



CITY OF  
**EL MONTE**  
*California*

CITY OF EL MONTE

**CONSOLIDATED ANNUAL PERFORMANCE  
EVALUATION REPORT (CAPER)  
FISCAL YEAR 2024-2025**

Submitted By:

CITY OF EL MONTE  
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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

#### **Introduction:**

The City of El Monte's (City) FY 2024-2025 Consolidated Annual Performance Evaluation Report (CAPER) is the first year-end performance evaluation under the 2025-2029 Consolidated Plan. The CAPER discusses affordable housing outcomes, homelessness and special needs activities, non-housing community development activities, and other actions in furtherance of the City's Annual Action Plan Programs and Projects for Fiscal Year (FY) 2024-2025 (July 1, 2024, to June 30, 2025). This document will be formatted using HUD's CAPER template, which will be submitted online through the Integrated Disbursement and Information System (IDIS).

The City receives Community Development Block Grant (CDBG), and HOME Investment Partnership (HOME) funds each year from the federal government to support housing, community development, and homeless activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs and how these needs will be prioritized and addressed using these federal funds.

#### **Strategic Plan Summary**

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. To address the needs, the City identified the following priorities as having the greatest need in the community:

1. Provide Decent Affordable Housing
2. Support Special Needs and Program Services
3. Infrastructure
4. Economic Development
5. Maintain and Promote Neighborhood Preservation

These priorities were formed based on the national objectives and outcomes supported by HUD, as described below.

### National Objectives

- Provide decent, affordable housing. The activities typically found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- Creating a suitable living environment. In general, this objective relates to activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
- Creating economic opportunities. This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

### National Objective Outcomes

The outcomes reflect what the grantee seeks to achieve by the funded activity. The City of El Monte associates the national objectives to these outcomes.

- Availability / Accessibility;
- Affordability; and
- Sustainability.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source/Amount	Indicator	Unit of Measure	Expected-Program Year	Actual-Program Year	Percent Complete
Administration	Program Administration	CDBG: \$1,954,264.68	Other	Other	1	1	100%
		HOME: \$61,670.60	Other	Other	1	1	100%
					1	1	100%
Fair Housing	Fair Housing	CDBG: \$30,000	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	291	291%
Affordable Housing	Affordable Housing	CDBG: \$0	Rental Units	Households Housing Unit			
Economic Development	Non-Housing Community Development	CDBG:\$0	Façade treatment/business rehabilitation	Business			
Maintain and Promote Neighborhood Preservation	Non-Housing Community Development	CDBG:\$21,356.25	Homeowner Housing Rehabilitated	Households Housing Unit			
Maintain and Promote Neighborhood Preservation	Non-Housing Community Development	CDBG:\$0.00	Business Assisted	Business			
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG:\$1,298,470	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,990		
Public Services	Public Services	CDBG:\$306,988	Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	345	336	102%
Affordable Housing	Affordable Housing	HOME:\$408,248.90	Rental Units constructed and Affordable Housing Development	Household Housing Units	0	0	
Affordable Housing	Rental Assistancess	HOME:\$1,000,000	Tenant Rental Assistance Program	Household Housing Units	10	23	230%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Consistent with the City's Priority Needs outlined in the Consolidated Plan, the City allocates the largest share of its CDBG funding to housing and non-housing community development activities (public facilities, infrastructure, public services, Section 108 loan repayments, and rental and homeowner rehab programs), preceded by program administration funded by both CDBG and HOME. As previously mentioned, the Consolidated Plan five-year priorities for assistance with CDBG and HOME funds takes into consideration several factors such as 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households, and 3) the extent of

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other non-federal resources that can be utilized to leverage/match CDBG and HOME funds to address these needs.

Overall, the approved projects and programs in the FY 2024-2025 Annual Action Plan assisted as many participants as possible with limited resources available. The City contributed about 15 percent of the annual allocation and met or exceeded most of its public service goals.

Consistent with the Consolidated Plans' high priority to construct or upgrade public facilities and infrastructure, the City uses \$1,298,470 in CDBG funding to improve the following public facilities: Zamora Park, Aquatic Center Slide Restoration, and Senior Center Roofing, additional projects to be determined. Projects awarded in the previous years but are underway and project completion will be reported in FY 2025-2026.

The development of affordable housing is also a high priority for El Monte. In FY 2022-2023 the City approved a HOME allocation of \$700,000 to Linc Affordable Housing Development for the creation of 38 rental units of which 5 are designated as HOME units. The Willow Way project was completed in April of FY 2024-2025. In partnership with Habitat for Humanity – Neighborhood Housing Partners the development of 4 units for purchase to low-income household is underway. The aquation of City property has been completed, design is being reviewed by the Planning Department, project is forecasted to be complete late 2026.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	452	22
Black or African American	6	0
Asian	167	1
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	2	0
<b>Total</b>	<b>627</b>	<b>23</b>
Hispanic	373	22
Not Hispanic	254	1

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	N/A
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>0</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,046,593	841,386.00
HOME	public - federal	961,069	704,240.90

Table 3 - Resources Made Available

### Narrative

During FY 2024-2025, the city had \$3,007,662 in federal funding to address the goals and objectives of the FY 2024-2025 Action Plan.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100		City Wide distribution of funding includes all special needs services that are income eligible.
Qualified Census Tracts			CDBG geographic distribution involves all activities within eligible census tracts.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

El Monte uses a place-based strategy. The geographic distribution of funding is predicated 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 area benefit category is the most commonly used national objective for activities that benefit residential neighborhoods. The City concentrates on projects that have the greatest impact on the community as a whole while meeting needs of the underserved. A few projects geared towards low- and moderate-income areas in the City, which are defined as block groups where at least 51 percent of the population have incomes not exceeding 80 percent of the Area Median Income. Investments and provisions of services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City; however, housing assistance and housing acquisition will be available to income-qualified households citywide.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Participation in the HOME program generally requires a 25% match on non-HOME funds for every HOME dollar spent. During FY 2024-2025, HUD granted the City a 100% waiver of the match due to the City's high percentage of persons earning incomes that are below the poverty level.

While the City is currently exempt from a HOME match requirement, the City is partnering with Linc Housing Development for the creation of 39 affordable rental units of which 5 have been designated as HOME units. The City contributed \$700,000 toward pre-development costs while Linc Housing Development through its funding partners is contributing \$3,396,570 towards pre-development costs to the project that was reported in FY 2023-2024. Project was completed in April of FY 2024-2025.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
n/a	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0.	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	83	38
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>83</b>	<b>38</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	23
Number of households supported through The Production of New Units	38	38
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>83</b>	<b>61</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City's one-year goals as outlined in the FY 2024-2025 Annual Action Plan included the production of 38 new affordable rental units – with a for-profit housing developer with HOME funds. The development of affordable housing is also a high priority for El Monte. In FY 2022-2023 the City approved a HOME allocation of \$700,000 to Linc Affordable Housing Development for the creation of 38 rental units of which 5 are designated as HOME units. The project was completed in April 2025 and had its grand opening in May 2025.

**Discuss how these outcomes will impact future annual action plans.**

The project identified with Linc Affordable Housing will be completed in April 2025 and accomplishment data will be reported in that CAPER program year.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	529	15
Low-income	78	8
Moderate-income	16	0
<b>Total</b>	<b>623</b>	<b>23</b>

**Table 13 – Number of Households Served**

**Narrative Information**

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs. 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 interim housing, 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 November 2014, Los Angeles County voters approved Measure A, a one-half cent countywide sales tax taking effect on April 1, 2025. Proceeds from the tax, will generate over 1 billion annually, funds will support a variety of strategies to combat homelessness in the County, including substance abuse treatment beds, rental and housing subsidies, emergency and construction of affordable housing, and prevention, 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 local solution funding for the opportunity to support the development of regional and city-specific homeless plans. The development of a homeless plan is intended to help cities identify and better understand the needs related to homelessness within their boundaries.

In July 2024, the City of El Monte received an award of \$524,000, to provide short-term rental assistance to those individuals that are not eligible for services with our current rental assistance program. The City also implemented a voucher program to provide immediate assistance to those individuals sleeping in a place not meant for habitat while connecting to the coordinate entry system.

The Local Solution Funds add additional resources to assist residents immediately enabling local government to assist a system that is saturated.

The City of El Monte is also coordinating with the San Gabriel Valley Council of Governments to ensure regional alignment and shared responsibility across jurisdictions on homelessness.

Finally, in FY 2024-2025, the City with Union Station Homeless Services, and LA County Homeless

Services & Housing department joined forces to assist the City fund interim beds brought online by the City's Homekey Project. The program provide interim housing and delivers a multi-faceted homeless service for transitioned age youth and single individuals. We look forward to the continues support to fund the operations of the City's Homekey projects.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

According to the Plan to Prevent and Combat Homelessness, the Los Angeles Homeless Services Authority reported that the city of El Monte had 133 homeless persons in 2025. This is a 13% decrease from the homeless population count of 146 in 2024.

The City continues to operate 39 beds of interim housing via the Iris House formerly Motel M, with the of Los Angeles Homeless Services Authority that is funding the operations. Union Station Homeless Services, a non- profit, continues to provide the on-site wrap around services to the 39 individuals residing in the facility year-round. The City is in the process of completing Homekey Phase II, 89 units of interim housing that will convert in permanent housing in the course of five years. Construction is supported by CDBG-CV, State HCD \$5,812,125, and Permanent Local Solution Allocation (PHLA), State HCD \$2,251,567. The City was awarded 2 million from Los Angeles County, District 2 in support of the completion of the Rose Courts formerly Motel M.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence. In addition to using HOME funding to support Tenant Based Rental Assistance program as a preventive measure to assist resident from becoming homeless and limit the risk of an eviction. The City supported a 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 in order to prevent families and individuals from falling into homelessness.

Additionally, low-income or homeless individuals or families and those at-risk of homelessness had the opportunity to get connected to supportive services, treatments, public resources, and support groups through the Economic Development Department's Housing Division, the El Monte Police Department,

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the Parks, Recreation, and Community Services Department, and/or faith-based community partners such as Our Savior Center, Catholic Charities, Victory Outreach, Valley Community Church, and Calvary 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 continued to support LA CoC policies, ensuring that persons discharged from publicly funded institutions or systems of care are not discharged into homelessness.

**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**

A Chronically homeless person or family is defined as one who has been living in a place not meant for human habitation, a safe haven, or emergency shelter continuously for at least one year, or on at least four separate occasions in the previous three years. Such persons or families must also be diagnosed with a specific disabling condition. These combined factors often lead to isolation and a survival mentality. Moving individuals from chronic homelessness to living in and maintaining housing requires multi-level solutions. In addition to suitable, acceptable and affordable housing, ongoing supportive services are required to help the individual learn to live in the mainstream of society, to develop goals and a budget addressing disabling conditions, and often modify behaviors developed for survival on the streets. Addressing chronic homelessness requires consistent and patient outreach. Therefore, in an ongoing effort to continue to address the needs of the homeless and those at risk of homelessness, the City partnered with experienced service providers capable of leveraging other funding, performing homelessness prevention and case management, and engaging the homeless through a street outreach component in order to better connect them to available services. The City's goal was to expand on current homeless programs and activities to assist homeless persons and households with a successful transition toward self-sufficiency.

In FY 2024-2025, the City was invited to participate in the roundtable conversation with key stakeholder and the Los Angeles County Department Homeless Services and Housing. The HSH Department was established by the Board of Supervisors to monitor milestones set to combat homelessness. Local municipalities, non-profit partners and community partner gathered to discuss the vision and expectations for the new department. The City of El Monte with the Local Solution Funds provides short-term housing by providing motel vouchers. The program analyst connects the client to the community

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partners. The City staff also has limited access to the HMIS system and is able to verify the service provider the resident is enrolled in and assist with reconnecting them to their case manager. The City works closely with County and the current service provider that administer the City Homekey programs to assist resident the access the resources.

The City utilizes HOME funds to provide a Tenant Based Rental Assistance (TBRA) Program to prevent families from entering the homeless system. The TBRA Programs families 12 month of subsidies rental that is paid directly to the landlord. During this period the City analyst in the Housing Division provides referrals to the appropriate service providers. The goal of the City staff is to provide residents with educational material and assist with the linkages to secure stabilization.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of El Monte does not have any public housing developments. However, the City supports the efforts of the Los Angeles Community Development Authority and their Section 8 program.

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

Not applicable.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

To address the decline in sources of housing funds, the City continued 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 permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.
- Continue implementing 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 the development of units specifically for persons with developmental disabilities, when funding is available.

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- 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 with an affordable housing opportunity within single-family neighborhoods. Encourage the development of housing for large households through various activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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 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 specific 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.
- As an active member of the Los Angeles Continuum of Care, San Gabriel Coalition of Governments and Mid Valley Collaboration on Homelessness, the City continues to working with surrounding jurisdictions on a regional approach to meeting the underserved needs.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

As a means of better protecting children and families against lead poisoning, in 1999, HUD instituted revised lead-based paint regulations focused on the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction

- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead-Based Paint Regulations (Title X), which requires federally funded rehabilitation projects to address lead hazards. Lead poisoning education and abatement efforts in El Monte are provided through the Los Angeles County Public Health Department's cooperative efforts. Lead-based paint abatement are 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.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

El Monte's strategy to arrest poverty in the community is closely aligned with the overall affordable housing plan's goals and objectives. These goals include reducing poverty, create new and affordable housing, develop and promote services for at-risk populations, expand job training, and provide public and social services.

Based on the Consolidated Plan's Needs Assessment and available resources for Program Year 2024-2025, the City allocated available resources to support rental assistance program to benefit low- to moderate-income residents. The City supported service providers and community-based organizations that provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions were achieved by:

- Allocating HOME entitlement funds for Tenant Base Rental Assistance Program.
- Creating 129 Interim Beds via the HOMEKEY project
- Implementing a motel voucher program to assist families in immediate need.

The City also complied 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 projects.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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 HUD grants' overall administration. In that regard, the Division has prepared the Consolidated Plan and Analysis of

Impediments to Fair Housing Choice every five years, drafted the Annual Action Plan and CAPER, and all other reports required by federal rules and regulations.

The City has worked with non-profit agencies, for-profit developers, advocacy groups, clubs, organizations, neighborhood leadership groups, City departments, and the private sector to implement the City's five-year strategy to address priority needs outlined in the Consolidated Plan for Fiscal Years 2025-2029. Among these groups were:

- Access Transportation
- Bet Tzedek Legal Services
- California Lifeline
- Catholic Charities
- Department of Children and Family Services
- California Community Foundation
- East San Gabriel Valley (ESGV) Coalition for the Homeless
- Mid Valley Coalition on Homelessness
- Union Station Homeless Services
- Volunteers of America
- El Monte - South El Monte Emergency Resources Association
- Baldwin Park Housing Authority
- Housing Authority of Los Angeles County
- Housing Rights Center
- Neighborhood Legal Services

Engaging the community and stakeholders in delivering services and programs for the benefit of low- to moderate-income residents was also vital in overcoming gaps in service delivery. The City has utilized 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 taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

In an ongoing effort to bridge the gap of various programs and activities, the City has developed partnerships and collaborations with local service providers and City departments that have been instrumental in meeting the needs and demands of the homeless, low-income individuals and families, and other special needs. The array of partners includes but is not limited to the Rio Hondo Community Development Corporation, San Gabriel Valley Consortium on Homelessness, California Community Foundation, San Gabriel Valley Council of Governments, Mid Valley Coalition on Homelessness, Community Building Initiative Task Force, and San Gabriel Valley Housing, Homeless Coordinating Council and Los Angeles County Homeless Services and Housing. During FY 2024-2025, the City continued to develop and utilize these partnerships.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City conducted an Analysis of Impediments to Fair Housing Choice in 2020. The main impediments discussed in the report are the following:

1. Lack of affordable housing options in El Monte;
2. Lack of awareness of fair housing laws; and
3. Housing discrimination.

The City of El Monte contracts with the Housing Rights Center (HRC) to implement the actions below to overcome the effects of the impediments identified in the Analysis of Impediments to Fair Housing Choice.

- Housing Rights Workshops – HRC hosted Fair Housing Rights Workshops in El Monte. These workshops included a comprehensive fair housing presentation, a discussion about common forms of housing discrimination, and a question-and-answer session. At these presentations, HRC distributed agency literature to which participants can refer when specific issues arise.
- Development and Distribution of Materials – HRC developed and distributed multi-lingual literature in the city, aimed at various audiences, describing how housing injustices arise, the laws that protect against housing discrimination, and ways to prevent housing inequality. Depending on the audience, these materials were available in other languages. Materials were distributed during neighborhood visits and via mailings throughout the city.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 - Housing Division - is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements by monitoring program performance. El Monte will follow monitoring procedures identified in the City's Subrecipient Monitoring Plan created in 2013 and updated in 2016. Formal monitoring sessions are conducted once a year, typically at the end of the program year. Below is an overview of the City of El Monte's monitoring standards.

The overall purpose of the Housing Divisions' monitoring program ensures funded subrecipient programs comply with federal regulations, program guidelines, and the ability to meet stated goals and objectives to serve the community. These goals include the following monitoring objectives:

- To determine if a subrecipient is carrying out its community development program and its activities, as described in the application for assistance and the Subrecipient Agreement.
- To determine if a subrecipient is carrying out its activities promptly, according to the schedule included in the Agreement.
- To determine if a subrecipient is charging costs to the project which are eligible under applicable laws and CPD program regulations and reasonable in light of the services or products delivered.
- To determine if a subrecipient is conducting its activities with adequate control over the program and financial performance and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
- To assess if the subrecipient has continuing capacity to carry out the approved project, as well as other grants for which it might apply.
- To identify potential problem areas and to assist the subrecipient in complying with applicable laws and regulations.
- To help subrecipient in resolving compliance issues through discussion, negotiation, and the provisions of technical assistance and training.
- To provide adequate follow-up measures to ensure that subrecipients correct their performance and enforcement deficiencies, and do not repeat them.
- To comply with the federal monitoring requirements of 24 CFR 85.40, and as well as program-specific regulations.

- To determine if any conflicts of interest exist in the operations of the CPD program.
- To ensure that required records are maintained to demonstrate compliance with applicable regulations.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Pursuant to 24 CFR Part 91, the City solicits public review and comments on the draft 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). The public review period is 15 days (February 19, 2026, to March 5, 2026). The City held a public hearing on March 11, 2026, to evaluate the funding available and make changes as necessary to program funds based on the needs of the community. The City complies with ADA regulations and provides accommodations to the public if requested, in addition, public notices are published in in English and Spanish for non-English speaking persons.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of El Monte did not make any changes to its program objectives during FY 2024-2025.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

El Monte monitors HOME-assisted affordable rental housing to determine compliance with the housing codes and other applicable regulations. HOME funded rental projects are subject to several rules designed to ensure that the rental housing produced with HOME funds is affordable to low- and very-low-income households at the time it is first developed and sometime thereafter. To ensure compliance with the HOME regulations, the Housing Division conducts annual inspections of investor-owned rental properties assisted with HOME funds to ensure compliance with the local health and safety code. Self-verification forms are also collected from tenants, documenting their household income and their monthly rent and utility payments.

The City staff completed inspections and monitoring of properties as required. Any and all housing deficiencies were noted and the City continues to work with the property managers to bring these units back up to compliance with local health and safety codes. Rent and income eligibility was also monitored, and technical assistance provided were needed.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The City's HOME-assisted affordable rental housing projects include a review of Affirmative Marketing Plans of all affordable rental housing developments and an assessment of the owner's adherence to the plan and marketing practices. For new construction and rehabilitation of rental project activities, the City requires the owner/developer to have an Affirmative Marketing Plan prior to any lease-up activities.

Additionally, recipients of HOME Program funds are required to use affirmative fair marketing practices to inform the public, owners, and potential tenants about the federal fair housing laws. The City assesses the owners' affirmative marketing efforts receiving HOME funds during rent-up and marketing of the units by the use of a compliance certification and/or personal monitoring visit to the project as required by regulations.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

El Monte received a total of \$138,636 in HOME program income in FY 2024-2025. Consistent with HUD

regulations, the City will draw down program income before requesting funds from the HOME letter of credit.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

While the City is currently exempt from a HOME match requirement, the City is partnering with Linc Housing Development in FY 2022-2023 for the creation of 39 affordable rental units of which 5 have been designated as HOME units. Construction was completed in April 2025. In addition, the City has partnered with Habitat for Humanity -Neighborhood Housing Partners to build 4 units for purchase to low income families.

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### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	2,908.25				
Total Section 3 Worker Hours	306				
Total Targeted Section 3 Worker Hours	306				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.						
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

n/a

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