FY 2024-2025

Consolidated Annual Performance Evaluation Report

(CAPER)

City of Monterey Park

320 West Newmark Avenue

Monterey Park, CA 91754

TABLE OF CONTENTS

CR-05 - Goals and Outcomes 1

CR-10 - Racial and Ethnic composition of families assisted 7

CR-15 - Resources and Investments 91.520(a) 8

CR-20 - Affordable Housing 91.520(b) 13

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) 15

CR-30 - Public Housing 91.220(h); 91.320(j) 18

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) 19

CR-40 - Monitoring 91.220 and 91.230 23

CR-45 - CDBG 91.520(c) 25

CR-50 - HOME 91.520(d) 26

Appendix A – Proof of Publication 28

Appendix B – Summary of Citizen Participation Comments 29

Appendix C – IDIS Reports 30

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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)

An overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Monterey Park has prepared the FY 2024-25 Consolidated Annual Performance and Evaluation Report (CAPER), as required by the U.S. Department of Housing and Urban Development (HUD), which describes the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the last program year of the 2020-2024 Consolidated Plan period, covering July 1, 2024 to June 30, 2025.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, implements projects and awards grants to nonprofit, for-profit or public organizations for projects in furtherance of the adopted Consolidated Plan. The CDBG program generally provides for a range of eligible activities for the benefit of low- and moderate-income Monterey Park residents.

The City's CDBG mission statement, as outlined in the Five-Year Consolidated Plan, is to enhance the quality of life for all residents by maximizing the use of available resources in order to assure the availability of safe, decent and affordable housing. The City continues to face significant problems as the number of low-income Monterey Park residents increase and the costs of providing affordable housing skyrocket. The housing stock is aging and many residents continue to pay more than 50% of their income towards housing expenses. Yet, in spite of these obstacles, the City strives to develop a viable community principally for low- and moderate-income residents by preserving and rehabilitating existing housing stock, promoting affordable housing and expanding affordable housing stock.

The CDBG and HOME Programs made significant progress in meeting the annual goals. This report will demonstrate how the City achieved its housing non-housing priorities of fair housing was met.

In evaluating the effectiveness of serving low- and moderate-income residents, the City is pleased to report that CDBG funds were expended on eligible activities benefiting low- and moderate-income residents. All HOME funding beneficiaries were persons of low and – moderate-income residents.

The City is proud of its achievements during FY 2024-25 and looks forward to serving its residents in FY 2025-26. We remain confident that we will increase our level of performance as we continue exploring innovative opportunities to improve the quality of life of our low- and

moderate- income citizens.

Under the 2020 federal stimulus plan - CARES Act, the City received $938,435 in CDBG-CV funds to be used for activities that prevent, prepare for, or respond to the impacts of COVID-19. The City Council allocated those funds to an economic development program to assist small businesses suffering from hardship due to COVID- 19; and to assist low- and moderate - income persons in preventing, preparing for, and responding to COVID- 19 throughhousing instability services, homeless services and prevention activites, and health crisis outreach.

In 2021, the American Rescue Plan Act was enacted by Congress. The American Rescue Plan (ARP) provides funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME-ARP). Since the City of Monterey Park is an Entitlement City, the City received $1,175,039 in HOME-ARP funds. The City plans on using these funds next program year.

Table 1 provides a summary of the five-year and one-year accomplishments for the period ending June 30, 2025, arranged by each of the Strategic Plan Goals included in the 2020-2024 Strategic Plan of the Consolidated Plan.

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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	2024-2025 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2024-2025 Program Year No. 5		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Housing Strategy Goal #1	Affordable Housing	HOME: $0	Tenant-based rental assistance/Rapid Rehousing	Households Assisted	18	18	100%	0	0	0%
Housing Strategy Goal #2	Affordable Housing	HOME:$208,676.33	Homeowner housing Rehabilitated	Household Housing Units	15	12	80%	2	0	0%
Housing Strategy Goal #3	Affordable Housing	HOME: $41,736.00	CHDO Other Utility Assistance Program	Households Assisted	0	0	0%	0	0	0%
Homeless Strategy	Homeless	CDBG-CV: $220,000.00	Overnight Shelter Homelessness Prevention	Persons Assisted	60	194	323%	0	0	0%
Special Needs Strategy	Non-Homeless Special Needs	$0	Special Needs	Persons Assisted	0	0	0%	0	0	0%
Fair Housing Strategy	Affordable Housing	CDBG:$22,000.00	Other	Persons	500	604	120%	100	139	139%
Community Development Strategy Goal #1	Non-Housing Community Development	$250,000.00	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit	Projects	1	1	100%	1	1	100%

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Community Development Strategy Goal #2 (Barnes Park Restrooms will begin in PY23-24)	Non-Housing Community Development	CDBG: $0	Public Facilities Activities other than Low/Moderate Income Housing Benefit	Projects	2	2	100%	0	0	0%
Community Development Strategy Goal #3	Non-Housing Community Development	CDBG-CV: $220,000.00 HOME-ARP: $998,784.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1,402	280%	150	162	108%
Community Development Strategy Goal #4	Economic Development	CDBG: $200,000.00	Expand the City's economic base and promote greater employment opportunities.	Repayment of Section 108 SBAP	2 65	2 41	100% 63%	0 25	0 2	100% 8%
Program Administration	Planning and Administration	CDBG: $113,075.00 HOME: $27,823.00 CDBG-CV: $187,151.00 HOME-ARP: $176,255.00	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of the CDBG, HOME, CDBG-CV, and HOME-ARP programs.	Other	5	5	100%	1	1	100%

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.

The following narratives report the effectiveness of the City during the FY 2024-25 reporting period in achieving its five-year strategy objectives and priorities. The City will continue to address the needs of its underserved populations by promoting its housing and continuing to work with community service programs. The Priority Needs Summary Table contained in the Consolidated Plan, prioritizes activities to assist renters, homeowners and other persons with special needs who are in the very low-income to moderate-income categories.

During FY 2024-25, the City made progress toward accomplishing the goals of developing a viable community by providing affordable decent housing, a suitable living environment and expanding economic opportunity for low income persons as described in pertinent Consolidated Plan documents.

The highest priorities listed in the City's Five Year Consolidated Plan cover the following goals:

- Improve, Maintain, and Expand Affordable Housing
- Promote Equal Housing Opportunity
- Support Economic Development Opportunities
- Planning and Administration

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Summary of FY 2024-25 Program Expenditures

No.	Programs	FY 2024-2025 Funding	Carryover Funds	Expended Amount
CDBG				
1	CDBG Planning & Administration	$106,795.00	$0	$97,335.93
2	Fair Housing Program	$22,000.00	$0	$20,000.00
3	Business Improvement Program	$200,000.00	$0	$0
4	ADA Sidewalk Improvement Project	$250,000.00	$0	$202,735.05
5	Langley Restrooms Upgrade (2022)	$0	$457,340.98	$440,209.75
6	Barnes Park Restrooms Improvement (2023)	$0	$445,461.00	$445,461.00
The remaining funds have been reprogrammed into projects for FY 2025-26.		**$576,795.00**	**$902,801.98**	**$1,205,741.73**
HOME				
7	HOME Planning & Administration	$27,823.00	$0	$25,445.98
8	Owner-Occupied Rehabilitation Loan Program	$208,676.33	$138,471.15	$138,471.15
9	CHDO	$41,736.00	$0	$0
The remaining funds have been reprogrammed into projects for FY 2025-26.		**$278,235.33**	**$138,471.15**	**$163,917.13**
CDBG-CV				
10	Planning & Administration	$0	$187,151.00	$102,560.75
11	Homeless Services and Prevention Activities	$0	$220,000.00	$220,000.00
		$0	**$407,151.00**	**$322,560.75**
HOME-ARP				
12	Planning & Administration	$0	$176,255.00	$2,501.25
13	Supportive Services	$0	$998,784.00	$861,919.40
		$0	**$1,175,039.00**	**$864,420.65**

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-ARP
White	11	35
American Indian/Alaskan Native	0	0
Asian	26	66
Black/African American	1	13
Multi-Racial	101	48
Asian and White	0	0
Native Hawaiian or Other Pacific Islander	0	0
Other	0	0
Total	**139**	**162**
Hispanic	61	72
Not Hispanic	78	90

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

Narrative

CDBG assisted 139 persons and HOME assisted 162 households during the reporting period. The chart above reflect the racial and ethnic status of families assisted.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	$576,795.00	$320,070.95
HOME	$278,235.33	$151,805.22
CDBG-CV	$938,435.00	$622,579.17
HOME-ARP	$1,175,039.00	$864,420.65

Table 3 - Resources Made Available

Narrative

For FY 2024-25, the City received $576,795 in Community Development Block Grant (CDBG), and $278,235.33 in HOME Investment Partnership funds.

On April 2, 2020, the City received a notification of federal CARES Act funding from the U.S. Department of Housing and Urban Development (HUD). The City received $938,435 in CDBG-CV funds. These funds were submitted as amendments to the 2019-20 One-Year Annual Action Plan and approved by the City Council on May 18, 2021.

In 2021, the American Rescue Plan Act was enacted by Congress. The American Rescue Plan (ARP) provides funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME-ARP). Since the City of Monterey Park is an Entitlement City, the City received $1,175,039 in HOME-ARP funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	Citywide Area

Table 4 – Identify the geographic distribution and location of investments

Narrative

The geographic area established for all proposed activities is the incorporated limits of the City of Monterey Park. All housing rehabilitation programs are administered City-wide.

The City will not establish geographic priorities for investment for special needs populations. CDBG funded supportive services will be designed to meet the national objective of benefiting low and moderate-income persons. The following groups of persons are currently presumed by HUD to be made up principally of low and moderate-income persons: elderly persons, homeless

persons, severely disabled persons, victims of domestic violence and persons living with AIDS.

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.

The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible in order to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds - Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. HUD funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Other Federal Grant Programs - In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources - In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHome. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax

Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal and state grant programs discussed above, the City would either have to competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources - There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. The Mortgage Credit Certificates (MCC) Program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

The City does not own land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Is there a description of how HOME and ESG matching requirements were satisfied? (91.520(a))

HOME: During FY 2024-25, the City expended $163,917.13. The disbursements requiring match is $126,359.24. The City's met its match liability of $31,589.81 by using its excess match from prior Federal fiscal years.

ESG: The City does not receive any ESG funds; therefore, it has no match liability.

Do the dates the match was contributed fall within the correct Federal Fiscal Year for this reporting period (Column 2)? No dates provided?

During FY 2024, the City expended $163,917.13 in HOME funds. The disbursements requiring match is $126,359.24. The City's met its match liability of $31,589.81 by using its excess match from prior Federal fiscal years. This amount covers July 1, 2024 through June 30, 2025.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$2,358,078.80
2. Match contributed during current Federal fiscal year	$31,589.81
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$2,389,668.61
4. Match liability for current Federal fiscal year	$31,589.81
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$2,358,078.80

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								

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

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	$0	0	0	0	$0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	$0	0	$0
Number	0	0	0
Sub-Contracts			
Number	0	0	0

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Dollar Amount	0	0	0

Table 8 – Minority Business and Women Business Enterprises

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

	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

Relocation and Real Property Acquisition – 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	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**0**	**0**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**2**	**0**

Table 12 – Number of Households Supported

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

During the reporting period, two homeowners have qualified for assistance and construction is scheduled to start in late 2025 under the City's Residential Rehabilitation Program. The City is in the process of reevaluating the program to ensure that policies, procedures, and delivery methods are aligned with community housing needs and HUD requirements. This review is intended to strengthen program design and administration so that resources can be deployed more effectively in future program years. The City anticipates resuming homeowner rehabilitation activities once the program evaluation is complete.

Discuss how these outcomes will impact future annual action plans.

The City is reevaluating the Residential Rehabilitation Program to strengthen program guidelines, delivery methods, and funding priorities. As a result, future Annual Action Plans will

incorporate revised program objectives and more accurate accomplishment projections. These adjustments will allow the City to better align resources with community needs, improve compliance with HUD requirements, and increase the number of households assisted in future program years.

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.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	102	139
Low-income	24	23
Moderate-income	6	0
Above Low-income	7	0
Total	**139**	**162**

Table 13 – Number of Persons Served

Narrative Information

Does the number of owner and renter households assisted meet the Section 215 definition of affordable housing included?

The City has qualified two homeowners under the Residential Rehabilitation Program during this program year, and no rental units were directly assisted. As such, no new units were created or preserved that would fall under the Section 215 definition of affordable housing during this period.

The City conducts periodic site inspections to ensure the ongoing compliance of HOME-assisted affordable housing projects. However, no on-site inspections were completed during this program year. The City is currently compiling a comprehensive list of all HOME projects still within the affordability period that require inspection. Once the list is finalized, inspections will be conducted to verify compliance with affordability and other program requirements. Following this, the City will establish a regular inspection schedule to ensure ongoing adherence to HOME regulations.

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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

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings and the public is invited. The City is using a portion of its CDBG-CV funds to assist with the needs of the homeless.

In 2025, LAHSA reported that sixty-six (66) unsheltered individuals are located in the City of Monterey Park. Fifty-one (51) were living on the street, ten (10) in their cars/vans, one (1) in a tent, and four (4) in makeshift shelters. The City will continue its efforts in the prevention and reduction of homelessness by supporting the LAHSA and its outreach programs, and providing referrals to public assistance programs offered by the County. If additional CDBG funds become available the City will reconsider funding public service agencies that assist in the prevention and reduction of homelessness.

The City allocated the CDBG-CV funds to the Police Department's Homeless Services and Prevention Program to assist homeless individuals impacted by COVID-19. In previous years, the Homeless services and Prevention Program has assisted residents with rental assistance programs, food assistance programs, street outreach to respond to increased homelessness, and mitigate encampment locations, while providing linkages to available resources.

In 2021, the American Rescue Plan Act was enacted by Congress. The American Rescue Plan (ARP) provides funds to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME-ARP). Since the City of Monterey Park is an Entitlement City, the City received $1,175,039 in HOME-ARP funds.

The ever-worsening homeless crisis has impacted the quality of life and public health of the Monterey Park community. The City of Monterey Park and Monterey Park Police Department (MPPD) leadership are committed to combating homelessness but continue to face challenges which include lack of bed availability and resources in the San Gabriel Valley along with lack of funding allocated to address the needs of the multicultural unsheltered Monterey Park population and those on the verge of becoming homeless.

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The City of Monterey Park and the MPPD have a need and desire to serve the most vulnerable in our community and increase ideas, resources and programs to be a part of a solution to this end. The HOME-ARP will provide funding for homeless engagement, with the objective to reduce homelessness and increase housing stability among individuals and families who are experiencing homelessness or on the verge of experiencing homelessness through support from a homeless service system that work in collaboration with the broader Continuum of Care (CoC) system in Los Angeles County. Interim housing in a motel/hotel setting with case management and supportive activities would assist the qualifying population with appropriate services to their specific situation to find a long-term solution.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue its efforts in addressing the emergency shelter and transitional housing needs of the homeless by collaborating with agencies that provide shelter for the homeless. If additional CDBG funds become available the City will consider funding public service agencies that assist in the emergency shelter and transitional housing needs of homeless persons.

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

The City will continue its efforts in helping low-income individuals and families avoid becoming homeless. The City will also provide referrals to public assistance programs offered by other agencies in the County.

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 will continue its efforts in helping homeless persons make the transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies to aid in preventing the recently homeless from becoming homeless again.

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The number of homeless persons served?

During FY 2024-25, the Homeless Services and Prevention Program assisted 162 homeless individuals. The HOME-ARP grant has helped us become successful through our outreach efforts with those people impacted by COVID and experiencing homelessness. We asssisted 162 people with access to shelters, interim housing, substance programs, and transition housing.

The City will continue its efforts in addressing the emergency shelter and transitional housing needs of the homeless by collaborating with agencies that provide shelter for the homeless. If additional CDBG funds become available, the City will consider funding public service agencies that assist in the emergency shelter and transitional housing needs of homeless persons.

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

Actions taken to address the needs of public housing

There are no public housing units in the City of Monterey Park; therefore, this section does not apply.

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

There are no public housing units in the City of Monterey Park; therefore, this section does not apply.

Actions taken to provide assistance to troubled PHAs

There is no public housing authority in the City of Monterey Park. The City relies on the the County of Los Angeles Housing Authority, to address public housing needs and OCHA is not designated as troubled.

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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)

In the Housing Element Update, the City has established barrier removal goals, policies and programs. The following goals will be implemented:

- Remove or reduce governmental constraints on affordable housing development.
- Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, ordinances, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.
- Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- Provide appropriate definitions and zoning designations in the Zoning Ordinance to allow and facilitate the development of housing for extremely low-income and special needs persons.
- Streamline the development process, particularly for affordable housing projects, which reduces the costs associated with holding on to land until it can be developed.

The City offers three different density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects.

As part of the Governmental Constraints analysis for the Housing Element update, revisions to the Monterey Park Zoning Ordinance were identified as appropriate to better facilitate the provision of a variety of housing types such as: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

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

Efforts to address obstacles to meeting underserved needs included:

- The City obtained data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age and disability status. The City will compare who is being served to the demographics characteristics of the community. In this way, the City is able to estimate more precisely underserved populations.

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- The City encouraged and supported the efforts of the Housing Authority of the County of Los Angeles to seek additional Section 8 Housing Choice Vouchers.
- The City encouraged and supported the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing.

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

Lead-based paint abatement is encouraged through the use of HOME and CDBG funds. Staff has incorporated procedures in their rehabilitation program which ensure that the potential for lead-based paint hazards will be identified and addressed. Once properties have been deemed eligible for rehabilitation, staff selects a lead-based paint consultant to conduct a Lead-based Paint Evaluation Report prior to the bidding phase of the rehabilitation project. Once the Evaluation Report has been provided by the consultant, copies of the report are included in the bid package to bidding contractors. Based on the results of the tests, contractors include in their bid a work description and cost estimate for abatement either through their own company or an abatement sub-contractor. In addition, the City will continue to work with the County's Childhood Lead Poisoning Prevention Program to provide information to City residents on lead hazards, lead poisoning prevention, and lead-based paint abatement.

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

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs by coordinating with Chinatown Service Center. This agency provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers

aged 18 and above.

During the Consolidated Plan period, the City's Finance Department will foster economic growth by encouraging economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An invigorated economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services The City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

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

The City's Finance Department is the key department involved in the 5 year Consolidated Plan and Annual Action Plan process. The Finance Department is responsible for administration of the CDBG and HOME programs, including the Annual Action Plan, CAPER and program monitoring.

Additionally, the City focuses on:

- Strengthening the working relationship with the Housing Authority of the County of Los Angeles by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure involves reviewing the five-year and annual plans of the Housing Authority of the County of Los Angeles, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.

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- Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Residential Rehabilitation Program. Local associations of realtors may help the City to develop ways of increasing homeownership among all populations.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City has developed an inventory of public and private housing, health and social services agencies. The City regularly updates the inventory and maintains a point of contact for each agency. Additionally, the City obtains the agency-specific 5-Year Consolidated and 1-Year Annual Action Plans and maintains these plans in a resource binder to facilitate coordination in future program years.

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 completed its Analysis of Impediments in May 2020 which covers the period of 2020–2024. It is important to note that carrying out this analysis alone is not considered sufficient to constitute fair housing action in and of itself. The City works with the Housing Rights Center to address the impediments indentified in the report.

One of the most common impediments to Fair Housing choice is discrimination towards race and familial status. The HRC uses a diverse pool of skilled testers to investigate complaints. When an investigation is complete, each client is advised of the findings and available legal options. Referrals are made to the U.S. Department of Housing and Urban Development (HUD) for complaints regarding lending discrimination, to the Department of Justice (DOJ) for class action cases, to the State Department of Fair Employment and Housing (DFEH), Small Claims Court and to private attorneys for other matters as appropriate. HRC follows the desired legal path selected by the Complainant and mediates the situation if requested to do so. Legal training seminars are available to property owners as a means to educate them on Fair Housing regulations and requirements.

The City of Monterey Park's goal is to ensure that all available avenues are maximized to make sure there are fair housing opportunities for all residents within the City.

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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

This part describes the City's compliance with the five monitoring requirements that are contained in 91.230. These requirements include topics such as standards and procedures and ensuring compliance with City housing codes.

1. Standards and Procedures - The City monitors each funded activity to ensure compliance with the CDBG and HOME regulations, national objectives, and subrecipient agreement. The City requires any sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a five-year period. Pursuant to the CDBG contract, progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements. The City further ensures compliance with the Strategic Plan and Action Plan by placing guidelines or conditions in its contracts with consultants that ensure implementation of the annual monitoring goals. All CDBG and HOME funds are disbursed on a reimbursement basis. Invoices must be submitted for payment and must include a description of activities being reimbursed. Audit reports are further required at the close of the year.

2. Monitoring of City's Performance - The previously described Performance Measurement System will be used to monitor the City's performance in meeting its goals and objectives as set forth in the Strategic Plan and Action Plan.

3. Ensuring Compliance with Planning and Monitoring Requirements - The City makes every effort to comply with all CDBG, HOME and Consolidated Plan regulations. The Citizen Participation Plan ensures input from the community prior to action to approve or amend the Consolidated Plan or Action Plan. Housing rehabilitation, construction and professional services agreements are prepared to guarantee compliance with applicable CDBG and HOME program regulations. CDBG subrecipient agreements also contain language consistent with the program regulations. Additionally, the City continues on-site monitoring of CDBG recipients and housing units assisted by HOME funds and subject to affordability covenants.

4. Compliance with Housing Codes and On-Site Inspections - The City has established program guidelines requiring all rental units must meet the City's Housing Code, Building Code, and Zoning Code.

In order to verify compliance with property standards and the information submitted by owners on tenant's incomes, rents and other requirements during a project's period of affordability, the

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City conducts on-site inspections of HOME properties according to the total number of units in a project as follows:

1-4 units	every 3 years
5-25 units	every 2 years
25 or more units	annually

5. Monitoring of Subrecipients - As previously described, the City requires sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a five-year period. Progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

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.

The City makes every effort to comply with all CDBG, HOME and Consolidated Plan regulations. The Citizen Participation Plan ensures input from the community prior to action to approve or amend the Consolidated Plan or Action Plan.

The City has made every effort to involve the community in this and every aspect of the CDBG and HOME programs. Public Participation has been encouraged in compliance with the City of Monterey Park Citizen Participation Plan. The CAPER was available to citizens, community groups, and other interested parties for public review and comment for a period of fifteen (15) days. A copy of the notice can be found in Appendix A. INSERT COMMENTS were received during the public review/comment period.

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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 did not amend its FY 2024-25 Annual Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No

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

Not applicable.

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CR-50 - HOME 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 §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.

The City did not conduct the HOME on-site inspections. Currently, the City is creating a list of all HOME projects that are still under the affordability period and are therefore required to be inspected. Once the list is created, all properties will be inspected for compliance. Thereafter, a schedule will be created to ensure the inspections are conducted according to HOME regulations.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City maintains an affirmative marketing approach that consists of steps to provide information and attract eligible persons to available housing without regard to race, color, national origin, sex, religion, family status or disability. The City also uses marketing procedures that inform potential program participants about Federal fair housing laws and equal housing opportunities. Additionally, the City uses special public outreach programs that include its network of community-based organizations, real estate organizations, public service groups and employment centers to solicit applications and inform the public about eligible programs and available assistance.

For all HOME funded rental projects, the City has obtained, reviewed and approved Marketing Plans and Tenant Leases for compliance with HOME Program 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

Please review IDIS reports regarding this information.

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

Monterey Park's annual CDBG and HOME entitlement allocations are limited. The City's HOME rehabilitation program assist with fostering and maintaining affordable housing to low- and moderate-income individuals and families with their housing needs. Another important

element in the City's approach to decent housing is the use of Section 8 Rental Vouchers administered through the County of Los Angeles Housing Authority.

Is there a summary of the efforts to address "worst case needs", and progress in meeting the needs of persons with disabilities? Worst-case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities.

Efforts to Address Worst Case Needs - Households with worst-case needs are defined as unassisted renters with incomes below 50 percent of the local median who pay more than half of their income for rent or live in severely substandard housing. The City did not address "worst-case housing" needs during the program year. However, the City referred people to the Los Angeles Housing Authority which provides rental assistance to lower income households in the community.

The Needs of Persons with Disabilities - During 2024-25, the City did not award CDBG funds for the needs of persons with disabilities.

A list of projects that should have been inspected on- site this program year based upon the schedule in §92.504(d)?

The City did not conduct the HOME on-site inspections. Currently, the City is creating a list of all HOME projects that are still under the affordability period and are therefore required to be inspected. Once the list is created, all properties will be inspected for compliance. Thereafter, a schedule will be created to ensure the inspections are conducted according to HOME regulations.

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Appendix A - Proof of Public Notice

To Be Included on Final CAPER

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Appendix B - Summary of Citizen Participation Comments

To Be Included on Final CAPER

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Appendix C – IDIS Reports
(PR01, PR03, PR06, PR23, PR26, PR27, PR33)

To Be Included on Final CAPER

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