for vulnerable youth.
4. **Permanent Supportive Housing (PSH):** Facilities like LifeArk El Monte offer long-term, stable housing paired with intensive supportive services, such as mental health counseling, substance abuse treatment, and life skills development, particularly for chronically homeless individuals and those with disabilities. PSH facilities are vital for high-need individuals who require continuous support to maintain housing stability and improve their quality of life.
5. **Family Support Services:** The El Monte South El Monte Emergency Resources Association provides various services for families, including housing assistance, food, clothing, and healthcare referrals. These services help stabilize homeless families, reduce disruptions in children's education, and support parents in securing employment and achieving housing stability.
6. **Interim Housing:** The City currently manages two Homekey sites, the Hilda Solis Iris House (40 rooms) and the Hilda Solis Rose Court (85 rooms). The Hilda Solis Iris House, formerly the Budget Inn, is a 40-unit interim housing facility that will prioritize youth aging out of the foster care system. The Hilda Solis Rose Court, formerly the M Motel, is currently under renovation and will provide 85 interim housing units.

Together, these services and facilities address the diverse needs of homeless populations in El Monte, offering targeted support to improve housing stability, health, and overall quality of life.

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

Introduction

El Monte’s jurisdiction serves four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, persons with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group has unique requirements, including accessible and age-friendly housing, medical and rehabilitation services, and affordable living options. El Monte is actively working to address these needs through specialized housing developments and integrated support services. Continued efforts will be necessary to expand and improve these systems to effectively support and accommodate these vulnerable populations within the community.

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

Various special needs populations in El Monte require supportive housing to ensure stability and access to essential services. These groups include:

Elderly and Frail Elderly: Seniors often need housing that accommodates mobility limitations and provides access to healthcare services. Affordable housing developments, such as the El Monte Veterans Village, offer units designed for seniors, integrating supportive services to enhance quality of life.

Persons with Disabilities (Mental, Physical, Developmental): Individuals with disabilities benefit from housing that is accessible and integrated with supportive services like case management, medical care, and vocational training. Programs like the Housing Opportunities for Persons With AIDS (HOPWA) provide housing assistance and supportive services to low-income individuals living with HIV/AIDS, addressing both housing and health needs.

Persons with Alcohol or Other Drug Addictions: Supportive housing for individuals recovering from substance use disorders combines stable housing with access to counseling, rehabilitation programs, and peer support networks, facilitating recovery and reducing the risk of relapse.

Persons with HIV/AIDS and Their Families: Housing programs tailored for individuals and families affected by HIV/AIDS provide affordable housing along with medical care, counseling, and support groups to address both health and housing stability. The HOPWA program is a key resource in this area.

Public/Affordable Housing Residents: Residents of public or affordable housing may require additional support services, including job training, educational programs, and childcare services, to achieve self-sufficiency and improve their quality of life.

Meeting the supportive housing needs of these populations involves a comprehensive approach that integrates affordable housing with tailored services, ensuring that vulnerable residents in El Monte have the resources necessary for stability and well-being.

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

Several programs are available to support individuals in El Monte transitioning from mental and physical health institutions to appropriate supportive housing:

Office of Diversion and Reentry (ODR) Housing Program: Operated by the Los Angeles County Department of Health Services, the ODR Housing program provides permanent supportive housing for individuals who are homeless, have serious mental health disorders, and are involved in the criminal justice system. The program includes pre-release jail in-reach services, enhanced treatment, and immediate interim housing, facilitating a smooth transition to community living.

Client Engagement and Navigation Services (CENS): Managed by HealthRIGHT 360, CENS ensures access to substance use disorder (SUD) treatment for individuals involved in various community systems across Los Angeles County. Through direct interaction, CENS connects individuals with SUD treatment programs, aiding their recovery and reintegration into the community.

HealthRIGHT 360 Walden House: Located in El Monte, HealthRIGHT 360 Walden House provides comprehensive mental health and substance abuse recovery services, including inpatient and outpatient treatment, counseling, and medication-assisted treatment (MAT). The facility specializes in supporting high-risk clients with individualized treatment programs that focus on reducing barriers to re-entry.

These programs work collaboratively to ensure that individuals returning from mental and physical health institutions receive the housing and support necessary for successful community reintegration.

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

For the upcoming year, the City of El Monte, in partnership with the Los Angeles County Development Authority (LACDA) and local service providers, will implement several initiatives to support the housing and service needs of non-homeless individuals with special needs in the community. These efforts align with El Monte's one-year goals under the Annual Action Plan and aim to improve the quality of life for special needs populations, including seniors, individuals with disabilities, and low-income families.

Affordable Housing Development: To expand accessible housing, El Monte, with support from LACDA, will prioritize the construction and rehabilitation of affordable housing units tailored to the needs of seniors, individuals with disabilities, and low-income households. These developments will increase the availability of suitable, affordable housing options for El Monte's residents with special needs.

Supportive Services Expansion: In collaboration with local agencies, the city plans to enhance supportive services, such as mental health counseling, substance abuse treatment, and job training programs, to help individuals achieve self-sufficiency and improve their quality of life.

Accessibility Improvements: El Monte will invest in upgrades to public facilities and infrastructure to meet ADA standards, ensuring that public spaces are accessible and welcoming to all residents, especially those with physical disabilities.

Health and Wellness Programs: By partnering with healthcare providers, the city will offer health screenings, preventive care, and wellness programs specifically for special needs populations, promoting health equity and addressing local health disparities.

Transportation Services: To enhance mobility for seniors and individuals with disabilities, El Monte will expand transportation services, enabling residents to access essential services, employment opportunities, and community events.

These initiatives are designed to create a more supportive and inclusive environment for El Monte's special needs residents, addressing their unique challenges and fostering a higher quality of life across the community.

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies at the local, regional, and state levels have presented challenges to affordable housing and residential investment in El Monte:

State Level:

- **California Environmental Quality Act (CEQA):** CEQA mandates comprehensive environmental reviews for new developments, which can lead to delays and increased costs for housing projects. Although there have been discussions about reforming CEQA to streamline housing development, significant changes have not been implemented, continuing to impact the affordability and availability of housing in El Monte.
- **Proposition 13:** Enacted in 1978, Proposition 13 caps property tax rates and limits annual increases in assessed property values. While it provides tax stability for existing homeowners, it has led to reduced property tax revenues for local governments, constraining funding for public services and infrastructure that support housing development. Efforts to modify Proposition 13, such as the "split-roll" initiative, have been proposed but faced challenges.
- **Impact of Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033) -** The implementation of Senate Bill 9 (SB 9) and Assembly Bill 1033 (AB 1033) offers opportunities to expand housing in El Monte, but also raises affordability concerns. SB 9 enables property owners to split lots and build up to four units, potentially increasing housing supply.

However, increasing density on existing lots may require upgrades to local infrastructure, such as water, sewer systems, and roads, which can result in significant costs. These expenses are often recouped through impact fees or other charges to developers, who in turn pass these costs down to buyers or renters, impacting affordability for low- and moderate-income (LMI) households.

Similarly, AB 1033 allows Accessory Dwelling Units (ADUs) to be sold as condominiums, promoting homeownership but potentially reducing affordable rental options and increasing administrative costs.

County Level:

- **Los Angeles County Inclusionary Housing Policies:** These policies require developers to include a certain percentage of affordable units in new residential projects or pay in-lieu fees. While aimed at increasing affordable housing, some developers argue that these requirements can make projects financially unfeasible, potentially reducing the overall housing supply.

Local Level (El Monte):

- El Monte's previous attempts to implement an Inclusionary Housing Ordinance, which would require developers to include affordable units in new residential projects, were unsuccessful. This has limited the city's ability to mandate the inclusion of affordable housing in new developments, potentially reducing the availability of such units.

Collectively, these policy-related challenges have impeded the growth of affordable housing and residential investment in El Monte, underscoring the need for policy reforms that facilitate rather than hinder housing development.

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

Introduction

This section provides an overview of El Monte's economic development, focusing on key areas such as business sector employment, unemployment rates, commuting times, and education levels. The accompanying table outlines employment distribution across the city's business sectors. Additionally, the analysis examines trends in unemployment, average commuting times for workers, and educational attainment, each of which significantly influences El Monte's economic landscape and future growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	440	14	0.9%	0.0%	0%
Arts, Entertainment, Accommodations	5,878	1,709	11.6%	5.7%	0%
Construction	3,966	507	7.8%	1.7%	0%
Education and Health Care Services	8,991	8,684	17.7%	28.8%	0%
Finance, Insurance, and Real Estate	1,831	3,055	3.6%	10.1%	40.1%
Information	515	259	1.0%	0.9%	0%
Manufacturing	7,193	2,169	14.2%	7.2%	0%
Other Services	3,832	720	7.6%	2.4%	0%
Professional, Scientific, Management Services	5,043	4,364	9.9%	14.5%	0%
Public Administration	1,336	882	2.6%	2.9%	0%
Retail Trade	5,421	3,562	10.7%	11.8%	0%
Transportation and Warehousing	4,143	2,571	8.2%	8.5%	0%
Wholesale Trade	2,126	1,627	4.2%	5.4%	0%
Total	50,715	30,123	--	--	-68.4%

Table 45 - Business Activity

Data 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)
Source:

The worker-to-job imbalance in El Monte underscores a pressing need for more local employment opportunities to support the city's substantial workforce. With 50,715 residents in the labor force but only 30,123 jobs available within the city, a significant portion of El Monte's workers must commute elsewhere,

leading to longer commute times and impacting overall quality of life. This imbalance means that nearly a quarter of El Monte’s workforce relies on employment outside the city.

However, El Monte has a surplus of jobs in the Finance, Insurance, and Real Estate sector, where the number of available positions exceeds the supply of qualified local workers. Expanding job opportunities in other sectors could help address this worker-to-job imbalance, bringing the workforce more in line with local job availability. Increasing job diversity locally would not only reduce commuting demands for residents but also bolster economic growth by retaining more income and economic activity within the city, contributing to a more resilient and sustainable local economy.

Labor Force

Total Population in the Civilian Labor Force	53,624
Civilian Employed Population 16 years and over	49,868
Unemployment Rate	4.8%
Unemployment Rate for Ages 16-24	7.4%
Unemployment Rate for Ages 25-65	4.3%

Table 46 - Labor Force

Data Source: 2018-2022 ACS

Bureau of Labor Statistics (BLS)

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

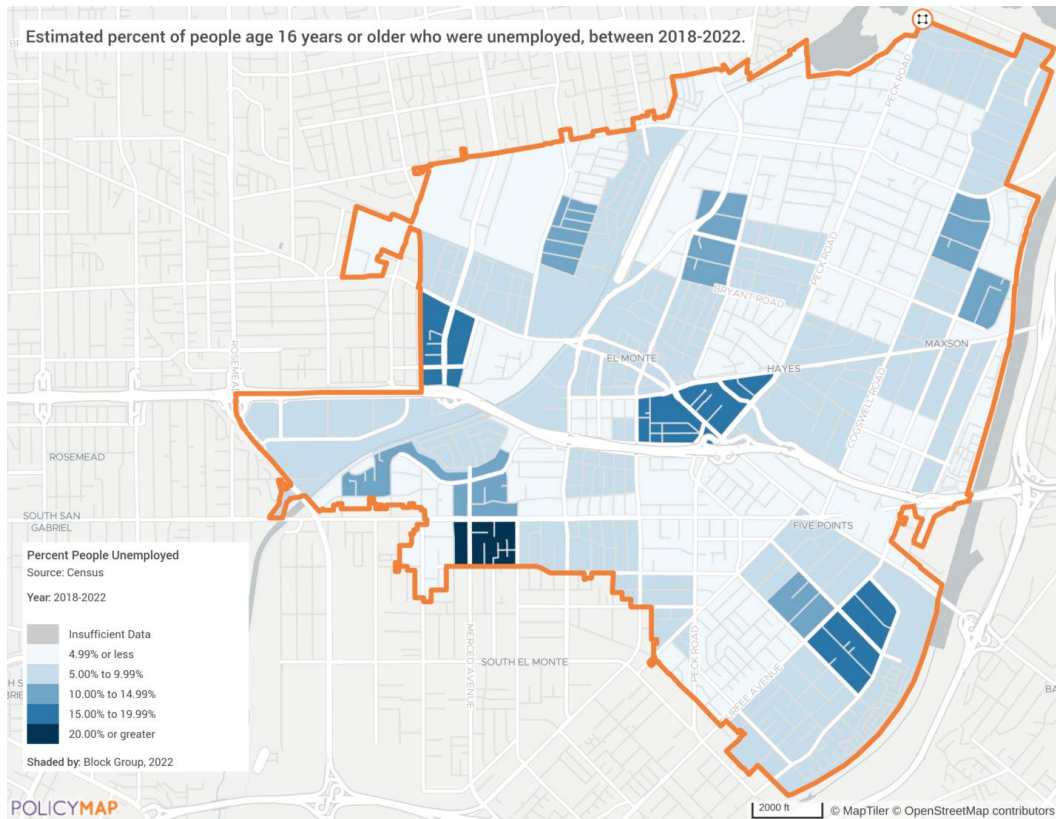
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.6	4.6	4.2	3.9	4.2	4.5	4.7	5.1	4.9	4.6	4.6	4.8

Table 1 - Unemployment Rate in 2023, BLS – El Monte, CA

In 2023, El Monte's unemployment rate remained consistently above the national average of 3.8%, starting the year at approximately 4.6% and closing slightly lower at 4.8%. This persistently elevated unemployment rate is compounded by a significant worker-to-job imbalance, with a significantly larger number of residents in the workforce as there are jobs available within the city. As a result, many El Monte workers are compelled to find employment outside the city, leading to longer commute times and impacting quality of life. This shortage of local job opportunities, relative to the labor force underscores an ongoing challenge for El Monte’s economy and the need to attract and diversify employment options to better support the local workforce.

Unemployment Rate

The following map illustrates notably low rates of unemployment across El Monte's census tracts. While most areas maintain unemployment rates below 4%, there are several areas where unemployment exceeds 12% and even 20%, indicating concentrated economic challenges in certain parts of the city. This highlights economic disparities that may be associated with various social or demographic factors. Targeting these localized challenges could be crucial to fostering balanced economic opportunities throughout all of El Monte, potentially improving employment rates and reducing socioeconomic inequalities between neighborhoods.



Occupations by Sector	Number of People
Management, business and financial	11,518
Farming, fisheries and forestry occupations	93
Service	5,672
Sales and office	8,497
Construction, extraction, maintenance and repair	3,897
Production, transportation and material moving	6,179

Table 47 – Occupations by Sector

Data Source: 2018-2022 ACS

Occupations by Sector

The "Occupations by Sector" table provides a breakdown of job distribution in El Monte by occupational roles. The largest occupational group in El Monte is Management, Business, and Financial, comprising nearly 11,518 roles. This sector includes key positions such as managers, analysts, and financial specialists, who play a critical role in driving strategic and economic growth in the community. The next largest group is the Sales and Office sector, with approximately 8,500 jobs, which includes roles like sales representatives, administrative assistants, and office clerks. These positions are essential for supporting daily community needs and contribute significantly to El Monte’s economic resilience and stability.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,714	52.5%
30-59 Minutes	13,092	36.7%
60 or More Minutes	3,842	10.8%
Total	35,648	100%

Table 48 - Travel Time

Data Source: 2018-2022 ACS

Commute Travel Time

In El Monte, commuting patterns indicate that a majority of residents have relatively manageable travel times. Approximately 52.5% of commuters, or 18,714 individuals, travel less than 30 minutes each way, contributing to a positive work-life balance and job satisfaction. Another 36.7%, or 13,092 residents, experience moderate commutes of 30 to 59 minutes, while 10.8%, or 3,842 people, face commutes of an hour or more. While most of the workforce benefits from shorter commute times, a significant portion is

still compelled to travel longer distances for employment, highlighting a need for expanded local job opportunities.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,003	686	5577
High school graduate (includes equivalency)	13,165	688	3936
Some college or Associate's degree	10,272	743	2636
Bachelor's degree or higher	6,763	271	1,216

Table 49 - Educational Attainment by Employment Status

Data Source: 2018-2022 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the City. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1203	4078	4,891	7,320	6,654
9th to 12th grade, no diploma	1,655	2,223	2,058	3,525	1,741
High school graduate, GED, or alternative	3,623	6,778	3,928	8,925	3,697
Some college, no degree	3,217	3,599	1,790	4,080	1,279
Associate's degree	708	1,245	902	1,316	659
Bachelor's degree	1,402	2,574	1,469	1,977	1,455
Graduate or professional degree	435	512	555	547	355

Table 50 - Educational Attainment by Age

Data Source: 2018-2022 ACS

The table above provides a detailed breakdown of educational attainment by age for El Monte residents aged 18 and older. Notably, residents aged 25 to 34 tend to have higher levels of education compared to older age groups, indicating a trend toward increased educational achievement among younger adults in the city. However, there is also a substantial segment of residents aged 45 to 65 who have attained some college education or college degrees. Despite these achievements, over 19,000 residents aged 45 and older do not possess a high school diploma or equivalent, highlighting an ongoing need for educational support and resources aimed at adult education and skill development.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$27,216
High school graduate (includes equivalency)	\$31,810
Some college or Associate's degree	\$35,675
Bachelor's degree	\$50,244
Graduate or professional degree	\$67,582

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2018-2022 ACS

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In El Monte, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns almost twice the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn over twice as much as someone with only a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor’s degree working from age 23 to 62 can expect to earn around \$1.9 million, compared to approximately \$1.2 million for someone with only a high school diploma working from age 18 to 62—an earnings difference of around \$700,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In El Monte, the Education and Health Care Services sector, employing 8,684 individuals, and the Professional, Scientific, and Management Services sector, with 4,364 positions, are essential to sustaining a balanced local economy. Roles in Education and Health Care are particularly vital to community welfare,

supporting a healthy, capable population while equipping residents with the skills needed to thrive in an evolving job market. Concurrently, the Professional, Scientific, and Management sector drives organizational growth and innovation, fueling economic expansion and greater prosperity within the city.

However, El Monte faces a shortage of employment opportunities to meet the demand of its substantial local workforce. To address this, targeted organizational development initiatives could encourage existing businesses to expand and attract new companies, fostering a competitive market and creating more local jobs. This approach would not only improve employment prospects but also strengthen El Monte's economic resilience.

Describe the workforce and infrastructure needs of the business community:

The business community in El Monte faces several critical workforce and infrastructure challenges that impact local economic growth and competitiveness:

Workforce Needs:

- **Skilled Labor Shortage:** El Monte businesses report a gap between the skills of the local workforce and employer requirements, particularly in sectors like education, healthcare, and professional services. This mismatch limits growth opportunities and innovation within the business community. According to El Monte's Economic Development Department, enhancing skills in these areas is vital to supporting the needs of local businesses.
- **Workforce Development Programs:** The city recognizes a need for more robust workforce development initiatives to align residents' skills with industry demands. El Monte's Economic Development Department highlights the importance of partnerships with educational institutions and training centers to address this gap effectively.

Infrastructure Needs:

- **Transportation and Accessibility:** El Monte's Public Works Department identifies transportation infrastructure improvements as crucial for supporting local businesses by facilitating efficient movement of goods and employees. The city's plans emphasize the need for enhanced public transit and road networks to sustain economic activities.
- **Digital Infrastructure:** El Monte's business community increasingly depends on robust digital infrastructure, including high-speed internet and reliable telecommunications. The Economic Development Department notes that upgrading these systems is essential for maintaining competitiveness in a technology-driven market.
- **Commercial Space Availability:** According to the Economic Development Department, El Monte requires more modern commercial and industrial spaces to attract and retain businesses. Investments in developing and renovating these facilities are seen as key to stimulating economic growth and meeting the demands of expanding industries.

Addressing these workforce and infrastructure needs through strategic planning and investment is essential for fostering a thriving and competitive business environment in El Monte.

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

El Monte is undergoing substantial developments expected to impact its economy, job market, and business growth opportunities:

Major Developments and Investments:

- El Monte Gateway Project: This 14-acre mixed-use development includes residential units, retail spaces, and a transit center, creating a transit-oriented community that promotes connectivity and supports local commerce. According to the City of El Monte, the Gateway Project aims to revitalize the area and boost economic activity, positioning El Monte as a regional hub.
- Affordable Housing Initiatives: The city is actively working with developers to expand affordable housing options, including projects like the El Monte Veterans Village, which provides housing and supportive services specifically for veterans. These initiatives help address housing shortages and support vulnerable populations within the community.

Economic Impact and Opportunities:

- Job Creation: The El Monte Gateway Project alone is projected to generate over 3,000 jobs across various sectors, including retail, services, and professional roles. This influx of new employment opportunities is expected to benefit the local workforce significantly.
- Infrastructure from these projects are anticipated to attract businesses, contributing to a more vibrant local economy. The city's redevelopment plans aim to repurpose underutilized buildings to encourage investment and support business expansion, as highlighted by Publico.

Emerging Needs:

- Workforce Development: Targeted workforce training programs are necessary to meet the demands of new industries and services. Partnerships with educational institutions are key to equipping residents with skills aligned with emerging job opportunities, supporting sustainable economic growth.
- Business Support Services: Small businesses and entrepreneurs may require support to navigate the changing market. Business development centers and financial advisory services would help local businesses thrive in this evolving economic landscape.

- Infrastructure Enhancements: Anticipated population and business growth necessitate upgrades in transportation, utilities, and digital infrastructure. PublicCEO reports that efficient and accessible infrastructure will be essential to sustaining El Monte’s economic expansion and ensuring connectivity for residents and businesses.

By addressing these needs, El Monte can maximize the benefits of current investments and ensure a resilient, prosperous economic future for the community.

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

The educational attainment of El Monte’s workforce presents challenges in meeting the qualifications required by the local job market, especially for higher-skilled roles in sectors like education, healthcare, and professional services. Many residents, particularly in older age groups, lack high school diplomas, limiting access to these opportunities. Notably, the Finance, Insurance, and Real Estate sector has a surplus of 3,059 jobs but only 1,831 local workers qualified to fill them, underscoring a significant skills gap.

To address these workforce discrepancies, El Monte has already implemented targeted workforce development initiatives, including adult education, certification programs, and vocational training aligned with local industry demands. Through partnerships with community colleges, trade schools, and industry-specific training providers, the city aims to support residents in upskilling or reskilling, enhancing their qualifications for in-demand positions and fostering greater economic mobility. Expanding and continuing these efforts will further strengthen the local workforce and support El Monte’s economic growth.

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

El Monte is actively engaged in workforce training initiatives through collaborations with various organizations, aligning with the goals outlined in the city's Consolidated Plan.

- The Los Angeles County Workforce Development Board (WDB) offers programs aimed at enhancing employment opportunities for residents. These initiatives include job placement services, vocational training, and career counseling, focusing on equipping individuals with skills that meet local industry demands.
- Rio Hondo College, serving the El Monte area, provides Career and Workforce Education (CWE) programs designed to prepare students for employment in various sectors. These programs offer specialized training and certifications in fields such as healthcare, technology, and business, addressing the skill requirements of the local job market.

- The Lincoln Training Center, located in South El Monte, offers vocational training and employment services, particularly for individuals with disabilities. Their programs focus on skill development and job placement, contributing to a more inclusive workforce.

These workforce training efforts support El Monte's Consolidated Plan by promoting economic development and enhancing the quality of life for residents. By providing access to education and training, these initiatives aim to reduce unemployment rates, increase income levels, and foster a skilled workforce that meets the needs of local employers. This alignment ensures that the city's economic growth is inclusive and sustainable, benefiting all community members.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No

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

El Monte's economic growth is influenced by several local and regional plans and initiatives:

- **El Monte Gateway Specific Plan:** This plan outlines the development of a 14-acre mixed-use urban village, including residential units, retail spaces, and a transit center. It aims to create a transit-oriented community, enhancing connectivity and stimulating local commerce.
- **Economic Development Strategic Plan:** Developed in May 2017, this plan builds on the city's General Plan, focusing on strategic area assessment, prioritization, and implementation to enhance economic opportunities within El Monte.
- **Annual Action Plans:** As part of its Consolidated Plan, El Monte prepares Annual Action Plans outlining specific objectives and strategies for community and economic development. For instance, the Fiscal Year 2023-2024 Annual Action Plan details various projects and funding allocations to address housing, infrastructure, and economic needs.
- **Southern California Association of Governments (SCAG) Initiatives:** El Monte collaborates with SCAG on regional planning efforts, such as the High Quality Transit Area (HQTA) Analysis Project. This initiative focuses on developing vision plans that identify active transportation improvements, redevelopment strategies, and economic development opportunities within high-quality transit areas.

These plans and initiatives collectively contribute to El Monte's economic development by promoting strategic growth, enhancing infrastructure, and fostering a business-friendly environment.

Discussion

No additional discussion.

MA-50 Needs and Market Analysis Discussion

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

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In El Monte, housing issues are infrequent overall, except for cost burden. According to the 2018-2022 ACS 5-Year Estimates, the citywide rates are as follows:

- Cost Burden Renters: 60.9%
- Cost Burden Homeowners: 35.4%
- Overcrowding: 20.6%
- Lack of Complete Plumbing Facilities: 0.6%
- Lack of Complete Kitchen Facilities: 1.8%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the citywide averages, using HUD's definition of “disproportionate.” This threshold in El Monte is set at 10 percentage points higher than the city average, equating to: a cost burdened renter above 70.9%, a cost burdened homeowner above 45.4%, overcrowding above 30.6%, lack of plumbing facilities above 10.6%, and lack of kitchen facilities above 11.8%.

In El Monte, there are no tracts that meet the criteria for having more than one concentrated housing problems.

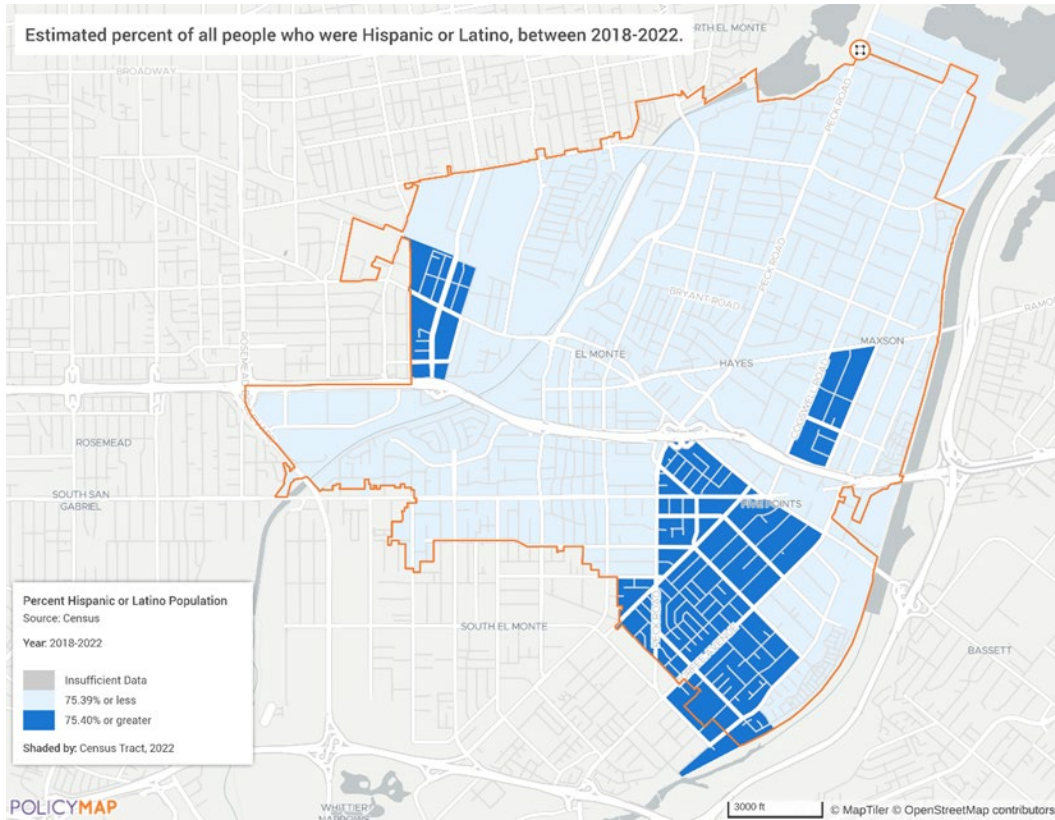
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a “racial or ethnic concentration” will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2018-2022 ACS 5-Year estimates the racial and ethnic breakdown of El Monte’s population is:

- Black, non-Hispanic: 0.6%
- White, non-Hispanic: 3.3%
- American Indian and Alaska Native, non-Hispanic: 0.4%
- Asian, non-Hispanic: 29.2%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.4%
- Other Race, non-Hispanic: 0.2%
- Two or More Races, non-Hispanic: 0.4%
- Hispanic or Latino: 65.4%

Within El Monte, Hispanic or Latino households form the largest demographic group, with notable concentrations located south and east of the city center and in certain northern tracts. Additionally, specific areas exhibit higher-than-average percentages of Asian (non-Hispanic) households, where this population makes up a significant portion of the population within that area. Other racial or ethnic groups do not display concentrations that meet the criteria established for this analysis. Please refer to the maps below for a visual representation of race and ethnicity concentrations across El Monte. *Maps not provided for populations without a concentration.*

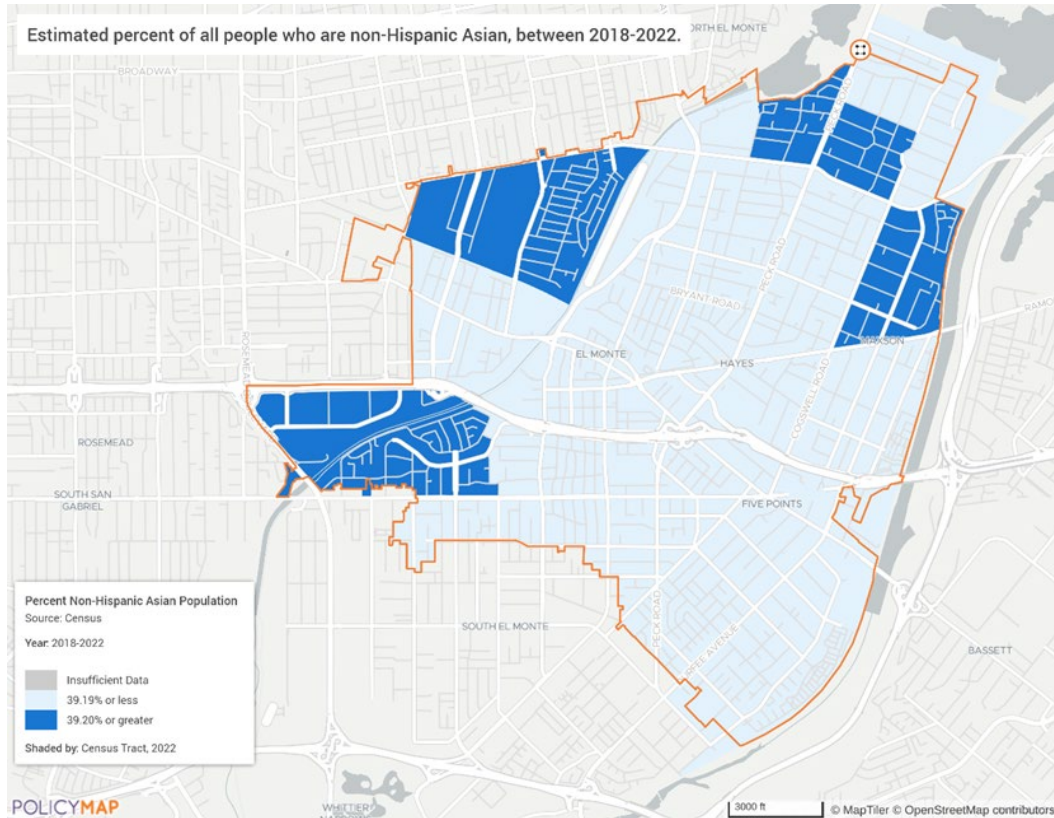
Concentration Hispanic / Latino households over 75.4%



Census Tracts with Concentrations of Hispanic/Latino households:

- | | |
|------------------------------------|------------------------------------|
| Census Tract: 06037432802 (79.07%) | Census Tract: 06037433901 (75.65%) |
| Census Tract: 06037433305 (75.42%) | Census Tract: 06037433903 (88.67%) |
| Census Tract: 06037433403 (75.94%) | Census Tract: 06037434003 (86.64%) |

Concentration Asian (non-Hispanic) households over 39.2%



Census Tracts with Concentrations of Asian households:

Census Tract: 06037433103 (44.27%)

Census Tract: 06037432501 (44.20%)

Census Tract: 06037432300 (41.31%)

Census Tract: 06037432602 (41.87%)

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

Around half of the areas where Asian and Hispanic / Latino households are found to have concentrations are within areas with low income and there tend to be more renters in a large portion of these area. No other trends are apparent or specific to these areas.

Are there any community assets in these areas/neighborhoods?

Throughout these areas and much of El Monte, there is a notable presence of public transit, nearby grocery stores, local non-profit organizations. There are also 3 community colleges locate towards the center and eastern portions of the city and Head Start Centers throughout the city for early childhood education.

Are there other strategic opportunities in any of these areas?

El Monte has undertaken several initiatives to promote economic growth and enhance the quality of life for its residents. However, there are additional strategic opportunities that could further benefit the city:

- **Expansion of Workforce Development Programs:** Enhancing partnerships with local educational institutions and industry-specific training providers can address skill gaps in the workforce. Tailored programs focusing on in-demand sectors would improve employment opportunities and support business needs.
- **Enhancement of Digital Infrastructure:** Investing in high-speed internet and advanced telecommunications infrastructure is essential for attracting tech-driven businesses and supporting remote work. Improved digital connectivity would also benefit residents by providing better access to online services and education.
- **Promotion of Green and Sustainable Initiatives:** Developing policies that encourage sustainable practices, such as green building standards and renewable energy adoption, can attract environmentally conscious businesses and residents. These initiatives contribute to long-term environmental and economic health.
- **Strengthening Public-Private Partnerships:** Collaborating with private enterprises on community projects can lead to shared investments in infrastructure, cultural amenities, and public services. Such partnerships can enhance the city's appeal and stimulate economic activity.

By exploring and implementing these strategic opportunities, El Monte can build upon its existing efforts to create a more prosperous and vibrant community for all residents.

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

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

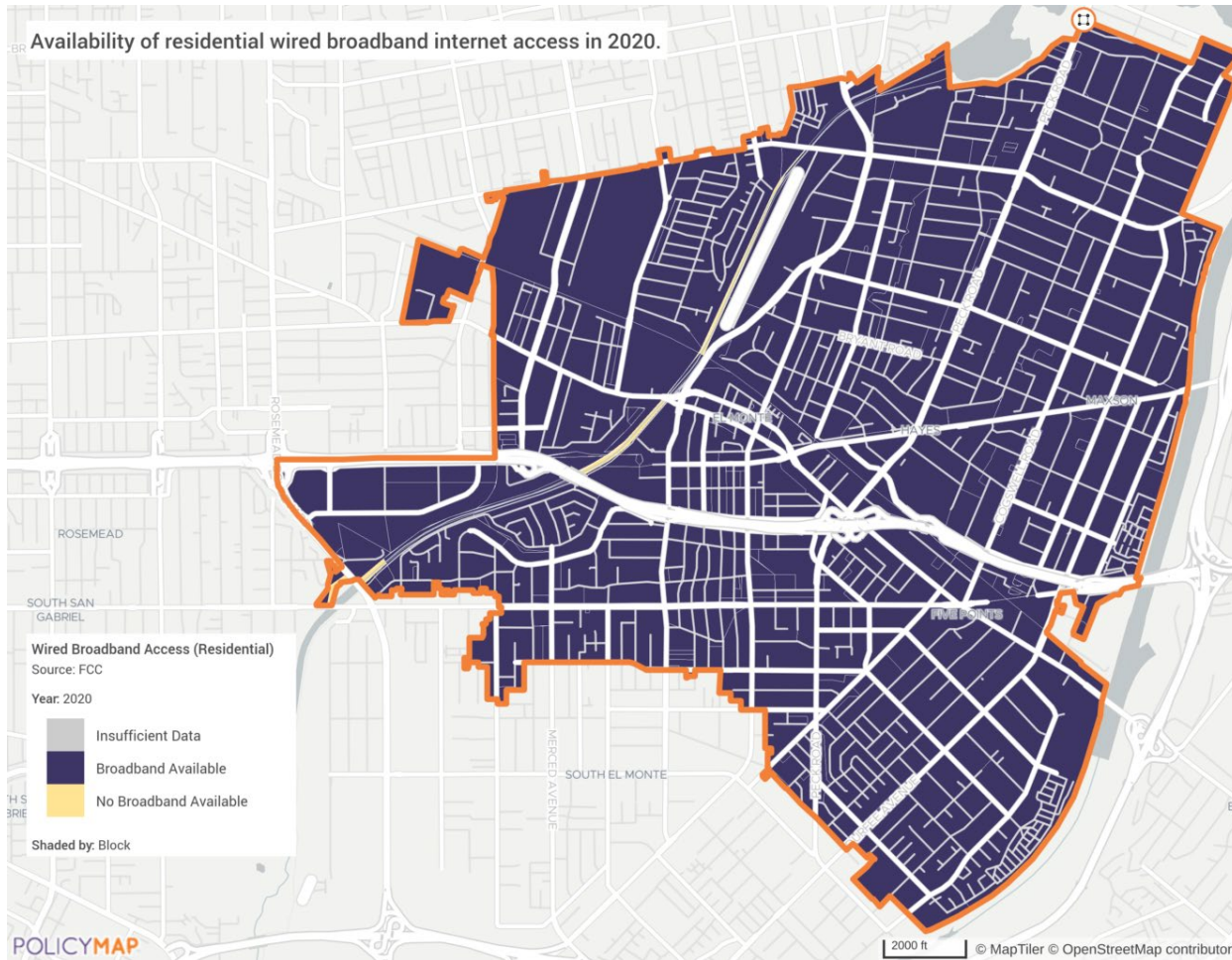
Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

El Monte, California enjoys comprehensive broadband coverage across residential areas, including LMI areas. The average El Monte household has access to two (2) broadband-quality internet service options. According to ISPReports.org, the city benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Internet service in El Monte has a 99.82% availability rate, with 88% of households connected. Of those households, 66% have fiber, cable, or DSL, 11% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout El Monte, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access



Broadband Access

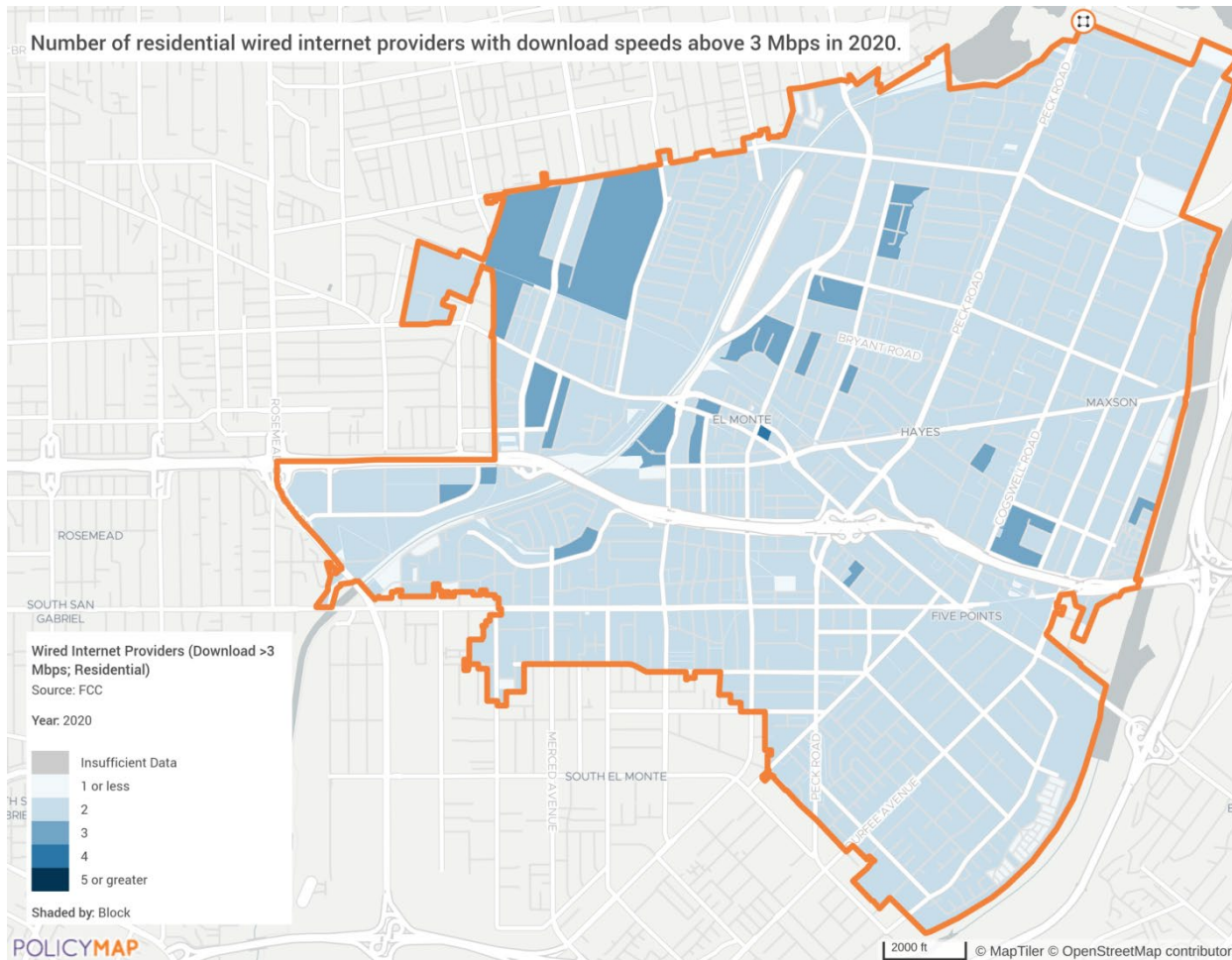
Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, diminishes the incentive to deliver reliable and consistent services. According to ISPReports.org, El Monte is served by eleven (11) internet providers offering residential service. Among these, AT&T and Spectrum stand out as leading providers in terms of coverage and speed. Internet providers throughout the city include:

- Spectrum (Cable)
- EarthLink (Fiber, DSL, and Fixed Wireless)
- AT&T (Fiber, DSL, and Fixed Wireless)
- Frontier (Fiber and DSL)
- T-Mobile Home Internet (Fixed Wireless)
- Verizon (Fixed Wireless)
- DISH (Satellite)
- DirecTV (Satellite)
- Starlink (Satellite)
- Viasat (Satellite)
- HughesNet (Satellite)

The map below highlights the number of broadband service providers by census tract. Most areas in El Monte have access to two high-speed internet options from competing providers. Expanding the number of providers could encourage greater competition, potentially improving service reliability and affordability. This could also help maintain strong household subscription rates and support more affordable, universal access.

See map below: High Speed Internet Providers



High Speed Internet Providers

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

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

El Monte, CA has historically faced various natural hazard risks, including extreme heat, inland flooding, droughts, and earthquakes, as outlined in the 2020 County of Los Angeles All-Hazards Mitigation Plan (AHMP). Research from the AHMP indicates that extreme weather patterns are expected to become increasingly common over the next century. Average summer temperatures are projected to rise significantly, with inland areas experiencing a greater frequency of days exceeding 100°F and regional temperatures increasing by 2.5°F to 8°F. Drier conditions are expected to intensify the frequency and severity of wildfires. Furthermore, sea level rise poses a substantial threat to Los Angeles County, with 3 feet of rise anticipated to flood 2.25 square miles by 2050–2060 and 6 feet of rise projected to inundate 6.13 square miles by 2100. According to the FEMA National Risk Index, Los Angeles County, which encompasses El Monte, is particularly vulnerable to hazards such as earthquakes, heat waves, landslides, lightning, tornadoes, and wildfires.

While El Monte is considered an inland city, it may still experience indirect coastal effects. Rising sea levels and increased storm activity could lead to population displacement from coastal areas, and an influx of new residents to the city could drive up housing costs, reduce job availability, and strain local resources. As climate-related hazards pose greater threats to coastal regions, stable inland communities like El Monte may see an increase in climate migrants from more vulnerable areas, further impacting state infrastructure, housing, and resources.

The AHMP highlights that climate change will impact all residents and areas of Los Angeles County. It projects a significant increase in the number of extreme heat days, with inland areas experiencing temperatures exceeding 100°F more frequently. These extreme heat events can lead to heat-related illnesses, such as heat stroke, and exacerbate respiratory issues due to increased air pollution. Additionally, hotter and drier conditions are expected to intensify the frequency and severity of wildfires, particularly in High and Very High Fire Hazard Severity Zones (FHSZ). Wildfire poses substantial risks, including the destruction of homes, businesses, and critical infrastructure; disruption of transportation and utilities; and threats to human and animal life.

These factors reflect the broader impact of climate change on El Monte's natural hazard profile, affecting public health, infrastructure, and resource management. The Center for Disease Control and Prevention (CDC) highlights that climate change, along with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones. To counter these challenges, proactive measures are essential for fostering community resilience in an evolving climate landscape.

El Monte is taking proactive steps to address climate change impacts. The City prioritizes energy efficiency to promote environmental sustainability, reduce reliance on fossil fuels, and combat climate change, creating a cleaner, healthier planet for future generations. Residents and businesses can explore energy-saving programs and guides through SoCal Edison to contribute to these efforts. El Monte is also developing a Stormwater Urban Master Plan to improve water quality. Once implemented, the plan will benefit residents by enhancing water quality, recharging groundwater, reducing flooding, mitigating the urban heat island effect, increasing shade and tree canopy, improving habitats, expanding green spaces, and fostering community education to address natural hazards and climate change impacts. The California Department of Water Resources (DWR) addresses these issues with a [Climate Action Plan](#) focusing on mitigation and adaptation through greenhouse gas reduction, vulnerability assessments, and standardized climate analysis tools. These efforts aim to ensure sustainable water management, reliable flood control, and healthy ecosystems while supporting adaptation to ongoing climate impacts. Additionally, Governor Newsom is leading California's climate efforts by committing to net-zero emissions by 2045, expanding carbon capture technology, and investing over \$48 billion in sustainable infrastructure, with a focus on equity and protecting vulnerable communities ([SGC California](#))([Environmental Defense Fund](#)).

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

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions. The 2024 America's Rental Housing Study from the Joint Center for Housing Studies at Harvard University underscores this growing threat, revealing that escalating insurance premiums and the withdrawal of coverage by providers in high-risk markets complicate efforts to secure adequate protection against weather- and climate-related losses. Additionally, the study highlights the obstacles property owners encounter when trying to invest in climate resilience measures, given the stagnation in operating income growth.

The 2021 EPA study on Climate Change and Social Vulnerability in the United States further illustrates these challenges, showing that low-income individuals are more likely to live in areas facing significant increases in mortality rates due to extreme temperature changes, as well as experiencing the highest rates of labor hour losses among weather-exposed workers. Rural communities are particularly disadvantaged, often lacking access to public support during emergencies and having fewer resources to repair or fortify their homes against climate-related damage. Addressing these vulnerabilities is essential for building resilience among low- and moderate-income households, who are increasingly at risk from climate change, threatening their safety, stability, and overall well-being.

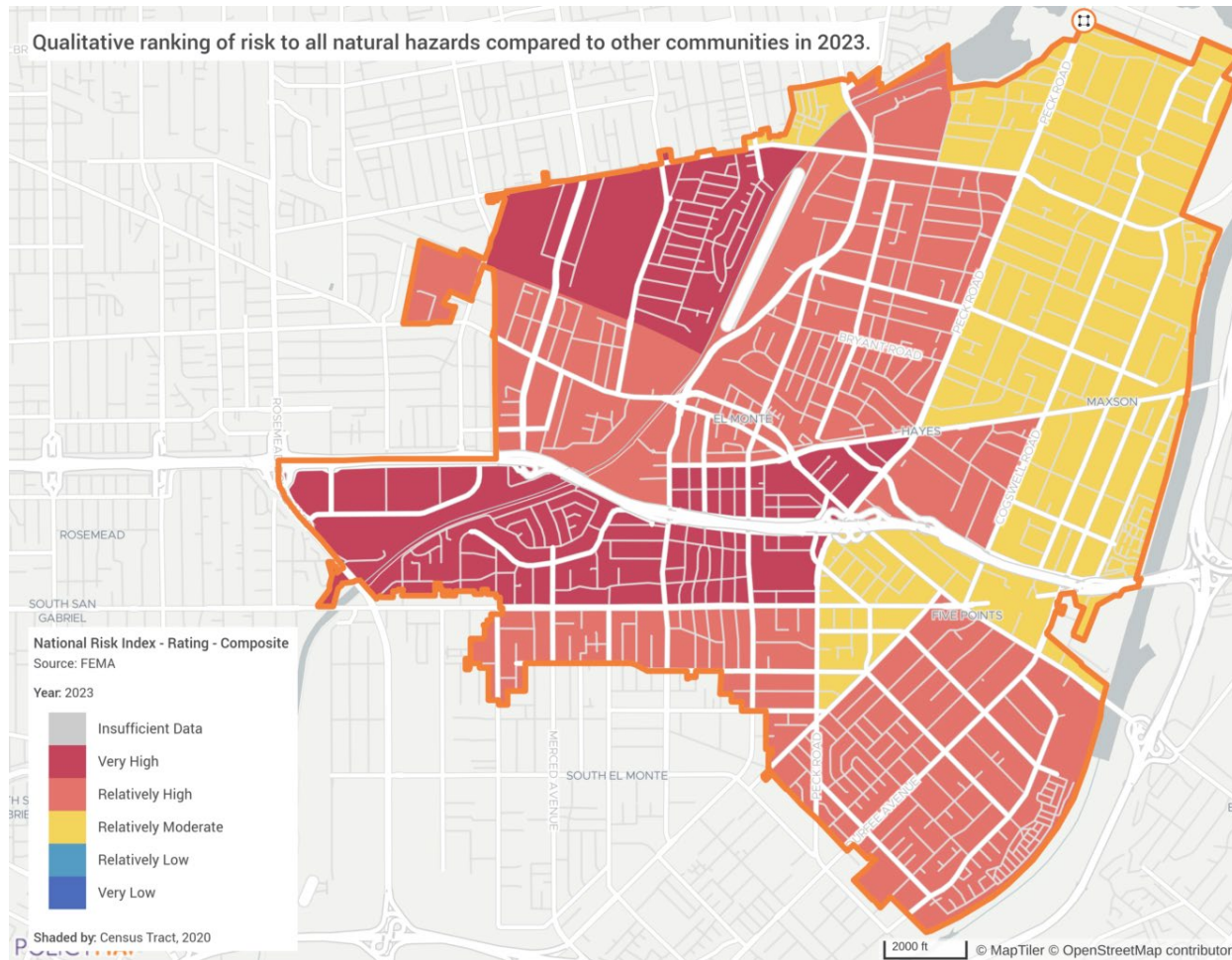
The AHMP for Los Angeles County identifies vulnerable populations within the county, including individuals who face challenges accessing medical care, maintaining independence, or require supervision. One of the most at-risk groups is people experiencing homelessness, with nearly 60,000 individuals affected in the region. The AHMP acknowledges that additional vulnerable groups will be recognized in future updates, particularly with new data from the 2020 U.S. Census on factors like socioeconomic status, disability, housing, and transportation.

FEMA's National Risk Index identifies Los Angeles County as having a very low level of community resilience, indicating that its residents have a very low ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in El Monte, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

Risk levels throughout the city vary with areas classified from "relatively moderate" to "very high" risk. This indicates that certain areas are more vulnerable and in need of targeted attention and resources to address specific hazards. However, focusing solely on localized risks may not be enough; a comprehensive approach is needed to effectively reduce the city's overall risk index. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

El Monte is dedicated to educating and preparing the public for multi-hazard mitigation through a variety of channels. This includes the city's Emergency Services and Emergency Preparedness websites and social media accounts. Additionally, the Los Angeles County Office of Emergency Management website provides vital information, such as emergency preparedness resources and Alert LA County Emergency Notification system. The Voluntary Organizations Active in Disaster (VOAD) for Los Angeles County also provides valuable resources to enhance community disaster resilience. To effectively tackle the increasing impacts of climate change, ongoing investment is crucial for maintaining and expanding these programs and resources.

See map: Risk to All Natural Hazards



Risk to All Natural Hazards

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of El Monte 's 2025-2029 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It explains eligible programs, projects and activities to be undertaken with expected funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented through the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2017-2021 CHAS, 2008-2012 & 2018-2022 ACS data estimates from the U.S. Census Bureau.

The City of El Monte has been awarded \$1,491,385 in CDBG and \$614,975.05 in HOME Funds. These figures are based on a 2025 HUD Grantee Summary and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, planned activities and accomplishments are also subject to change. It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain El Monte as a community its residents are proud to call "home". Given the aforementioned priorities, the City identified 6 main goals:

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

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

Geographic Area

1	Area Name:	City Wide
	Area Type:	Local Target area
	HUD Approval Date:	N/A
	% of Low/ Mod:	51%
	Revital Type:	Housing
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	This area covers the entire jurisdiction
2	Area Name:	Qualified Census Tracts
	Area Type:	Local Target area
	HUD Approval Date:	N/A
	% of Low/ Mod:	70%
	Revital Type:	Comprehensive
	Other Revital Description:	N/A
	Identify the neighborhood boundaries for this target area.	On the southeast side, Census Tract Codes 433304, 433302, 433901, and 433402 are concentrations with more than 70 percent of households reporting a problem.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>According to the Map in MA 50, households experiencing one or more housing burdens seem to be located predominantly in the southeast area of the City, with higher rates more east. The map above confirms multiple concentrations of households with multiple housing problems.</p>
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Table 5 - Geographic Priority Areas

General Allocation Priorities

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

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

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

Priority Needs

1	Priority Need Name	Provide decent affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Provide decent affordable housing Program Administration
	Description	Provide decent affordable housing
	Basis for Relative Priority?	Providing decent and affordable housing is a high priority because of the age and condition of the housing stock and limited incomes of some homeowners.

2	Priority Need Name	Maintain and promote neighborhood preservation
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Qualified Census Tracts
	Associated Goals	Maintain and promote neighborhood preservation Program Administration
	Description	Maintain and promote neighborhood preservation
	Basis for Relative Priority?	Neighborhood preservation is essential to maintaining community stability and protecting existing affordable housing. Prioritizing maintenance allows communities to retain affordability and helps to minimize the displacement of low- and moderate-income households.
3	Priority Need Name	Support special needs programs and services
	Priority Level	High
	Population	City Wide
	Geographic Areas Affected	Support special needs programs and services Economic Development Program Administration

	Associated Goals	Support special needs programs and services Economic Development Planning and Administration
	Description	Support special needs programs and services
	Basis for Relative Priority?	The need to support special needs programs and services has been identified by the results of the <i>2025 - 2029 Consolidated Plan Survey</i> and city staff.
4	Priority Need Name	Construct or upgrade public facilities and infrastructure
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure Program Administration
	Description	Construct or upgrade public facilities and infrastructure
	Basis for Relative Priority?	The need to upgrade or construct public facilities and infrastructure has been identified by the Capital Improvements Program, <i>2025 - 2029 Consolidated Plan Survey</i> , and city staff.
5	Priority Need Name	Fair Housing
	Priority Level	Low

Population	Extremely Low Low Moderate Middle
Geographic Areas Affected	City Wide
Associated Goals	Support special needs programs and services Provide decent and affordable housing Program Administration
Description	Fair Housing
Basis for Relative Priority?	HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing, in accordance with the Fair Housing Act. The City will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an allocation of CDBG and HOME funds.

Table 6 – Priority Needs Summary

Narrative (Optional)

None.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The LACDA administers the Section 8 Housing Choice Voucher program for qualified El Monte residents, providing rental assistance to low-income families, elderly residents, and individuals with disabilities to help them afford private rental housing. While specific voucher counts for El Monte are not detailed, the LACDA manages approximately 24,000 vouchers across Los Angeles County. Baldwin Park Housing may provide additional support for El Monte residents through voucher resources as part of inter-city assistance.
TBRA for Non-Homeless Special Needs	Seniors, female-headed households, large families and people with mental or physical disability are all special needs populations in El Monte that could benefit from TBRA. Many of these special needs groups have a fixed or limited income, leaving them with overpayment for housing annually and living with a housing cost burden. TBRA would alleviate these households from experiencing cost burdens, using more of their income towards health, food and other expenses.
New Unit Production	The current (Cycle 6) RHNA prepared by Southern California Association of Governments (SCAG) allocates housing needs for the period from October 2021 to October 2029 (essentially an eight-year cycle). El Monte’s Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period has been determined by SCAG to be 8,502 housing units, with allocations across all income levels, including 1,797 units for low-income and 4,619 units for above moderate-income households. As discussed in both the Needs Assessment and Market Analysis section of this document, HUD CHAS data reports that thousands of residents with an AMI between 0 - 80 % report cost burden as the most prominent housing problem they face. More must be done to increase the supply of both market rate and affordable housing to meet the demand of El Monte’s population.
Rehabilitation	More than half of El Monte’s housing stock was built more than 30 years ago (before 1990), and more than 50 percent of renters in the City are estimated to be experiencing at least one housing problem. Additionally, it is estimated that more than 70 percent of the City’s housing was built prior to 1980 and is susceptible to lead based paint hazards.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	At-risk affordable projects are those that could be converted to market rents in the next 10 years (2020-2030); those for which the affordability restrictions have expired, and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records identified 83 affordable units at risk of conversion. The units house developmentally disabled people and seniors.

Table 7 – Influence of Market Conditions

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

Introduction

The following resources are available for FY 25-26.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,491,385	\$68,421.68	\$0	\$1,559,806.68	\$5,965,540	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$614,975.05	\$82,128	\$344,363	\$1,041,466.05	\$2,459,900.20	Entitlement funds allocation plus estimated program income plus prior-year resources

Table 8 - Anticipated Resources

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

The City and HUD share an interest in leveraging HUD resources to the maximum extent that it is feasible to address priority needs and associated goals. The Tenant-Based Rental Assistance provides rental assistance to help low-income renters afford decent, safe, and sanitary rental housing by assisting with monthly rent and utilities. The City will attempt to leverage grants and other funding when appropriate to meet the objectives of the Annual Action Plan. As needed and available, the City will allocate local funds to undertake CDBG Administration, Housing Services Activities, and other activities that support local organizations that provide social services for residents.

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 funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte

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

Not applicable.

Discussion

See above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of El Monte	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction

Table 9 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strength

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

Gap

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other	x		

Table 10 - Homeless Prevention Services Summary

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

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

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

Street Outreach and Supportive Services

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

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

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

Local and regional non-profit organizations like General Relief Opportunities for Work (GROW) provide employment services to people who are at risk or are currently experiencing homelessness in El Monte. The City has multiple partnerships focused on helping the homeless population, including families with children and people facing addiction and unaccompanied youth. The partnerships provide transitional housing, mental health services, food, clothing and social services to help El Monte’s homeless population. Examples include Winter Shelter Program, Volunteers of America (VOALA), El Monte Veterans Village, and LifeArk El Monte. (Please see MA-30, Homeless Facilities and Services for a detailed list of homeless service providers).

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

Strengths

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

Gaps

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

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

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

- **Participate in regional collaboration opportunities**
 - Continue collaborating with the San Gabriel Valley Council of Governments and other cities in Service Planning Area 3 on homelessness-related discussions and activities throughout homeless plan implementation.
 - Hire a homeless coordinator to oversee homelessness plan implementation and regional collaboration.
 - Coordinate with LAHSA and the County Homeless initiative when possible.
- **Increase engagement activities and links to crisis response system**
 - Explore funding allocations to outreach activities, including to fund prevention services (e.g., through L.A. County’s 211 health and human services program).
 - Identify departmental staff most likely to engage with homeless and at-risk populations. Implement a protocol for staff to contact outreach teams via the LAHSA Outreach Web Portal to assist those experiencing homelessness and connect those at risk of homelessness to prevention services.
 - Explore partnership with homeless service providers and/or neighboring cities looking to expand outreach capacity. Increase coordination with local school districts and area colleges to identify and reach out to students experiencing or at risk of homelessness

SP-45 Goals Summary – 91.215(a)(4)

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	2025	2029	<ul style="list-style-type: none"> Affordable Housing 	<ul style="list-style-type: none"> City Wide 	<ul style="list-style-type: none"> Provide decent affordable housing Fair Housing 	CDBG: \$200,000 HOME: \$2,073,919	Rental units constructed: 202 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Maintain and Promote neighborhood preservation	2025	2029	<ul style="list-style-type: none"> Affordable Housing Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> Maintain and promote neighborhood preservation Construct or upgrade public facilities and infrastructure 	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,250 households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Support special needs programs and services	2025	2029	<ul style="list-style-type: none"> Non-Homeless Special Needs 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> Support special needs programs and services Fair Housing 	CDBG: \$1,115,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted
4	Construct/upgrade public facilities/infrastructure	2025	2029	<ul style="list-style-type: none"> Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> Construct or upgrade public facilities and infrastructure 	CDBG: \$4,847,000	Park Improvements/Public Facilities: Citywide 75,200 Persons Assisted
5	Economic Development	2025	2029	<ul style="list-style-type: none"> Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide 	<ul style="list-style-type: none"> Support special needs programs and services 	CDBG: \$819,400.25	65 Small Businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2025	2029	<ul style="list-style-type: none"> Affordable Housing Public Housing Homeless Non-Homeless Special Needs 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> 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: \$1,491,385 HOME: \$307,487	Other: TBD Other

Table 11 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	Using CDBG and HOME funds, the City of El Monte aims to provide decent affordable housing city wide. (Projects: CHDO Set-Aside Affordable Housing; Acquisition/Rehabilitation/New Construction).
2	Goal Name	Maintain and Promote neighborhood preservation
	Goal Description	Using CDBG and HOME funds, the City of El Monte will maintain and promote neighborhood preservation activities. (Projects: Residential Rehab, Commercial Façade).
3	Goal Name	Support special needs programs and services
	Goal Description	Using CDBG funding, the City will offer support services to special needs populations. (Projects: El Monte Legal Assistance Clinics; Community and Senior Services Integrated Care Management; Utility Assistance; Housing Rights, Food Program; Fair Housing).
4	Goal Name	Construct/upgrade public facilities/infrastructure
	Goal Description	The City will utilize CDBG funds to preserve, rehabilitate, and enhance public facilities and infrastructures.
5	Goal Name	Economic Development
	Goal Description	The City will utilize CDBG funds to support economic development through direct assistance to eligible small businesses.

6	Goal Name	Program Administration
	Goal Description	The City will conduct the following administration/planning activities: (1) General Administration of CDBG and HOME programs, including preparation of budget, applications, certifications and agreements, (2) Coordination of CDBG-funded capital improvement projects, (3) Coordination of Public Service Subrecipients, (4) Coordination of HOME-funded housing projects, (5) Monitoring of CDBG and HOME projects/programs to ensure compliance with federal regulations, (6) Preparation of Annual Action Plan, and (7) Preparation of the CAPER. Up to 20% of the annual CDBG entitlement and up to 10% of the HOME entitlement is allowed for administration activities. (Project: CDBG Program Administration; HOME Program Administration).

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

City of El Monte received funding for the acquisition of two motels that will provide a total of 133 beds to residents experiencing homelessness. The City will also provide rental assistance to low-income eligible families through the City’s Rental Assistance Program. Under HOME we estimate assisting 25 rental units if we provide up to 10k per unit for existing rental units and 4 owner occupied housing units using CDBG funding. Based on these assumptions and the HOME definition cited above, the City estimates providing affordable housing for roughly (297) low-income households, and (29) moderate-income households during the five-year period.

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

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

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

Activities to Increase Resident Involvements

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

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

N/A

Plan to remove the ‘troubled’ designation

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

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

Barriers to Affordable Housing

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

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

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

City Fees	Single Family Project	Multifamily Condominium 20-unit Project	Multifamily Apartment 40 -unit Project
Planning fees	\$310	\$11,410	\$10,125
Engineering fees	\$2,718	\$6,926	\$9,145
Building fees	\$4,800	\$37,196	\$55,212
Park in lieu fee	\$14,120	\$282,400	\$241,280
Streets (\$815/unit)	\$815	\$16,300	\$32,600
Traffic (\$67.90/unit)	\$67.90	\$1,358	\$2,716

Drainage & Sewer (\$1,980/MF unit)	\$2,474	\$39,600	\$79,200
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Table extracted from Table 37 of 2021-2029 City of El Monte Housing Element Background Technical Report. Notes: This analysis assumed a single-family home is 2,000 square feet, condominium unit is 1,500 square feet; and apartment unit is 1,200 square feet. For park fees, Quimby fees are \$14,120 for ownership units and \$6,032 for apartment units.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

El Monte has taken steps to address some of the barriers to affordable housing. The city has updated its Housing Element for the 2021-2029 planning period, identifying strategies to conserve existing affordable housing, provide adequate housing sites, assist in developing affordable housing, remove governmental constraints, and promote equal housing opportunities.

Addressing barriers to affordable housing will require ongoing collaboration between local, regional, and state entities to create a more supportive environment for affordable housing development. The City will continue to consider alternate forms of residential development and seek replacement funding assistance for affordable housing. In FY 2023-24, the City funded the Linc Housing Affordable Housing Project that utilized HOME funds to develop a total of 39 affordable housing units (up to 5 units will be designated as HOME units). The City will continue to implement a Tenant-Based Rental Assistance Program to individual households to help them afford the housing costs of market-rate units. Lastly, the City continues to actively pursue legislation that addresses funding mechanisms to preserve and develop more affordable housing in the area.

SP-60 Homelessness Strategy – 91.215(d)

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

Each year, LAHSA conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to LAHSA, the number of individuals experiencing homelessness in Los Angeles County in 2023 rose by approximately 28% to 75,518 individuals but decreased slightly by 0.27% in 2024 to 75,312, which is significantly higher than the total reported in 2019, which was estimated at 58,936 individuals. El Monte is located within Service Planning Area (SPA) 3. According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for SPA 3, there are a total of 4,843 homeless people; 1,213 (25 percent) are estimated to be sheltered and 3,630 (75 percent) are estimated to be unsheltered. It is estimated that approximately 763 (15%) are part of a family, where 626 individuals within families with children were experiencing sheltered homelessness and 137 individuals within families with children were experiencing unsheltered homelessness. Of these families, 33 individuals were under the age of 18.

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

Street Outreach and Supportive Services

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

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

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

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

population. Examples include Volunteers of America (VOLA), Family Promise of San Gabriel Valley, and LifeArk El Monte . (Please see MA 30, Homeless Facilities and Services for a detailed list of homeless service providers).

Addressing the emergency and transitional housing needs of homeless persons

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

In 2024, LAHSA conducted a local count in El Monte and observed 182 individuals experiencing homelessness, 80% were unsheltered, with only 20% residing in shelters, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Senate Bill 2 was enacted to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. The table below comes from the City’s Homeless Plan and identified all shelters and supportive housing available in El Monte.

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

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

The City has a number of facilities that provide housing for people not living in permanent housing. Additional beds are available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are

in transitional living situations. The table above also shows how many shelter, permanent supportive housing and transitional housing beds/ housing units El Monte has, totaling 376, majority of which are emergency shelter beds.

The City will continue to focus on the development of sustainable and effective programming, including: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless prevention and case management; and engage the homeless through a street outreach component in order to better connect them to available services. The City's goal is to expand on current homeless programs and activities to assist with their successful transition toward self-sufficiency.

The City also works with Volunteers of America, Los Angeles (VOALA) to help homeless persons navigate through multiple services, which include searching for rapid- rehousing, permanent supportive housing and placement services. VOALA has a database of more than 100 landlords and available housing listings. Staff assists homeless clients with finding housing and moving in. On average, it takes 30 - 45 days to enroll a client into permanent housing . VOALA also provides financial assistance to eligible households, aiding with costs related to one's security deposit, utility arrears, short-term rental assistance, and moving expenses. Based on past experience with homelessness prevention, VOALA anticipates an average need of \$3,000 per household.

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

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

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

- **Expanding access to workforce development and employment programs**
 - Employ CalWORKS-Subsidized Program participants in City assignments.
 - Recruit a percentage of homeless or formerly homeless individuals for City assignments.
 - Engage local business groups, business owners, and those doing business with the City to encourage participation in workforce development programs and job placement.
- **Increasing engagement activities and links to crisis response systems**

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

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

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

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

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

Following federal regulations and the City of El Monte's policy regarding the identification of lead-based paint hazards, any housing built before to 1978 must undergo lead-based paint testing prior to receiving funding for rehabilitation. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Lead based paint abatement must be performed by a certified lead-based paint professional. Clearance Inspection must also be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion. LBP abatement efforts in El Monte are provided through the cooperative efforts of the Los Angeles County Public Health Department and is part of the City's Housing Rehabilitation Program, Homeowner's Assistance Program, and the Acquisition/Rehabilitation/New Construction of Affordable Rental Housing Program. Units within rental housing projects selected for rehabilitation are tested if not statutorily exempt. Elimination or encapsulation remedies are implemented if lead is detected and is paid for by either the developer of the project, or with CDBG or HOME funds, as appropriate.

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

The City of El Monte does have an older housing stock, making it clear that rehabilitation is necessary and may include lead-based paint (LBP) abatement. According to 2018-2022 ACS Data, 21,537 or 70% of units were built prior to 1980 and are at risk of lead-based paint hazard. Of those units, 8,186 or 69.96% of owner-occupied units and 12,669 or 70.80 % of renter-occupied units are at risk of lead-based paint hazard, illustrating again that both owners and renters are equally vulnerable to LBP hazard. All contractors performing renovation, repair, and painting projects that disturb LBP in homes, childcare facilities and schools built prior to 1978 must be certified and follow certain work standards to prevent lead contamination.

Housing built more than 30 years ago (built prior to 1990) definitely requires maintenance to remain habitable. Homes built more than 70 years ago, unless regularly maintained, require substantial

rehabilitation. Additionally, 56.7% of renters and 40.7% of owners indicate having “one selected condition” in their housing. Such data indicates that both owners and renters may need financial support with maintaining their units, especially since the majority of housing in El Monte is more than 30 years old in age. Finally, 14% of renters and 1.6% of owners are estimated to have “two selected conditions”.

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

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

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

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

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

El Monte shows a significant concentration of poverty in the northern and central regions of the city, where many tracts report poverty rates above 20%. In contrast, the outer areas, particularly in the eastern and southern parts, generally experience lower poverty levels, with rates typically under 10%. HUD's 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) reports that 7,585 households in El Monte are living with an HAMFI between 0 - 30 percent, making them most vulnerable to homelessness and living in poverty. Furthermore, large families and female headed households with children are more likely to require special assistance with affordable housing, accessible day care, health care and other forms of supportive services. The Department of Housing and Community Development defines large households as households having five or more members. HUD's 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) reports that 1,230 households living with an HAMFI between 0 -30 percent are also identified as large family households and 1,300 households with an HAMFI between 0 30 percent report having one or more children 6 years old or younger. CHAS Data also indicates that households with a 0-30 percent HAMFI, comprise more than half (68.63 %) of low-income households facing a housing cost burden of more than 50% of their income.

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

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

The City will also continue leveraging current relationships with organizations to provide a continuum of services addressing the full range of needs of low- and moderate-income families. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

To the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction projects.

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

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

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

The City's anti-poverty strategy is close in coordination with the goals and objectives of the entirety of the City's affordable housing plan. Such goals include: reducing poverty, creating new and affordable housing, promoting services for at-risk populations, expanding job training, and providing public and social services. The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low-and moderate-income families.

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

SP-80 Monitoring – 91.230

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

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

Annual Action Plan

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

Introduction

The following resources are available for FY 25-26.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,491,385	\$68,421.68	\$0	\$1,559,806.68	\$5,965,540	A formula-based program that annually allocates funds to metropolitan cities, urban counties, and states for a wide range of eligible housing and community development activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$614,975	\$82,128	\$344,363	\$1,041,466.05	\$2,459,900.20	Entitlement funds allocation plus estimated program income plus prior-year resources

Table 12 - Expected Resources – Priority Table

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 funded projects require matching funds to be committed prior to funding commitments being made by the City of El Monte.

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

Not applicable.

Discussion

See above.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide decent affordable housing	2025	2026	<ul style="list-style-type: none"> Affordable Housing 	<ul style="list-style-type: none"> City Wide 	<ul style="list-style-type: none"> Provide decent affordable housing Fair Housing 	HOME: \$492,246.26	Rental units constructed: 202 Household Housing Unit Homeowner Housing Added: 4 Household Housing Units
2	Support special needs programs and services	2025	2026	<ul style="list-style-type: none"> Non-Homeless Special Needs 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> Support special needs programs and services Fair Housing 	CDBG: \$223,707.75 HOME: \$61,231.29	Public service activities other than Low/Moderate Income Housing Benefit: 240 households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Construct/upgrade public facilities/infrastructure	2025	2026	<ul style="list-style-type: none"> Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> Construct or upgrade public facilities and infrastructure 	CDBG: \$204,737.34	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,250 households Aquatics Center Restoration Benefit: 500 persons
4	Economic Development	2025	2026	<ul style="list-style-type: none"> Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide 	<ul style="list-style-type: none"> Support special needs programs and services 	CDBG: \$819,400.25	65 Small Businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Program Administration	2025	2026	<ul style="list-style-type: none"> Affordable Housing Public Housing Homeless Non-Homelessness Special Needs Non-Housing Community Development 	<ul style="list-style-type: none"> City Wide Qualified Census Tracts 	<ul style="list-style-type: none"> 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: \$311,961.34 HOME: \$69,701.31	Other: TBD Other

Table 13 – Goals Summary

Goal Descriptions

1	Goal Name	Provide decent affordable housing
	Goal Description	Provide decent affordable housing
2	Goal Name	Support special needs programs and services
	Goal Description	Support special needs programs and services
3	Goal Name	Construct/upgrade public facilities/infrastructure
	Goal Description	Construct or upgrade public facilities and infrastructure
4	Goal Name	Economic Development
	Goal Description	Economic Development
5	Goal Name	Program Administration
	Goal Description	Provide program administration and oversight

AP-35 Projects – 91.220(d)

Introduction

The following projects will be undertaken during FY 20-21.

Projects

#	Project Name
1	CDBG Administration
2	Fair Housing Program
3	Elderly Nutrition
4	Information & Assistance Program
5	Senior Lap Swim & Exercise Program
6	Affordable Housing Development: Esperanza Village
7	Aquatic Center Slide Restoration
8	HOME Administration
9	CHDO Affordable Housing Project: TBD
10	Tenant Based Rental Assistance
11	Affordable Housing Development: Lee Lane
12	Small Business Assistance Grant Program

Table 14 – 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 and HOME funding to support public services agencies that address special needs populations, including, the homeless, those at risk of homelessness, seniors, female-headed households, victims of domestic violence, and disabled youth and adults.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Provide decent, affordable housing; Fair Housing
	Funding	CDBG: \$281,961.34
	Description	CDBG funds will be used to provide for the management and oversight of the City's CDBG Program.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	N/A
	Location Description	11133 Valley Blvd, El Monte, CA 91731
	Planned Activities	Program Administration
2	Project Name	Fair Housing Program
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Fair Housing
	Funding	CDBG: \$30,000

	Description	The Housing Rights Center will provide a comprehensive fair housing program throughout the City. Services will include tenant-landlord counseling services, discrimination complaint investigation, enforcement and legal services, education and outreach services and property management seminars.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	300 People
	Location Description	Housing Rights Center- 3255 Wilshire Blvd Suite 1150, Los Angeles, CA 90010
	Planned Activities	Fair Housing and tenant-landlord counseling services.
3	Project Name	Elderly Nutrition
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$121,105.62
	Description	The Elderly Nutrition Program will serve hot, nutritious meals to seniors (ages 62+) and their spouses in congregate setting that allows the older adults an opportunity to socialize with others.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	65 people

	Location Description	Jack Crippen Senior Center- 3120 Tyler Ave, El Monte, CA 91731
	Planned Activities	Senior congregate meals.
4	Project Name	Information & Assistance Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$56,496.52
	Description	The purpose of the Integrated Care Management program is to provide case management services to senior citizens and persons with special needs who require assistance to maintain independence and age at home safely and with dignity. Special focus is given to enroll the frail elderly and severely disabled that have little to no support system. The program will provide a high level of involvement in the lives of the frail, homebound and elderly clients. The proposed program provides quality supportive services so that elderly and persons with special needs live as independently as possible. With CDBG funding the city looks to modify the existing program by combining integrated care management with information and referral. The purpose of the Information and Referral program is to empower clients to resolve short term problems or benefit issues.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	125 people
	Location Description	Mountain View Park-12127 Elliott Ave, El Monte, CA 91731

	Planned Activities	The proposed program provides quality supportive services so that elderly and persons with special needs live as independently as possible. With CDBG funding the city looks to modify the existing program by combining integrated care management with information and referral.
5	Project Name	Senior Lap Swim and Exercise Program
	Target Area	City Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$46,105.61
	Description	The Senior Lap Swim is an Exercise Program that will provide low impact physical activity to senior citizens
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	50 people
	Location Description	El Monte Aquatics Center- 11001 Mildred St, El Monte, CA 91731
	Planned Activities	Swim and exercise program targeted to senior citizens
6	Project Name	Esperanza Village
	Target Area	Qualified Census Tract

	Goals Supported	Provide decent affordable housing
	Needs Addressed	Provide decent affordable housing
	Funding	HOME: \$400,000
	Description	Develop 202 units of affordable rental units.
	Target Date	6/30/2027
	Estimate the number & type of families that will benefit from the proposed activities	202 LMI Households
	Location Description	4024 Durfee Ave, El Monte, CA 91732
	Planned Activities	Develop affordable rental housing
7	Project Name	Aquatic Center Slide Restoration
	Target Area	City Wide
	Goals Supported	Construct/upgrade public facilities/infrastructure
	Needs Addressed	Construct/upgrade public facilities/infrastructure
	Funding	CDBG: \$204,737.34
	Description	CDBG funds will be used for the construction of the City of El Monte's Aquatic Center Slide in the pool area.
	Target Date	6/30/2026

	Estimate the number & type of families that will benefit from the proposed activities	500
	Location Description	El Monte Aquatic Center
	Planned Activities	Slide restoration
8	Project Name	HOME: Administration
	Target Area	City Wide
	Goals Supported	Program Administration
	Needs Addressed	Provide decent affordable housing. Maintain and promote neighborhood preservation. Fair Housing.
	Funding	HOME: \$69,710.31
	Description	Administration of the FY 2025-2026 HOME Program.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	N/A
	Location Description	City of El Monte City Hall- 11333 Valley Blvd, El Monte, CA 91731
	Planned Activities	Administration of the FY 2024 HOME Program.
9	Project Name	HOME: CHDO Reserve
	Target Area	City Wide

	Goals Supported	Provide decent affordable housing.
	Needs Addressed	Provide decent, affordable housing.
	Funding	HOME: \$92,246.26
	Description	HUD regulations require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of El Monte will partner with a local certified CHDO to develop additional affordable housing units within the jurisdiction.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	HUD regulations require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of El Monte will partner with a local certified CHDO to develop additional affordable housing units within the jurisdiction.
10	Project Name	Tenant Based Rental Assistance
	Target Area	City Wide
	Goals Supported	Support Special Needs Programs and Services.
	Needs Addressed	Support Special Needs Programs and Services.
	Funding	HOME: \$135,146.49

	Description	The Tenant Based Rental Assistance Program strives to provide rental assistance to individual households to help them afford the housing costs of market-rate units.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	TBD
	Location Description	City Wide
	Planned Activities	The TBRA Program is a rental subsidy program that is designed to assist eligible tenants with the payment of monthly rent and utility costs. TBRA assistance will make up the difference between the amount the household can afford to pay for monthly rent and utilities and the actual cost of the housing occupied by the household. All TBRA assistance will be made in the form of a grant and will not have to be repaid
11	Project Name	Affordable Housing Development
	Target Area	City Wide
	Goals Supported	Provide decent affordable housing.
	Needs Addressed	Provide decent, affordable housing.
	Funding	HOME: \$344,363
	Description	To maintain affordable housing in the City, these funds will be used towards a new affordable housing development.
	Target Date	6/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	4 LMI households

	Location Description	Lee Lane
	Planned Activities	HUD regulations require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of El Monte will partner with a local certified CHDO to develop additional affordable housing units within the jurisdiction.
12	Project Name	Small Business Assistance Grant Program
	Target Area	City Wide
	Goals Supported	Economic Development
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$819,400.25
	Description	Providing economic support to small businesses in El Monte through assistance grants.
	Target Date	06/30/2026
	Estimate the number & type of families that will benefit from the proposed activities	65 Small Businesses
	Location Description	City Wide
	Planned Activities	The City will utilize CDBG funds to provide \$10,000 grants to eligible businesses that have not previously received assistance. Assistance will be available citywide to qualified applicants.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 15 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

El Monte will use a place-based strategy during the planning period. The geographic distribution of funding is established somewhat on the nature of the activity to be funded. All public service programs, including those for the homeless, and housing projects funded with CDBG and HOME will be available citywide to eligible persons. Public facility and infrastructure improvements are generally eligible based on an area benefit, meaning the projects are located in a predominately low-and moderate-income neighborhood.

Discussion

Refer to discussion above.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City’s FY 2025-2029 Consolidated Plan has identified the provision of decent affordable housing and the maintenance and promotion of neighborhood preservation a high priority for the City.

The City has an annual goal to provide assistance to 1 households in FY 2025/26 through the Residential Rehabilitation Program. Additionally, affordable housing development known as the Esperanza Village will create 202 units to serve seniors and Low Mod Income families.

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

The City will continue to implement a Tenant Based Rental Assistance program. The Tenant Based Rental Assistance Program strives to provide rental assistance to individual households to help them afford the housing costs of market-rate units. The TBRA Program is a rental subsidy program that is designed to assist eligible tenants with the payment of monthly rent and utility costs. TBRA assistance will make up the difference between the amount the household can afford to pay for monthly rent and utilities and the actual cost of the housing occupied by the household.

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

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

Table 16 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	4
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	20

Table 17 - One Year Goals for Affordable Housing by Support Type

Discussion

See above narrative

AP-60 Public Housing – 91.220(h)

Introduction

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

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

Not applicable within the City.

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

Not applicable within the City.

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

Not applicable within the City.

Discussion

None

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

Introduction

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

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

The intention of the development of a homeless plan was to help cities identify and gain a better understanding of the needs related to homelessness within their boundaries. In October 2017, the City of El Monte received a conditional award of \$70,000 and on June 5th, 2018, the El Monte City Council adopted the El Monte Plan to Prevent and Combat Homelessness. The El Monte Plan to Prevent and Combat Homelessness was developed in a concerted effort with input from residents, businesses, service providers, elected officials, City staff, and LeSar Development Consultants. The Plan will serve as a reference for the City's future endeavors in the homeless crisis facing our City. The City of El Monte is also coordinating with the San Gabriel Valley Council of Governments to ensure regional alignment and a shared responsibility across jurisdictions on the issue of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City is currently managing two Homekey sites, the Hilda Solis Iris House (40 rooms) and the Hilda Solis Rose Court (85 rooms). 40 units are currently occupied at the Hilda Solis Iris house. Individuals are receiving wraparound services which includes supportive services to address the particular needs of program participants by providing safe and secure shelter, health and wellness services, community, and

social integration, transition to permanent housing through coordination and partnerships, monitoring and evaluation, funding sustainability, and advocacy and policy engagement. The project activities address homelessness and enhance cross-systems collaboration to support services strategies to help individuals experiencing homelessness transition towards safe and stable housing. The units at the Hilda Solis Rose court are currently under renovation .

Addressing the emergency shelter and transitional housing needs of homeless persons

According to LAHSA, the number of individuals experiencing homelessness in Los Angeles County in 2023 rose by approximately 28% to 75,518 individuals but decreased slightly by 0.27% in 2024 to 75,312, which is significantly higher than the total reported in 2019, which was estimated at 58,936 individuals. According to the Los Angeles City and County Continuum of Care (CoC) 2024 Point-In-Time (PIT) count for SPA 3, where El Monte is located, there are a total of 4,843 homeless people; 1,213 (25 percent) are estimated to be sheltered and 3,630 (75 percent) are estimated to be unsheltered.

In 2024, LAHSA conducted a local count in El Monte and observed 182 individuals experiencing homelessness, 80% were unsheltered, with only 20% residing in shelters, and 109 improvised dwellings, such as cars, vans, RVs, tents, or makeshift shelters. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Senate Bill 2 was enacted to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing.

To address the emergency shelter and transitional housing needs of homeless persons in FY 2025/26, the City will continue to proactively network of outside housing and service providers to meet the needs of its homeless population. This includes shelters and permanent supportive housing as well as outreach, prevention, and case management services through its non-profit and faith-based community partners. Additionally, the City was awarded \$17,713,213 from the State's Project Homekey Round 1 and leveraged \$5.67 million in ESG -CV funding to purchase and rehabilitate two motels that will serve the City's homeless population. When complete, project will create 133 beds (93 rooms at the M Motel and 40 rooms at the Budget Inn) of housing for homeless persons.

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

In an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City will focus on the development of sustainable and effective programming, including: applying for short and long-term available funding; partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless prevention

and case management; and engage the homeless through a street outreach component in order to better connect them to available services. The City's goal is to expand on current homeless programs and activities to assist with their successful transition toward self-sufficiency.

In November 2020, the City of El Monte was awarded \$17,713,213 from the State's Project Homekey Round 1 and leveraged \$5.67 million in ESG -CV funding to purchase and rehabilitate two motels that will serve the City's homeless population. The City is currently managing two Homekey sites, the Hilda Solis Iris House (formerly the Budget Inn, with 40-room interim housing) and the Hilda Solis Rose Court (formerly the M Motel, with 85 rooms). The Hilda Solis Iris House, formerly the Budget Inn, is a 40-unit interim housing that will prioritize youth aging out of the foster-care system. The 40-units are currently occupied and individuals are receiving wraparound services which includes supportive services to address the particular needs of program participants by providing safe and secure shelter, health and wellness services, community, and social integration, transition to permanent housing through coordination and partnerships, monitoring and evaluation, funding sustainability, and advocacy and policy engagement. The Hilda Solis Rose Court, formerly the M Motel, are currently under renovation and will provide 85 interim housing unit. The project activities address homelessness and enhance cross-systems collaboration to support services strategies to help individuals experiencing homelessness transition towards safe and stable housing.

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 support the CDBG-funded Fair Housing Program with the Housing Rights Center to provide a wide range of fair housing services to ensure equal housing opportunities for its residents.

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

Through their efforts, this working group facilitated the development and implementation of discharge plans throughout the Los Angeles Continuum of Care (LA CoC). The City of El Monte will continue to

support LA CoC policies which ensure that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

Discussion

Refer to the narrative above.

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

Introduction:

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

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

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

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

To address the decline in sources of housing funds, the City will continue to advocate for and pursue federal, state, local and private funding sources for affordable housing. Additionally, as part of the City's Housing Element update, the City must assess and to the extent feasible, mitigate, its governmental constraints to housing for lower and moderate-income households and persons with disabilities. The Housing Element addresses the City's provisions for affordable housing, emergency shelters, transitional housing, and supportive housing. The following objectives in the City's 2021-2029 Housing Element Implementation Plan specifically address the variety of regulatory and financial tools used by the City to remove barriers and facilitate the provision of affordable housing:

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

- Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals.
- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and non-profit groups in the community; work with developers to submit grant applications for infill projects for the El Monte Gateway and other projects along the corridors.
- Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.
- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and at City Hall, and by offering technical assistance at City Hall.
- Continue to allow mixed/multi use housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.
- Continue to monitor processing times for building permits, zoning clearance reviews, planning entitlements and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.
- Continue to implement the residential home loan program for single-family residences citywide and lead-based paint hazards inspections as part of the rehabilitation loan program.
- Support non-profit funding applications and conduct hearings, to assist developers in obtaining funds for preservation.
- Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available.
- Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.
- Encourage the development of second units to provide lower income households an affordable housing opportunity within single-family neighborhoods. Encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.

Discussion:

Refer to narratives above.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the 2025-2026 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

The City's Consolidated Plan has identified the provision of decent affordable housing and the maintenance and promotion of neighborhood preservation during the 2025-2029 timeframe.

In FY25/26, under the HOME program, the City of El Monte proposes to allocate \$744,363 in HOME funds towards two Affordable Housing Projects that will include 206 affordable housing units. The City also proposed to allocate \$61,000 for Tenant Based Rental Assistance.

Finally, nearly \$92,246.26 is available from PY25 allocation bringing a CHDO balance of \$396,874.51 for the projects and activities carried out by an eligible CHDO. While no sites have been selected for development at this point, the City has been in discussions with local developers to conceptualize

affordable housing ideas.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of El Monte Residential and Multi-family Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead - based paint hazards in accordance with 24 CFR Part 35 and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction project.

Actions planned to reduce the number of poverty-level families

El Monte's anti-poverty strategy is closely aligned with the goals and objectives of the overall affordable housing plan. These goals include: reducing poverty, creating new and affordable housing, developing and promoting services for at-risk populations, expanding job training, and providing public and social services. Based on the Consolidated Plan's Needs Assessment and available resources for program year 2025/2026, the City will allocate available resources (CDBG and HOME) to support public service programs for the benefit of low-to moderate-income residents. The City will also expand and create new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions will be achieved by:

- Creating new affordable housing by leveraging limited funding resources with private, federal, and state governmental subsidies and grants.
- Allocating a maximum of 15 percent of CDBG entitlement funds for public services to assist individuals and families who have incomes that fall below the poverty level.
- Continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes, such as supporting homeless outreach via the City's contract with Volunteers of America of Los Angeles (VOALA).

The City will also continue partnering with organizations to provide a continuum of services addressing the full range of needs of low-and moderate-income families. All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic wellbeing of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance. The City will fully comply with Section 3 of the Housing and Community Development Act, which helps foster local economic development and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job

training, employment, and contracting opportunities for low or very low-income residents in connection with housing and public construction project.

Actions planned to develop institutional structure

As the recipient of CDBG and HOME funds, the City has delegated the Economic Development Department/Housing Division to be the lead department responsible for the overall administration of HUD grants. In that regard, the Division will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations.

The City will work with non-profit agencies, for-profit developers, advocacy groups, clubs, and organizations, neighborhood leadership groups, City departments and with the private sector to implement the City's five-year strategy to address the priority needs outlined in the Consolidated Plan for Fiscal Years 2025-2029. Engaging the community and stakeholders in the delivery of services and programs for the benefit of low to moderate residents will be vital in overcoming gaps in service delivery. The City will also utilize public notices, Community Workshops and Meetings (as appropriate), the City's website, and other forms of media to deliver information on carrying out the Consolidated Plan strategies.

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

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

Discussion:

None

Program Specific Requirements

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

Introduction:

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

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	\$82,128
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	\$82,128

Other CDBG Requirements

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
The City does not use HOME funds in any other manner than those described in Section 92.205.
The City will occasionally submit waiver requests to HUD in accordance with the applicable

regulation to adjust the maximum purchase price single family residences and condominiums.

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

The City's homebuyer assistance is a subsidy (\$1,000 minimum) that makes the home affordable to an income-eligible homebuyer. City homebuyer assistance is provided as a deferred payment loan with 0% interest. The City's interest is secured with a mortgage and a note.

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

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

The HOME Program stipulates an affordability period on projects assisted with HOME funds to ensure the HOME Investments yield affordable housing over the long term. Section 215 of the National Affordable Housing Act outlines the term "affordable housing". The City meets the Section 215 requirements as: HOME assisted units are available for households at 80% of area median income (AMI) or below; Initial purchase price of unit does not exceed HUD Homeownership Values (95% of the median purchase prices for the area). The City will occasionally submit waiver requests to HUD in accordance with the applicable regulations to adjust the maximum purchase price single family residences and condominiums.; The units serve as the owner's principal residence; All newly constructed housing must meet energy efficiency standards; Recapture provisions allow the City to provide assistance as a deferred loan secured by mortgage and note at 0% interest.

The loan becomes due and payable when the unit becomes vacant, is sold, transferred, or any legal or equitable interest in the subject property is assigned except where prohibited by law. Upon the

deaths of the loan recipients, it's the responsibility of the estate or heirs to repay the loan when the estate is settled.

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Not Applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not Applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable

Appendix - Alternate/Local Data Sources

1	Data Source Name 2008-2012 ACS, 2018-2022 ACS
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.
	What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? El Monte, CA
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2008-2012 ACS, 2018-2022 ACS 5-Year Estimates
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name 2017-2021 CHAS
	List the name of the organization or individual who originated the data set. US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)
	Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

	<p>What was the purpose for developing this data set?</p> <p>CHAS data is used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>El Monte, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2017-2021 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2018-2022 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>El Monte, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2018-2022 ACS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2017-2021 ACS (Workers), 2021 LEHD (Jobs)</p>

	<p>List the name of the organization or individual who originated the data set.</p> <p>ACS and Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>El Monte, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2017-2021 ACS (Workers), 2021 LEHD (Jobs)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>HUD 2024 FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>

	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p> <p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p> <p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD), CA002 Housing Authority of the County of Los Angeles (LACDA), HCV Data Dashboard 2024</p> <p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p> <p>What was the purpose for developing this data set?</p> <p>IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>CA002 Housing Authority of the County of Los Angeles (LACDA)</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2024</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2024 Housing Inventory Count (HIC)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA)</p>
	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC’s HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA)</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>2024 PIT Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA)</p>
	<p>Provide a brief summary of the data set.</p> <p>The PIT Count is a survey that provides a snapshot of the homeless population at any given night in the area.</p>

	<p>What was the purpose for developing this data set?</p> <p>PIT Count survey data helps to inform policymakers and service providers the needs of the homeless population in the area. Data collected includes the number of persons who are homeless, chronic homelessness, homeless population demographics and those that are homeless and sheltered or not sheltered.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>CA-600 Los Angeles City and County CoC for Service Planning Area 3 (SPA)</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2023</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
9	<p>Data Source Name</p> <p>Bureau of Labor Statistics (BLS)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Bureau of Labor Statistics (BLS)</p>
	<p>Provide a brief summary of the data set.</p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>El Monte, CA</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2010-2024 BLS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>