FY 2025-2026

Consolidated Annual Performance Evaluation Report

(CAPER)

City of Monterey Park

320 West Newmark Avenue

Monterey Park, CA 91754

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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 draft FY 2025–26 Consolidated Annual Performance and Evaluation Report (CAPER), as required by the U.S. Department of Housing and Urban Development (HUD). The CAPER describes the City's use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds during the program year and evaluates the City's progress in meeting the goals and priorities established in its Consolidated Plan. The reporting period covers July 1, 2025, through June 30, 2026.

The City receives CDBG and HOME funds from HUD on a formula basis each year. The City uses these resources to implement eligible projects and activities that further the goals and priorities identified in the adopted Consolidated Plan. The CDBG program provides funding for a broad range of eligible activities that principally benefit low- and moderate-income residents of Monterey Park.

The City's CDBG mission, as outlined in the Consolidated Plan, is to enhance the quality of life for all residents by maximizing available resources to promote safe, decent, and affordable housing and to address community development needs. The City continues to face significant challenges as the number of low-income residents increases and the cost of providing and maintaining affordable housing continues to rise. The City's housing stock is aging, and many residents continue to experience significant housing cost burdens, with some households paying more than 50 percent of their income toward housing expenses.

Despite these challenges, the City remains committed to developing a viable community that principally benefits low- and moderate-income residents. The City continues to prioritize the preservation and rehabilitation of existing housing, promotion of affordable housing opportunities, expansion of the affordable housing stock, and provision of supportive services and community development activities that address the needs of eligible residents.

During FY 2025–26, the CDBG and HOME Programs made significant progress toward achieving the City's annual goals and priorities. This report demonstrates the City's accomplishments in addressing its housing and non-housing priorities, including efforts to affirmatively further fair housing and expand access to housing and community development opportunities for low- and moderate-income residents.

In evaluating the effectiveness of the City's efforts to serve low- and moderate-income residents, the City is pleased to report that CDBG funds were expended on eligible activities that benefited low- and moderate-income individuals and households. HOME funds were likewise used to assist eligible low- and

moderate-income households in accordance with federal program requirements and the City's adopted priorities.

The City is proud of its accomplishments during FY 2025–26 and remains committed to continuing its efforts to improve the quality of life for Monterey Park residents. The City will continue to explore innovative and effective strategies to address affordable housing, community development, and other priority needs while maximizing the impact of available federal resources.

Under the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act, the City received $938,435 in CDBG-CV funds to support activities that prevent, prepare for, and respond to the impacts of the COVID-19 pandemic. The City Council allocated these funds to support economic development activities assisting small businesses experiencing hardship as a result of COVID-19. CDBG-CV funds were also used to assist low- and moderate-income individuals and households through housing instability services, homeless services and prevention activities, and health crisis outreach.

In 2021, Congress enacted the American Rescue Plan Act (ARP), which provided funding to assist individuals and households experiencing homelessness, at risk of homelessness, and other vulnerable populations. The funding supports activities such as housing and rental assistance, supportive services, and non-congregate shelter intended to reduce homelessness and increase housing stability nationwide. These funds are administered through HUD's HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP).

As an entitlement community, the City of Monterey Park received $1,176,351 in HOME-ARP funds. The City will continue to administer these funds in accordance with HUD requirements and the City's approved HOME-ARP allocation plan to address the needs of qualifying populations and support efforts to increase housing stability.

Table 1 provides a summary of the City's five-year and one-year accomplishments for the period ending June 30, 2026, organized according to the Strategic Plan Goals and priorities established in the City's Consolidated Plan.

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	2025-2026 Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2025-2026 Program Year No. 1		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Promote Fair Housing	Non-Housing Community Development	CDBG: $20,000.00	Fair Housing Education	Households Assisted	550	100	20%	110	110	100%
Increase Access to Affordable Housing	Affordable Housing	HOME:$257,236.37	Preserve and increase the supply of Affordable Housing	Housing Units	5	1	20%	1	1	100%
Support Community Services	Non-Housing Community Development	HOME: $0	Provide public services for low-income youth, families, and seniors Public services for residents with special needs	Persons	0	0	0%	0	0	0%
Enhance Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: $430,407.00	Improve public facilities and infrastructure	Projects	4	1	25%	2	1	50%

			Address material and architectural barriers to accessibility							
Promote Economic Development	Non-Housing Community Development	$0	Develop and strengthen small businesses Support local entrepreneurs Expand employment and/or workforce development programs Improve access to job opportunities.	Businesses	50	0	0%	0	0	0%
Support Efforts to Address Homelessness	Non-Housing Community Development Homelessness	CDBG: $0	Connect those experiencing homelessness with resources. Prevent homelessness. Shorten period of homelessness.	Persons	0	0	0%	0	0	0%

Support Programs through Program Administration	Planning and Administration	CDBG: $112,601.00 HOME: $28,578.00	Comply with CDBG and HOME regulations	Other	10	2	20%	2	2	100%

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

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 on the effectiveness of the City during the FY 2025–26 reporting period in achieving the objectives and priorities established in its five-year strategy. During FY 2025–26, the City continued to address the needs of underserved populations by promoting affordable housing opportunities and maintaining partnerships with community service programs. The Priority Needs Summary Table contained in the Consolidated Plan identifies and prioritizes activities to assist renters, homeowners, and other persons with special needs who fall within the very low- to moderate-income categories.

During FY 2025–26, the City continued to make progress toward accomplishing its goals of developing a viable community by providing access to affordable, decent housing; promoting a suitable living environment; and expanding economic opportunities for low- and moderate-income persons, as described in the applicable Consolidated Plan documents.

The highest priorities identified in the City's Five-Year Consolidated Plan include the following goals:

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

Summary of FY 2025-26 Program Expenditures

No.	Programs	FY 2025-2026 Funding	Expended Amount
	CDBG		
1	CDBG Planning & Administration	$112,601.00	$67,644.84
2	Fair Housing Program	$20,000.00	$20,000.00
3	Public Facilities and Improvements ADA Sidewalk Improvement Restroom Improvement	$430,407.00	$206,877.00

TOTAL		**$563,008.00**	**$294,521.84**
	HOME		
4	HOME Planning & Administration	$28,578.00	$23,578.74
5	Owner-Occupied Rehabilitation Loan Program.	$214,340.37	$97,570.00*
6	CHDO	$42,869.00	$0
TOTAL		**$285,787.37**	**$121,148.74**
*prior year resources			

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	9	1
American Indian/Alaskan Native	0	0
Asian	17	0
Black/African American	3	0
Multi-Racial	0	0
Asian and White	0	0
Native Hawaiian or Other Pacific Islander	1	0
Other	80	0
Total	**110**	1
Hispanic	42	1
Not Hispanic	68	0

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

Narrative

During the FY 2025–26 reporting period, the City's CDBG program assisted a total of 110 persons**,** while the HOME program assisted 1 household**.** The table above summarizes the racial and ethnic characteristics of the individuals and households receiving assistance during the reporting period.

Of the 110 persons assisted through CDBG, 42 identified as Hispanic and 68 identified as Not Hispanic**.** The racial composition of CDBG beneficiaries included White, Asian, Black/African American, Native Hawaiian or Other Pacific Islander, and Other racial categories. HOME assistance was provided to one household, which identified as Hispanic.

The City continues to utilize its CDBG and HOME resources to address the needs of eligible low- and moderate-income residents and underserved populations within the community.

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	$563,008.00	$165,409.99
HOME	$285,787.37	$23,111.67
CDBG-CV	$938,435.00	$829,644.41
HOME-ARP	$1,176,351.00	$1,074,413.77

Table 3 - Resources Made Available

Narrative

For FY 2025–26, the City received $563,008 in Community Development Block Grant (CDBG) funds and $285,787.37 in HOME Investment Partnerships Program (HOME) funds to support eligible housing and community development activities.

On April 2, 2020, the City received notification from the U.S. Department of Housing and Urban Development (HUD) regarding supplemental funding made available through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. The City was awarded $938,435 in CDBG-CV funds. These funds were incorporated through amendments to the City's 2019–20 One-Year Annual Action Plan and were approved by the City Council on May 18, 2021. The CDBG-CV funds were intended to support activities that addressed the impacts of the COVID-19 pandemic and assisted low- and moderate-income residents and vulnerable populations.

In 2021, Congress enacted the American Rescue Plan Act (ARPA), which established the HOME-ARP program to assist individuals and households experiencing homelessness, at risk of homelessness, and other vulnerable populations. HOME-ARP funds may be used for eligible activities such as affordable housing, rental assistance, supportive services, and non-congregate shelter, with the goal of reducing homelessness and increasing housing stability.

As a HUD entitlement community, the City of Monterey Park received $1,176,351 in HOME-ARP funds. These resources continue to provide the City with additional capacity to address housing instability, homelessness, and the needs of vulnerable populations through eligible HOME-ARP activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Eligible LMI Block Groups	70%		Eligible census tract
Community Wide	30%	%	Citywide Area

Table 4 – Identify the geographic distribution and location of investments

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

Narrative

During FY 2025–26, the City made its HUD-funded housing and community development programs generally available to eligible low- and moderate-income residents throughout the incorporated City of Monterey Park. Housing programs were marketed and administered citywide to promote equitable access to assistance and to avoid the concentration of low-income households in any particular geographic area. Programs served extremely low- to moderate-income households, generally those with incomes at or below 80 percent of the Area Median Family Income (AMFI).

The City continued to promote a balanced and integrated community by making housing and community development resources available throughout the City. CDBG-funded activities were implemented to benefit low- and moderate-income residents, including investments in public facilities, public services, and activities serving special needs populations.

The City strategically utilized federal entitlement resources within areas with identified low- and moderate-income needs. However, CDBG investments were not limited to or concentrated in any single neighborhood. Eligible projects and programs were evaluated based on the urgency of the identified need, the availability of other funding sources, and financial feasibility. Residential rehabilitation assistance was made available to income-qualified households throughout the City.

For activities qualifying under the CDBG area benefit national objective, the City considered areas where at least 51 percent of the residents were low- and moderate-income persons. Benefits from these activities were available to all residents within the applicable service area, regardless of individual household income, consistent with HUD requirements.

The City utilized HUD-provided estimates of low- and moderate-income populations based on Census Bureau data to identify areas with qualifying concentrations of low- and moderate-income residents. Through the City's Annual Action Plan process, the City Council established and approved the applicable service area boundaries used to identify official low- and moderate-income target areas and deteriorating areas.

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 the U.S. Department of Housing and Urban Development (HUD) share a mutual interest in maximizing the impact of federal resources by leveraging additional funding to support affordable housing, neighborhood improvements, supportive services, and economic development activities. During FY 2025–26, the City continued to seek opportunities to coordinate HUD resources with other available federal, state, county, and local funding sources to increase the effectiveness and reach of its housing and community development programs.

Entitlement Funds

In the context of CDBG funding, leveraging refers to the use of additional local, state, and federal financial resources in conjunction with HUD funds to maximize the scope and impact of eligible activities. During the reporting period, the City continued to identify and utilize other funding resources, when available and appropriate, to supplement HUD entitlement funds and support eligible community development and housing activities.

Leveraging additional resources allowed the City to maximize available funding, improve project efficiencies, and take advantage of economies of scale when multiple funding sources were combined to support similar or expanded project activities. Funding was considered leveraged when documented financial commitments toward eligible project costs were provided by sources other than the originating HUD program.

Other Federal Grant Programs

In addition to HUD entitlement funding, the City recognized and coordinated, as appropriate, with other federal programs that provide resources for affordable housing and community development. These programs include the Section 8 Housing Choice Voucher Program, Section 202 Supportive Housing for the Elderly Program, Affordable Housing Program (AHP) administered through the Federal Home Loan Bank system, and other federal housing and community development resources.

In many instances, the City was not the direct applicant for these funding sources because several programs are designed primarily for affordable housing developers, nonprofit organizations, and other eligible entities. The City continued to support and coordinate with eligible organizations and housing developers pursuing these resources for projects and services benefiting Monterey Park residents.

State Housing and Community Development Resources

The City also considered and coordinated with state housing and community development resources administered by the California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA). These agencies administer a variety of programs that provide financing and other resources for affordable housing development, preservation, homeownership, and community development.

Examples of these resources include the Permanent Local Housing Allocation (PLHA), Multifamily Housing Program (MHP), Building Equity and Growth in Neighborhoods (BEGIN) Program, CalHOME, and other state-administered housing programs. CalHFA also provides mortgage financing, down payment assistance, and other resources supporting affordable homeownership and the construction, acquisition, and rehabilitation of affordable housing.

The City continued to recognize the importance of state funding sources, including the Low-Income Housing Tax Credit (LIHTC) program, as potential financing resources for affordable housing development. Depending on program requirements, funding opportunities were available through competitive applications submitted by eligible jurisdictions, nonprofit organizations, housing developers, or other qualified applicants.

County and Local Housing and Community Development Resources

The City continued to recognize the importance of countywide and local resources in supporting housing and community development activities. These resources may assist affordable housing developers, community-based organizations, and eligible individuals and households.

One such resource is the Mortgage Credit Certificate (MCC) Program, which assists eligible first-time homebuyers by providing a federal income tax credit based on a portion of the mortgage interest paid on a qualifying home loan. The program is administered at the county level on behalf of participating jurisdictions, including the City of Monterey Park.

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

During FY 2025–26, the City utilized excess HOME match carried forward from prior years to satisfy its HOME match obligation, as applicable. HOME regulations allow eligible excess match contributions to be carried forward and applied toward future HOME project match requirements. This approach enabled the City to utilize previously accumulated match resources efficiently while meeting applicable HOME Program requirements. 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.

HOME:

During FY 2025–26, the City expended $23,111.67 in HOME funds. Of this amount, no amount required a match.

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 2025, the City expended $23,111.67 in HOME funds. The disbursements requiring match is $0. This amount covers July 1, 2026 through June 30, 2026.

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	$0
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	$0
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
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

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	1	1
Number of households supported through Acquisition of Existing Units	0	0
Total	**1**	**1**

Table 12 – Number of Households Supported

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

During the reporting period, one homeowner qualified for assistance, and construction was completed. The City reevaluated the program to ensure that its policies, procedures, and delivery methods are aligned with community housing needs and HUD requirements. As a result of this review, the City determined that it would end its owner-occupied rehabilitation program and initiate a multifamily rehabilitation program in FY 2026–2027. This transition is intended to strengthen program design and administration and ensure that resources are deployed more effectively to address community housing needs in future program years.

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 part of this evaluation, the City has determined that it will transition from a single-family residential rehabilitation program to a multifamily rehabilitation program. Future Annual Action Plans will incorporate revised program objectives and more accurate accomplishment projections consistent with the new program structure. This transition will allow the City to better align resources with community housing needs, improve compliance with HUD requirements, and increase the number of households assisted through multifamily rehabilitation activities 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	69	0
Low-income	14	0
Moderate-income	8	1
Above Low-income	19	0
Total	**110**	**1**

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?

During the program year, one homeowner qualified for assistance under the Residential Rehabilitation Program, and no rental units were directly assisted. As a result, no new affordable housing units were created or preserved during this period that meet the Section 215 definition of affordable housing.

The City conducts periodic on-site inspections to monitor the ongoing compliance of HOME-assisted affordable housing projects. During this program year, the City conducted inspections to verify compliance with affordability requirements and other applicable HOME program regulations. All required on-site inspections were completed. The City has established a regular inspection schedule to ensure continued compliance throughout the applicable affordability periods.

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

During the 2025–2026 program year, the City of Monterey Park continued to participate in the Los Angeles Homeless Services Authority (LAHSA) Continuum of Care and its efforts to address homelessness and housing needs within the region. The City participated in LAHSA's annual homeless count to help identify the needs of individuals and families experiencing homelessness in the community. The City also participated in quarterly LAHSA Continuum community meetings, which provide opportunities for collaboration, coordination, and information sharing among local jurisdictions, service providers, and community stakeholders.

The City utilized available CDBG-CV, HOME-ARP, and State funding resources to support efforts addressing the needs of individuals and families experiencing homelessness. In addition, the Community Service Bureau of the Monterey Park Police Department continued outreach to individuals experiencing homelessness within the community and connected them with appropriate regional resources and services provided through LAHSA and its partner agencies.

In 2025, the Los Angeles Homeless Services Authority (LAHSA) reported that 66 unsheltered individuals were residing in the City of Monterey Park. Of these individuals, 51 were living on the street, 10 were residing in cars or vans, one was living in a tent, and four were residing in makeshift shelters.

During the program year, the City continued its efforts to prevent and reduce homelessness by supporting LAHSA and its outreach programs and providing referrals to public assistance and supportive services offered through the County. The City also continued to coordinate with local and regional service providers to connect individuals experiencing homelessness with available housing, food, rental assistance, and other supportive resources.

The City allocated CDBG-CV funds to the Monterey Park Police Department's Homeless Services and Prevention Program to assist individuals experiencing homelessness and those impacted by the COVID-19 pandemic. Through this program, the City provided outreach and linkages to available community resources, including rental assistance, food assistance, and other supportive services. The program also conducted street outreach to respond to increased homelessness and assisted with efforts to address encampment locations while connecting individuals to appropriate services and resources.

In 2021, Congress enacted the American Rescue Plan Act (ARPA), which provided funding to assist individuals and households experiencing homelessness, those at risk of homelessness, and other vulnerable populations. The American Rescue Plan provides resources for housing, rental assistance, supportive services, and non-congregate shelter with the goal of reducing homelessness and increasing housing stability nationwide. These funds are administered by the U.S. Department of Housing and

Urban Development (HUD) through the HOME Investment Partnerships Program (HOME-ARP). As an eligible HOME-ARP jurisdiction, the City of Monterey Park received $1,176,351 in HOME-ARP funding.

The ongoing homelessness crisis continues to affect the quality of life, public health, and overall well-being of the Monterey Park community. The City of Monterey Park and the Monterey Park Police Department (MPPD) remain committed to addressing homelessness and assisting the City's most vulnerable residents. However, the City continues to face significant challenges, including limited shelter and interim housing capacity, insufficient resources within the San Gabriel Valley, and limited funding to address the needs of Monterey Park's diverse unsheltered population and individuals and families at risk of becoming homeless.

The City and MPPD are committed to expanding partnerships, resources, and services to provide meaningful assistance to individuals experiencing homelessness or housing instability. HOME-ARP funding will support homeless engagement and supportive services designed to reduce homelessness and promote housing stability. These efforts will be coordinated with the broader Continuum of Care (CoC) system in Los Angeles County and other regional homeless service providers to ensure that individuals and families are connected to appropriate resources and long-term housing solutions.

HOME-ARP resources may support interim housing in a motel or hotel setting, coupled with case management and supportive services tailored to each participant's individual needs. This approach will provide eligible households with temporary housing stability while they work with service providers to address barriers to permanent housing, access available benefits and resources, and secure appropriate long-term housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue addressing the emergency shelter and transitional housing needs of individuals experiencing homelessness by collaborating with local and regional agencies that provide shelter, housing, and supportive services. If additional CDBG funds become available, the City will consider providing funding to eligible public service agencies that assist individuals and families experiencing homelessness with emergency shelter, transitional housing, and related supportive services.

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.

The number of homeless persons served?

During FY 2025–2026, the Homeless Services and Prevention Program assisted 162 individuals experiencing homelessness. HOME-ARP funding supported the City's outreach and engagement efforts, including services to individuals and households impacted by the COVID-19 pandemic and experiencing homelessness or housing instability. Through these efforts, the City connected 162 individuals with appropriate resources and services, including emergency shelters, interim housing, substance use treatment programs, transitional housing, and other supportive services.

The City will continue to address the emergency shelter and transitional housing needs of individuals experiencing homelessness by collaborating with local and regional agencies that provide shelter, housing, and supportive services. If additional CDBG funds become available, the City will consider funding eligible public service agencies that assist individuals and families experiencing homelessness with emergency shelter, transitional housing, and related supportive services.

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

Actions taken to address the needs of public housing

The City of Monterey Park does not have any public housing units within its jurisdiction. The Los Angeles County Development Authority (LACDA) provides rental assistance to eligible City residents through the federal Section 8 Housing Choice Voucher (HCV) Program. The primary objective of the program is to assist extremely low- and very low-income individuals and households, generally those with incomes at or below 50 percent of the Area Median Income, by making rental housing more affordable.

LACDA administers a total of 21,087 Housing Choice Vouchers for eligible County residents, including 1,138 vouchers designated for elderly households, 184 for individuals experiencing homelessness, and 534 for persons with disabilities.

Monterey Park residents receive approximately 432 Housing Choice Vouchers annually through LACDA. The demographic data indicate that African American households represent the largest percentage of voucher recipients among racial groups other than White households.

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.

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)

As part of the Housing Element Update, the City established goals, policies, and programs to identify and remove or reduce governmental constraints to the development of affordable housing. The City will continue to implement the following strategies:

- **Reduce governmental constraints:** Identify and remove or reduce governmental constraints that may hinder the development of affordable housing.
- **Streamline administrative procedures:** Continue efforts to streamline the review and approval process for residential development. The City will periodically review residential development standards, regulations, ordinances, permitting procedures, and fees to identify and modify requirements that may constrain housing development.
- **Promote density bonuses:** Encourage the use of density bonuses and other regulatory incentives and concessions to facilitate the development of affordable and special-needs housing.
- **Facilitate housing for special-needs populations:** Maintain appropriate definitions and zoning designations in the Zoning Ordinance to allow and facilitate the development of housing for extremely low-income households and persons with special needs, including emergency shelters, transitional housing, and supportive housing.
- **Reduce development costs:** Streamline the development process, particularly for affordable housing projects, to reduce costs associated with development delays and the holding of land prior to construction.

The City offers three density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. These provisions provide developers with additional development opportunities and regulatory incentives that can help facilitate the production of housing for a range of income levels and household types.

As part of the Governmental Constraints analysis conducted for the Housing Element Update, the City identified revisions to the Monterey Park Zoning Ordinance to better facilitate a variety of housing types. These revisions support the development of emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units and are intended to expand housing opportunities for households with varying needs and income levels.

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

During the reporting period, the City continued its efforts to identify and address obstacles to meeting the needs of underserved populations. The City obtained and reviewed data from the Housing Authority of the County of Los Angeles regarding Section 8 households assisted by race, ethnicity, age, and disability status. The City compared this information with the demographic characteristics of the community to better identify populations that may be underserved and to inform future housing assistance efforts.

The City also continued to encourage and support the Housing Authority of the County of Los Angeles in its efforts to obtain additional Section 8 Housing Choice Vouchers to expand rental assistance opportunities for eligible low-income households.

In addition, the City continued to encourage and support nonprofit housing development organizations in pursuing federal, state, and local funding opportunities for the development and preservation of housing serving special-needs populations. These efforts are intended to expand housing opportunities and improve access to affordable and supportive housing for underserved residents.

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

During the reporting period, the City continued its efforts to increase lead-based paint (LBP) awareness and reduce lead hazards through its assisted housing programs. LBP awareness and hazard reduction remained important components of the City's Housing Element and CDBG/HOME programs. The City provided tenants, landlords, and property owners with information regarding the potential health risks associated with lead-based paint, including the symptoms of lead poisoning and methods for testing, treatment, and prevention.

The City addressed potential LBP hazards through its Residential Rehabilitation Program by evaluating and reducing lead hazards associated with the repair and renovation of older housing stock. All applicants eligible for assistance through the Residential Rehabilitation Program received the most current version of the U.S. Environmental Protection Agency's (EPA) *Protect Your Family from Lead in Your Home* publication.

For properties constructed before 1978 that were approved for grant-funded repairs that could disturb lead-based paint, the City required appropriate lead-based paint testing and inspections. When containment or abatement was necessary, property owners were required to use contractors certified in lead-safe work practices by the State of California. The City also distributed educational materials regarding the importance of maintaining older properties that may contain lead-based paint and provided information on programs and practices that promote proper home maintenance and lead hazard reduction.

Through these activities, the City worked to minimize potential exposure to lead-based paint hazards and maintained compliance with applicable federal requirements governing lead hazard evaluation and reduction activities.

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

Although the City has limited control over many of the factors contributing to poverty, it continued to support efforts to assist residents living below the poverty level. During the reporting period, the City coordinated with governmental, private, and nonprofit organizations that provide services to low- and moderate-income residents. These partnerships helped promote more efficient and coordinated delivery of employment, supportive, housing, and social services to residents in need.

During the Consolidated Plan period, the City implemented its anti-poverty strategy to support low-income households in achieving greater economic independence and self-sufficiency. The City utilized and promoted existing County job training, employment, and social service programs to improve employment opportunities, increase household income, and expand access to affordable housing options. The City also considered and supported eligible public service activities, as funding permitted, that provided services designed to address the underlying causes and effects of poverty.

The City continued to support efforts to improve residents' employability through job training, employment services, and access to higher-paying employment opportunities. The City coordinated with organizations including the Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, Asian Youth Center, and Chinatown Service Center, in conjunction with the Employment Development Department, East Los Angeles College, and the County of Los Angeles. These organizations provided job seekers with employment-related resources, including job search assistance, workshops, computer training, internet access, job listings, employment leads, resource libraries, and information regarding local job opportunities and career development.

The City also supported employment connections between local businesses and job seekers through job fairs, recruitment activities, and other employment-related programs. These efforts helped connect residents with available employment opportunities while assisting local employers with recruitment and workforce development.

During the reporting period, the City's Economic and Community Development Department continued to promote economic growth and development opportunities designed to:

- **Support a jobs-housing balance** by promoting quality employment opportunities for local residents;
- **Strengthen the local economic base** by encouraging business activity and increased sales tax generation; and
- **Promote economic investment** by attracting outside investment and resources to the local economy.

As funding permitted, the City also supported and coordinated with public agencies and nonprofit organizations providing neighborhood housing services and supportive services to individuals and families in need, including individuals experiencing homelessness, older adults with physical or mental impairments, persons with mental illness, victims of domestic violence, and households with abused

children. The City continued to coordinate with public and nonprofit agencies providing job training, life-skills training, lead poisoning prevention and remediation, and other community education and supportive services. These collaborative efforts helped expand access to resources and services intended to improve economic stability, housing stability, and overall quality of life for low- and moderate-income residents.

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

The City's Finance Department served as the lead department responsible for coordinating and administering the five-year Consolidated Plan and Annual Action Plan process. The Finance Department administered the City's CDBG and HOME programs, including the preparation and implementation of the Annual Action Plan and CAPER, as well as program oversight and monitoring activities.

During the reporting period, the City also focused on strengthening partnerships and institutional capacity through the following activities:

Coordination with the Los Angeles County Development Authority (LACDA): The City maintained communication and coordination with LACDA regarding housing programs and resources available to Monterey Park residents. The City reviewed applicable LACDA plans and program information, provided input as appropriate, and supported efforts to expand housing opportunities for low- and moderate-income households. The City also shared information regarding housing resources and locations that may be suitable for persons with disabilities and encouraged outreach to local property owners and landlords participating in rental assistance programs.

Coordination with private-sector partners: The City continued to develop and maintain working relationships with private institutions, including local lenders and real estate professionals. Local lenders served as potential referral sources for residents interested in the Residential Rehabilitation Program and other housing resources. The City also coordinated with local real estate professionals and related organizations to identify opportunities to promote homeownership and expand housing opportunities for households throughout the community.

These efforts strengthened the City's coordination with public and private partners and improved access to housing resources and services for Monterey Park residents.

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

The City developed and maintained an inventory of public and private housing, health, and social service agencies serving the Monterey Park community. During the reporting period, the City regularly updated the inventory and maintained current points of contact for each agency to facilitate communication and coordination.

The City also obtained and reviewed agency-specific five-year Consolidated Plans and Annual Action Plans and maintained these documents as program resources. These materials supported ongoing

coordination among service providers and assisted the City in identifying available programs, services, and resources to address the housing and community development needs of Monterey Park residents.

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

During FY 2025–2026, the City of Monterey Park continued to support efforts to affirmatively further fair housing opportunities.

During the program year, the City incorporated the goals and strategies identified into its broader housing and community development efforts. These activities included supporting fair housing education and services, coordinating with regional partners, and promoting access to affordable housing and housing-related resources for low- and moderate-income households and other protected populations.

Through continued participation in regional fair housing efforts, the City strengthened its commitment to removing barriers to housing choice and ensuring that residents have equitable access to housing opportunities. The City will continue to implement applicable AI strategies throughout the 2025–2029 planning period and coordinate with regional partners to affirmatively further fair housing within the Monterey Park community.

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 section describes the City's compliance with the five monitoring requirements identified in 24 CFR 91.230, including the establishment of monitoring standards and procedures, oversight of funded activities, and compliance with applicable housing and property standards.

1. Standards and Procedures

During the reporting period, the City monitored funded activities to ensure compliance with applicable CDBG and HOME regulations, national objectives, and the requirements of each subrecipient agreement. Prior to the release of funds, all subrecipients were required to execute agreements establishing specific performance requirements and measurable objectives.

The City required program records to be maintained for the applicable record retention period and required subrecipients to submit quarterly progress reports and an annual report. City staff conducted periodic monitoring and site visits to verify that program records were maintained appropriately and that funded services were being delivered in accordance with the terms of the subrecipient agreements.

The City also incorporated applicable guidelines and performance requirements into contracts with consultants to support implementation of the goals established in the Annual Action Plan and Consolidated Plan. CDBG and HOME funds were disbursed on a reimbursement basis. Requests for reimbursement were required to include invoices and documentation describing the activities and eligible costs for which reimbursement was requested. Required audit documentation was also obtained and reviewed, as applicable.

2. Monitoring of City Performance

The City utilized its established Performance Measurement System to monitor progress toward the goals and objectives identified in the Consolidated Plan and Annual Action Plan. Performance data and program accomplishments were reviewed to evaluate the effectiveness of funded activities and to identify areas requiring additional attention or adjustment.

3. Compliance with Planning and Monitoring Requirements

The City continued to implement procedures to ensure compliance with applicable CDBG, HOME, and Consolidated Plan requirements. The City followed its Citizen Participation Plan to provide opportunities for community input prior to approval or amendment of the Consolidated Plan and Annual Action Plan.

Housing rehabilitation, construction, and professional services agreements included provisions designed to ensure compliance with applicable CDBG and HOME program requirements. CDBG subrecipient

agreements likewise incorporated applicable federal program requirements. The City conducted on-site monitoring of CDBG-funded activities and monitored HOME-assisted housing units that remained subject to affordability restrictions and related requirements.

4. Compliance with Housing Codes and On-Site Inspections

The City maintained program guidelines requiring assisted rental properties to comply with applicable City Housing, Building, and Zoning Codes. The City conducted on-site inspections of HOME-assisted properties to verify compliance with property standards and to review information related to tenant incomes, rents, occupancy, and other applicable requirements throughout the affordability period.

HOME-assisted properties were monitored based on project size according to the following schedule:

1–4 units: Inspection every three years

5–25 units: Inspection every two years

25 or more units: Annual inspection

These inspections helped ensure that HOME-assisted properties remained in compliance with applicable property standards and affordability requirements.

5. Monitoring of Subrecipients

During the reporting period, the City monitored CDBG subrecipients to ensure compliance with applicable federal requirements and the terms of their agreements. Prior to receiving funds, subrecipients were required to execute agreements containing specific performance measures and reporting requirements. Subrecipients were required to maintain program records for the applicable record retention period and submit quarterly progress reports and an annual report.

City staff conducted periodic monitoring and site visits to review program records, verify reported accomplishments, and confirm that services were being provided in accordance with approved activities and subrecipient agreements. Any issues identified through the monitoring process were addressed through follow-up and corrective

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 made every effort to comply with all applicable CDBG, HOME, and Consolidated Plan requirements during the reporting period. The City followed its Citizen Participation Plan to provide opportunities for community input prior to approval or amendment of the Consolidated Plan, Annual Action Plan, and other applicable program documents.

The City actively encouraged public participation throughout the administration of its CDBG and HOME programs in accordance with the City of Monterey Park Citizen Participation Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) was made available to residents, community organizations, and other interested parties for a 15-day public review and comment period. A copy of the public notice is included in Appendix A.

No written or oral comments were received from the public during the 15-day review and comment period.

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 2025-2026 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.

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 conducts periodic on-site inspections to monitor the ongoing compliance of HOME-assisted affordable housing projects. During this program year, the City conducted inspections to verify compliance with affordability requirements and other applicable HOME program regulations. All required on-site inspections were completed. The City has established a regular inspection schedule to ensure continued compliance throughout the applicable affordability periods.

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 assists 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 2025-26, 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 conducts periodic on-site inspections to monitor the ongoing compliance of HOME-assisted affordable housing projects. During this program year, the City conducted inspections to verify compliance with affordability requirements and other applicable HOME program regulations. All required on-site inspections were completed. The City has established a regular inspection schedule to ensure continued compliance throughout the applicable affordability periods.

Appendix A - Proof of Public Notice

Appendix B - Summary of Citizen Participation Comments

Appendix C – IDIS Reports

(PR03, PR06, PR26)