



DRAFT HOME-ARP ALLOCATION PLAN

HOME Investment Partnerships (HOME) Program
American Rescue Plan

February 22, 2023



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VERSION HISTORY

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	Original HOME-ARP Allocation Plan.			

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Executive Summary

The City of Montebello has been allocated \$1,088,774 of HOME-American Rescue Plan Act (HOME-ARP funding from the US Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan to identify the City's need assessments and service gaps as it relates to HOME-ARP qualifying populations (QPs); it also outlines the City's consultation process with public agencies. The HOME-ARP Plan that will become part of the City's PY2021 HUD Annual Action Plan by substantial amendment.

HUD encourages participation in the HOME-ARP Allocation Plan by stakeholders and the general public therefore, the City engaged in consultation with stakeholders, the general public, and public agencies working with QPs, which included, virtual consultation sessions, surveys of stakeholders and the public, a 30-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- In 2022, the Greater Los Angeles Homeless count for the city of Montebello revealed that 227 people were unsheltered on the streets, in tents or makeshift shelters, or in cars, vans, or RVs.
- 2014-2018 CHAS Data from HUD reported 3,770 households with incomes at or below 30% AMI are at risk of homelessness in the City.
- The 2015-2019 HUD CHAS data indicates there are 4,580 renter households with an annual income at or below 30% AMI with a cost burden making them at greatest risk of facing housing instability.
- The 2015-2019 CHAS data reports that there are 3,925 households with incomes more than 30% AMI and but equal to or less than 50% AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD.
- The greatest needs are in the areas of Development of Rental Housing and Supportive Services such as: housing search/counseling services, mental health, landlord/tenant support, job placement, food, transportation and rental assistance.

To address these needs within the community, the City will utilize HOME-ARP funds for the Development of Rental Housing and administration and planning for the HOME-ARP program.

The City solicited applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop housing.

A Notice of Funds Available (NOFA) was issued. The NOFA specified eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal.

Introduction

The City of Montebello has been awarded \$1,088,774 of HOME-American Rescue Plan Act (HOME-ARP) funding by the US Department of Housing and Urban Development (HUD). The City of Montebello must develop a HOME-ARP Allocation Plan that will be incorporated into its PY2021 HUD Annual Action Plan by substantial amendment to receive the HOME-ARP allocation. There are several elements that must be included in the HOME-ARP Allocation Plan:

1. A summary of the consultation process and the results of consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reason why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. A proposed estimate of the number of housing units for qualifying populations the City will produce or preserve with its HOME-ARP allocation;
8. An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
9. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population; and
10. Certifications and SF-424, SF-424B, and SF-424D Forms.

The HOME-ARP grant is administered by the following entities responsible for developing the Allocation Plan.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Housing Manager	City of Montebello	Planning and Community Development

HOME-ARP Eligible Qualifying Populations and Activities

The Department of Housing and Urban Development's CPD Notice 21-10 *Requirements for the Use of Funds in the HOME-ARP Program* outlines the requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to help address homelessness.

In accordance with the American Rescue Plan Act (ARP), qualifying populations, are defined as:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
2. At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]); and
4. Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
 - a. Prevent a family’s homelessness;
 - b. Serve those with the greatest risk of housing instability.
5. Veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds may be used to benefit qualifying populations through any of the following eligible activities:

1. Tenant-based Rental Assistance (TBRA);

2. Development and support of affordable housing;
3. Provision of supportive services;
4. Acquisition and development of non-congregate shelter;
5. Nonprofit capacity building and operating assistance; and
6. Program planning and administration.

Stakeholder Consultation and Public Participation

A HOME-ARP Participating Jurisdiction, such as the City of Montebello, must consult with agencies and service providers who serve HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs of persons with disabilities.

Each Participating Jurisdiction is also required to provide the public with the opportunity to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds to be received and the range of activities that may be undertaken.

Several methods were employed by City staff to ensure broader input into the HOME-ARP Allocation Plan from stakeholders and the public, including a virtual consultation session, a stakeholder survey, a 30-day public comment period, and a public hearing.

Stakeholder Consultation

The City of Montebello consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing this HOME-ARP Allocation Plan.

A virtual session was held February 9, 2022. Representatives from multiple agencies, groups, and organizations were invited via email to attend. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their views.

The virtual consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs and gaps, and priority populations and activities, and an overview of the Allocation Plan timeline and process.

The Los Angeles Homeless Services Authority (LAHSA), the lead agency for the Los Angeles Continuum of Care (CoC), held a virtual session to provide their recommendations to jurisdictions being allocated funds. That session was held February 9, 2022, and attended by staff and representatives of the City. LAHSA also provided a written memorandum outlining their HOME-ARP funding recommendations

There were two more virtual consultations held by City staff on December 15, 2022 and January 5, 2023. One in-person meeting was held on January 26, 2023. Stakeholders and the public were invited to attend. A notice was published in the local newspaper with details of the first virtual consultation. The City’s website and social media accounts also provided information regarding the virtual consultations.

The virtual consultation sessions encompassed a summary of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs and gaps by inviting them to take a survey, and priority populations and activities, and an overview of the Allocation Plan timeline and process.

Two survey instruments were designed and available online for agencies/organizations and the general public. The surveys allowed the organizations and the public to provide their feedback regarding the qualifying populations and eligible activities and services to identify the perceived needs and the best approach to carry out those activities for the community. For the organizations or general public that were not able to attend the virtual consultations on December 15, 2022, January 5, 2023 and January 26, 2023, they were able to participate through the survey.

The City received surveys that were completed by 9 representatives out of 11 agencies.

All HUD-required agency types were represented in either the virtual session or the survey or by email.

Organizations Consulted by Type and Method of Consultation

Table 2 – Organizations Consulted by Type and Method

Agency/ Organization Consulted	Type of Agency/Organization	Method of Consultation
Los Angeles Homeless Services Authority (LAHSA)	Continuum of Care, addresses needs of qualifying populations including homeless	Agency-Sponsored Virtual Session

Housing Rights Center	Nonprofit, addresses needs of qualifying populations including provider of civil rights, disabled, and fair housing services to the City	Email response/survey
Los Angeles County Development Authority (LACDA) formally known as Housing Authority	Public Housing Agency, addresses needs of qualifying populations, serves as public housing authority to the city	Email response/survey
County of Los Angeles (HACOLA)	Public Housing Agency, addresses needs of qualifying populations, serves as public housing authority to the city	Virtual Session/Survey
Montebello Community Assistance Program (MCAP)	Homeless Service provider, addresses needs of qualifying populations	Virtual Session/Survey
Volunteers of America Los Angeles (VOALA)	Nonprofit, addresses needs of qualifying populations including veterans and homeless	Email response/survey
Heart of Compassion (HOC)	Nonprofit, addresses needs of qualifying populations including homeless	Virtual Session/Survey
Habitat for Humanity of Greater Los Angeles	Nonprofit, addresses needs of qualifying populations including homeless	Email response/survey
Catholic Charities	Nonprofit, addresses needs of qualifying populations including homeless	Email response/survey
Jovenes Inc	Nonprofit, addresses needs of qualifying populations including homeless	No response to Survey
East Los Angeles Women Center	Domestic Violence Service Provider, non-profit which addresses needs of qualifying populations including domestic violence	Email response/survey
Whittier First Day	Nonprofit, addresses needs of qualifying populations including homeless	No response to Survey

Summary of Feedback Received from Consulted Organizations

The table below identifies that the Consultations revealed strong support for the following:

Table 3 – Rating Current Need for Eligible Activities by Organizations

Eligible Activities	High Need	Mid/High Need	Mid/Low Need	Lowest Need
Development of Affordable Rental Housing	X			
Tenant Based Rental Assistance	X			

Services (e.g., case management, legal services, moving costs assistance, etc.)	X			
Acquisition/Development of Non-Congregate Shelter Units (i.e., emergency shelter provided in individual rooms rather than a traditional homeless shelter)		X		

Development of affordable housing. Participants in the virtual session agreed in the need for additional affordable housing, specifically permanent supportive housing. Those replying to the survey also all agreed there was “mid/high need” for this type of housing. There was discussion of various populations, represented by the agencies assembled, for need of both stable housing and services including case management.

Tenant-based rental assistance (TBRA). Regarding affordable housing, many attendees mentioned the need to increase availability of a TBRA program and as a bridge to the development of affordable housing. The survey identified that this was a “high need”.

Provision of supportive services. Many examples of supportive services were mentioned in the virtual session. Among the services mentioned as being in high demand for HOME-ARP activities were the following:

1. Mental Health
2. Permanent Housing
3. Food and Clothing
4. Rental Assistance
5. Case Management
6. Financial Education
7. Legal Aid
8. Transportation Assistance
9. Workforce Development
10. Housing Counseling
11. Navigation
12. Job placement
13. Landlord/Tenant Support
14. Social Services

The surveys identified that the provision of Services is considered a “high need.”

Acquisition and development of non-congregate shelter. Many participants mentioned the need for shelter in general and for specific populations including families, those fleeing domestic violence and other situations, the elderly and single people. Although there are currently no emergency shelter beds in the City of Montebello, the City does operate a program called Operation Stay Safe which is a 30-unit tiny home community that houses homeless individuals in the City. With the amount of available funds, most thought a shelter could not be acquired or developed due to the high costs.

In their memorandum and their agency sponsored virtual session, the Los Angeles Homeless Services Authority (LAHSA) provided recommendations for the use of HOME-ARP funds within Los Angeles County. They advocated that a “balance of resources within the homeless services system is critical to ensure effective operations” and recommended a ration of five permanent housing resources for every interim housing bed. That balance informs their recommendations:

1. Acquisition of permanent housing resources if other funds are available to leverage for the purchase of multi-unit buildings, scattered sites properties, or individual units.
2. Master leasing, which is not outlined in the HOME-ARP guidance but is being explored through conversations between LAHSA and HUD.
3. Supportive services that support emergency housing vouchers and services based in problem solving, prevention and diversion to prevent the need for interim housing or accessing the homeless services system.

Public Participation

To provide opportunities for public participation, the City of Montebello published a notice of funding availability in the Montebello News newspaper on December 1, 2022 which announced the availability of the HOME ARP funds and it invited the public and agencies to attend a virtual consultation to discuss eligible uses of the HOME ARP Funds. A notice of Public Hearing was also published on January 19, 2023. These notices were also published on the City’s website in the Public Notice and Housing Division section. City staff also promoted the consultation on the social media platforms for the public and agencies which service the qualifying populations notifying them of the opportunity to participate in the virtual consultation sessions that was held on December 15, 2022. In an effort to broaden public participation, a third and fourth virtual consultation was organized by City staff on January 5, 2023 and January 26, 2023.

In addition to an invitation to the virtual consultation session, the public was asked to complete an online survey regarding their views of the level of need for the eligible activities and qualifying populations as described by the CPD Notice 21-10. Those unable to attend, or who had further comments after the virtual session were invited to email them directly to City staff. If any comments are received, the HOME-ARP Plan will be updated to reflect this information.

There were 69 participants who participated in the online survey that was made available to the public. As a result of the surveys, it has been identified that Affordable Housing Development and Supportive Services are the highest needs in the City of Montebello. Additionally, surveys identified a medium to high need for non-congregate shelters and rental assistance.

Table 5 – Rating Current Need for Eligible Activities by General Public

Eligible Activities	High Need	Mid/High Need	Mid/Low Need	Lowest Need
Development of Affordable Housing	X			
Tenant Based Rental Assistance		X		
Services (e.g., case management, legal services, moving costs assistance, etc.)	X			
Acquisition/Development of Non-Congregate Shelter Units (i.e., emergency shelter provided in individual rooms rather than a traditional homeless shelter)		X		

A combined notice of public comment period and public hearing was published in the Montebello News newspaper on January 19, 2023. The Montebello News is a newspaper of general circulation. The notice was also published on the City’s Website in the Public Notice and Housing Division section and on the City’s social media platforms. The notice included the public comment period of January 19, 2023 to February 22, 2023 and identified the public hearing date as February 22, 2023. The City of Montebello follows the applicable fair housing and civil rights requirements and procedures for effective communication, accessibility and reasonable accommodations for person with disabilities.

Efforts to Broaden Public Participation

To broaden public participation, a third virtual consultation was held on January 5, 2023. Finally, a fourth in-person consultation was organized by staff on January 26, 2023. Members of the public were invited via social media to attend the virtual consultation session held in the formulation of the Allocation Plan.

Public Comments and Recommendations Received

There were four public comments that were received during the public hearing on February 22, 2023. The four comments were in favor of the Draft HOME-ARP Allocation Plan.

Public Comments and Recommendations Not Accepted and Reasons Why

All four public comments made during the public hearing on February 22, 2023 have been accepted.

Needs Assessment and Gap Analysis

As part of the needs assessment and gap analysis for the City of Montebello, it is necessary to examine the size and demographic composition of HOME-ARP qualifying populations, as well as their unmet needs. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations in the city;
2. Currently housed populations at risk of homelessness in the city;
3. Other families requiring services or housing to prevent homelessness in the city; and
4. Those at greatest risk of housing instability or unstable housing situations in the city.

Housing Inventory Count

A Housing Inventory County (HIC) provides helpful context for identifying the number and type of beds and units available on any given night for individuals and families.

There are a few housing types such as emergency housing, rapid rehousing and permanent supportive housing.

Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to independent living.

Rapid rehousing provides security and utility deposits and/or monthly rental and utility assistance for rental units that rent for less than the fair market rent. Assistance is generally provided for the shortest period of time necessary for a household to gain stable housing and can range from 3 to 24 months. Permanent supportive housing provides for an unlimited lease term; residents receive services necessary to promote continued housing stability.

Although the housing types mentioned above are not offered directly through the City of Montebello, the City continues to work with partners in Service Planning Area (SPA) 7 to provide housing types such as the ones mentioned above to the community. The City of Montebello is also a part of the Local Coordinating Alliance 2 through the Gateway Cities Council of Governments Regional Resources which assist the Homeless Community or person/s At Risk of Homelessness.

The Fire Department of the City of Montebello has developed a tiny home program called Operation Stay Safe to help meet the immediate needs of individuals experiencing homelessness in the City and it will be a bridge to permanent housing. Operation Stay Safe hosts 30 tiny home units. Participants are selected through local street outreach and are assigned a unit for the duration of their stay, avoiding the daily lines associated with traditional emergency shelter. The site provides bridge housing, a temporary placement, while connecting clients to permanent housing. The target length of stay will be 90 days, allowing the site to serve up to 100 individuals in a year. The site provides privacy fencing and secured entry for the benefit of participants and neighbors. Each unit provides a bed, shelves, overhead light, AC/heat, an outlet, and a door that locks. The site also provides shared restroom, shower, and laundry facilities as well as a communal meal space offering participants increased access to hygiene and a sense of community.

[Size and Demographic Composition of Qualifying Populations](#)

The City of Montebello staff participates in the annual homeless count to identify unsheltered homeless populations in the City of Montebello. The February 2022 point-

in-time (PIT) count of both sheltered and unsheltered homelessness published by Los Angeles Homeless Services Authority (LAHSA), the lead Continuum of Care agency, is used for this analysis.

Sheltered Homeless Populations

The 2022 sheltered point-in-time count identified 0 people experiencing sheltered homelessness in the City of Montebello on February 2020. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing.

LAHSA leads the “official” PIT count in Los Angeles County and does not report demographics or family status.

Unmet Need for Unsheltered Homeless Populations

Based on the Annual Homeless Count for the City of Montebello, there is an unmet need of approximately 227 in need of housing within the homeless population. Based on the information provided from the CHAS data and the consultations provided by the various Organizations, the Service delivery gap for this population are supportive services such as Mental Health, Housing search, financial assistance, and non-congregate shelters.

The 2022 unsheltered point-in-time count identified 227 people experiencing unsheltered homelessness on February 2022. Among individuals experiencing unsheltered homelessness:

- 97 (42.8%) were on the street
- 6 (2.7%) were in makeshift shelters
- 35 (15.3%) were in cars
- 13 (5.6%) were in vans
- 39 (17.2%) were in tents
- 37 (16.4%) were in RVs/campers

Unmet Need for At-risk of Homelessness

Based on the 2015-2019 data from the HUD CHAS program for the City of Montebello, there is an unmet housing need of 6,675 units for the qualifying population that is at-risk

of homelessness. Based on the information provided from the CHAS data and the consultations provided by the various Organizations, the Service delivery gap for this population are supportive services such as Landlord/tenant Liaison, Housing search, transportation, financial assistance, and childcare assistance.

Households with incomes at or below 30% AMI are considered at risk of homelessness and lack sufficient resources or support networks to prevent homelessness. These households have also:

1. Have moved more than two times due to economic reasons in the past 60 days, or
2. Are doubled up with another household due to economic hardship, or
3. Will be evicted within 21 days, or
4. Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
5. Live in an efficiency apartment and are overcrowded, or
6. Are exiting a publicly funded institution or system of care

The HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 data provides information on severe housing problems and housing cost burden to household income among households that include more than one family, by household income level. This CHAS data indicates that there are approximately 3,380 households with incomes at or below 30% AMI that are at-risk of homelessness population in the City.

Regarding unmet needs, the HUD CHAS data for 2015-2019 identifies that the greatest unmet housing need of qualifying populations is the availability of affordable rental housing. As the table below shows that 6,675 is the level of unmet Need. The chart also identifies that the level of need for affordable rental units for households with incomes at or below 50% AMI is about 62% of the available units, according to HUD CHAS data for 2015-2019.

Table 4 – Non-homeless Housing Needs Inventory and Gap Analysis

	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	10,730		

Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,380		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,745		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,665	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		3,010	
Current Gaps			6,675

*Data Source: Comprehensive Housing Affordability Strategy (CHAS) Data

Unmet Need for Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

It is estimated that there are up to 295 households in 2021 in the City of Montebello that have a housing assistance need due to their fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking experience because of their current housing situation. Based on the information provided from the consultations provided by the various Organizations, the Service delivery gap for this population are supportive services such as Landlord/tenant Liaison, Housing search, Housing Counseling, transportation, financial assistance, mental health services and childcare assistance.

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction in the Open Justice portal. In 2021, the local law enforcement agencies responded to a total of 295 calls related to domestic violence. Of these calls:

- 148 calls involved a weapon
- 1 domestic incidents involved a firearm
- 2 domestic incidents involved a knife or cutting instruments
- 9 domestic incidents involved other dangerous weapon
- 135 domestic incidents involved personal weapons (i.e. feet or hands, etc.)
- 0 calls involved strangulation and suffocation
- 0 domestic incidents involved strangulation
- 0 domestic incidents involved suffocation

Unmet Need for Other Populations

The HOME-ARP notice defines “Other Populations at Greatest Risk of Housing Instability” in two ways. The first is “has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden. The 2015-2019 HUD CHAS data for the city indicates there are 4,580 renter households with an annual income at or below 30% AMI that are at greatest risk of housing needs for the qualifying population of other populations at greatest risk. Secondly, the household must have an income that is less than or equal to 50% of the area median income as determined by HUD, as well as meet one of the conditions of being at the greatest risk of homelessness. Data from the CHAS does not contain the same conditions as HOME-ARP on "at risk of homelessness." However, 2,305 of the 2,745 households with 50% HAMFI or below, in the city, had one or more of the four housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room. Housing Problems prevent households from having a habitable unit. Based on the information provided from the CHAS data and the consultations provided by the various Organizations, the Service delivery gap for this population are supportive services such as Landlord/tenant Liaison, Mental Health, Housing search, transportation, financial assistance, and childcare assistance.

Other Populations: Currently housed and at greatest risk of repeat homelessness

The LAHSA PIT does not indicate the approximate number of individuals exiting emergency shelter, or transitional or permanent housing in any given year will return to homelessness within 12 months.

Other Populations: At greatest risk of housing instability – Households with incomes <30% AMI and experiencing severe housing cost burden

The 2015-2019 HUD CHAS data indicates there are 4,580 renter households with an annual income at or below 30% AMI that are at greatest risk of housing needs for the category of other populations at greatest risk.

Other Populations: At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD’s §91.5 definition of at risk of homelessness

Households in this category are those with incomes more than 30% and at or below 50% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly funded institution or system of care

The U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 data provides information on households that include more than one family, household income level and overcrowding. The CHAS data indicates that there are approximately 4,580 renter households with incomes between 30 and 50 % AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD. 3,380 are living in renter households with more than one family.

Unmet Service Needs of Qualifying Populations

Based on consultation with service providers in the City, the greatest unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are:

- mental health services
- landlord/tenant liaison services
- housing search/counseling services
- financial assistance

Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following as described in HUD CPD Notice 2021-10:

- Case management services
- Credit repair services

- Education Services
- Food assistance
- Job training and employment services
- Legal services
- Mediation services
- Outpatient health services
- Outreach services
- Substance abuse treatment
- Services for special populations

Current Resources Available to assist all Qualifying Populations

The current available resources considered include Supportive services. Currently the City of Montebello is a part of the SPA 7 which provides supportive services to the qualifying populations in the City.

These supportive services include the following:

- Housing Legal Services
- Tenant Rights
- Food and Housing
- Substance Abuse
- Mental Health
- Domestic Violence Victim
- Shared Housing Opportunities
- Homeless Services
- Housing

Current Resources: Congregate Beds and Non-congregate Shelter Units

Congregate beds include emergency, safe haven, and transitional housing beds and units. Non-congregate shelter includes permanent supportive housing and rapid rehousing. Although there are currently no congregate beds and no beds in non-congregate shelter units in the City, The City does have a 30-unit tiny home's village opportunity used to house the homeless population in the City.

Current Resources: Supportive Services

The City is served by many local and regional organizations offering supportive services to the residents. The 2022-23 CDBG allocation will fund public service activities serving teens, domestic violence victims, and families experiencing homelessness.

Current Resources: Tenant-based Rental Assistance

Currently the City does not fund Tenant-based Rental Assistance programs. There are housing vouchers available through the Housing Choice Voucher Program of the Los Angeles County Development Authority and other programs offered in the region.

Current Resources: Affordable and Permanent Supportive Rental Housing

The City does not own or manage affordable housing units. Currently there is no permanent supportive housing in the City.

Shelter, Housing and Service Delivery System Gaps

Shelter Gap

Based on the 2022 Point in Time (PIT) count, there is a gap for shelter beds in the City. Currently, the city of Montebello does not have any shelters. The PIT count found that there were 227 unsheltered persons in a variety of situations, including on the street, in makeshift shelters, or in cars, vans or RVs/campers. The 2022 PIT count does not define how many were individuals, in family units, or children. This means that there is a need for at least 227 unsheltered persons.

Shelter Gap Methodology

Based on the 2022 PIT count, there is a need to provide shelter for 227 persons who are currently living out of cars, vans, RV's, tents, makeshift shelters, and on the Street in the City of Montebello.

Tenant-based Rental Assistance Gap

There is an estimated gap of 2,240 Tenant based Rental Assistance vouchers for households with income less than or equal to 30% AMI and paying more than 50% of household income for rent, including utilities.

Tenant-based Rental Assistance Gap Methodology

The number of tenant- based rental assistance vouchers was calculated using HUD CHAS Data and equal to the number of renter households with income less than or equal to 30% of AMI and paying more than 50% of household income for rent, including utilities.

Table 6 – Tenant-based rental assistance Gap

Tenant-based rental assistance Unit Gap	
Renter Households with Income less than or equal to 30% AMI paying more than 50% of income for rent, including	2,240

Affordable and Permanent Supportive Rental Housing Gap

There is an estimated gap of 3,380 rental units affordable to renter households with income at or below 30% AMI and an estimated gap of 2,745 rental units affordable to renter households with income more than 30% and at or below 50% AMI.

Affordable and Permanent Supportive Rental Housing Gap Methodology

The number of Affordable Rental Units was calculated using HUD CHAS Data for the City of Montebello and is equal to the number of renter households paying more than 50% of household income for rent, including utilities.

Table 7 – Affordable Rental Unit Gap

Affordable Rental Unit Gap	
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	3,380
Renter Households with Income 30% to 50% AMI paying more than 50% of income for rent, including utilities	2,745
Total Affordable Rental Unit Need	6,125

Permanent supportive rental housing is part of the affordable rental housing gap, primarily for households with income at or below 30% AMI. In addition to affordable rent,

permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability.

There is an estimated gap of 195 permanent supportive housing units in the City. The number of Permanent Supportive Rental Housing Units needed was calculated by multiplying the current population of the City, according to the California Census 2021, by the per capita need (0.003183) as calculated by the Corporation for Supportive Housing.

Table 7 – Permanent Supportive Housing Gap

Permanent Supportive Housing Gap	
Population of Montebello Census 2021	61,204
Per capita estimate of permanent supportive housing need	.003183
Estimated need for Permanent Supportive Housing	195
Permanent Supportive Housing Available	0
Total Permanent Supportive Housing Gap	195

Service Delivery System Gaps and Methodology

To identify gaps in the service delivery system, the City relied on its consultation with stakeholders and experience working with the organizations working in the City. The stakeholders believe that the most critical service gaps are in the areas landlord/tenant liaison services, mental health services, financial assistance, transportation assistance, housing search/counseling services, food distribution and childcare assistance. The stakeholders also believed there was a need for assistance with general administrative costs and capacity building among the service providers serving the City’s qualifying populations.

Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations

Another characteristic of housing in the City that is associated with homelessness is severe housing cost burden, or paying more than 50% of household income on rent and utilities. The 2015- 2019 HUD CHAS Data indicates there are 2,820 households at or below 50% AMI who are spending more than 50% of their household income on rent and utilities.

Priority Needs for Qualifying Populations

Priority needs for qualifying populations are:

- Affordable rental housing
- Supportive services including:
 - Landlord/tenant liaison services
 - Mental health services
 - Financial assistance services
 - Transportation services
 - Housing search and housing counseling services
 - Childcare assistance
- Tenant-based rental assistance
- Non-congregate shelter

HOME-ARP Activities

The City solicited applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop shelter and housing. A Notice of Funds Available (NOFA) was published on December 1, 2022. The NOFA specified eligible activities, eligible applicants, available funding amounts, application thresholds, and provided instructions on how to submit an application.

Uses of HOME-ARP Funding

Activity	Funding Amount	Percent of Allocation	Statutory Limit
Non-congregate Shelter	0	0	
Affordable Rental Housing	\$1,000,000	92%	
Tenant-based Rental Assistance	0	0	
Supportive Services	0	0	
Administration and Planning	\$88,774	8%	15%
Total HOME-ARP Allocation	\$1,088,774	100%	

Rationale for Uses of HOME-ARP Funding

Affordable Rental Housing. The City of Montebello estimates that the HOME-ARP funding will support the development of 81 new affordable housing units. In accordance with the priority needs identified in the needs assessment and gap analysis, the City anticipates in helping to reduce the gap in housing needs by providing 81 new affordable housing units. Based on the needs assessment and gap analysis, it was determined that there is a housing inventory gap; therefore, HOME ARP funds will be used to develop affordable rental housing.

Admin and Planning. This plan allocates \$88,774 towards the administration and planning functions of the HOME-ARP funds at the statutory limit. Integrated planning and administration of the entire HOME ARP Program and its eligible activities will be performed by City staff and consultants.

Acquisition and development of non-congregate shelter. The need for emergency shelter beds is growing throughout the greater Los Angeles area. There are currently no emergency shelter beds available within the City. During consultation process, many participants believed that this was a high need but don't consider it as an option given the high cost of the development and then the operation of a shelter. The City believes the need is great and should be addressed in the future if any opportunity becomes available.

Tenant-based rental assistance (TBRA). The city will not use HOME ARP Funds towards tenant based rental assistance. However, TBRA will be leveraged with Emergency Housing Vouchers administered by the County of Los Angeles.

Provision of supportive services. Many examples of supportive services were called out and considered in the consultation process, both in the virtual session and in the survey. One applications was received for this category however, the plan will not allocate HOME ARP Funds towards supportive services since the funds will be used to meet a high priority of Housing needs. The City is a part of SPA 7 which will continue to provide supportive services through various organizations for the community.

HOME-ARP Housing Production Goals

HOME ARP Funds will contribute to the production of 81 rental housing units. The housing development will provide housing opportunities for qualifying populations as defined in the 24 CFR 91.5. These affordable rental housing units will contribute to

Montebello's housing production goals, and will help meet the City's most pressing housing needs.

Preferences

The City of Montebello will give preference to the At-risk of homelessness qualifying population, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act. The city will also give a preference to the Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking qualifying population, as defined by the Secretary.

In order for the city to address the housing needs of these two qualifying populations, it will be necessary for it to prioritize these two groups in order to ensure that any housing needs that remain unmet are addressed as soon as possible. According to HUD CHAS data for 2015-2019, there are currently 6,675 unmet housing needs among the at-risk of homelessness population in Montebello. A needs analysis report for the City of Montebello reveals that there is a need for 295 households to support those who are fleeing violence and abuse. This includes those fleeing from domestic violence, dating violence, sexual assault, stalking, and human trafficking. Providing priority to the at-risk of homelessness and the Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking qualifying populations will help prevent further homelessness in the city through the Development of Rental Housing by Vista Del Monte Affordable Housing Inc. affiliate of Cesar Chavez Foundation. It is important to note that this Development will be completed in two phases. Only Phase 2 will benefit from HOME-ARP funds.

The City plans to fund only two activities with the HOME-ARP funding. The first activity is the HOME-ARP Administration activity. The Second activity is the Development of Rental Housing activity. By using the majority of HOME-ARP funding for the Development of Rental Housing in the City of Montebello, the City will be able to provide housing opportunities to the at-risk of homelessness and the Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking qualifying populations since there is a need for affordable housing within these two qualifying populations.

Limitations and exclusions will not be applied by the City of Montebello to those non-preferred qualifying populations per the HOME-ARP regulations. The City of Montebello will continue to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference by providing access to the Rental housing applications and access to resources that would benefit these qualifying populations.

HOME-ARP Refinancing Guidelines

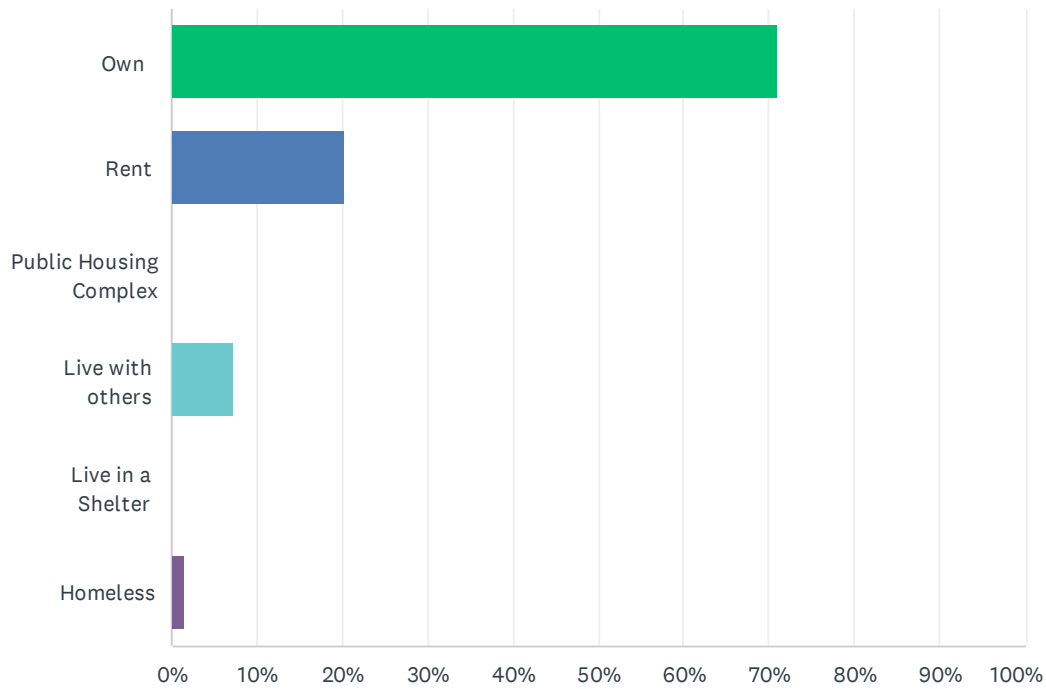
The City of Montebello does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.

APPENDIX A

Citizen Participation

Q1 Which best describes your living situation?

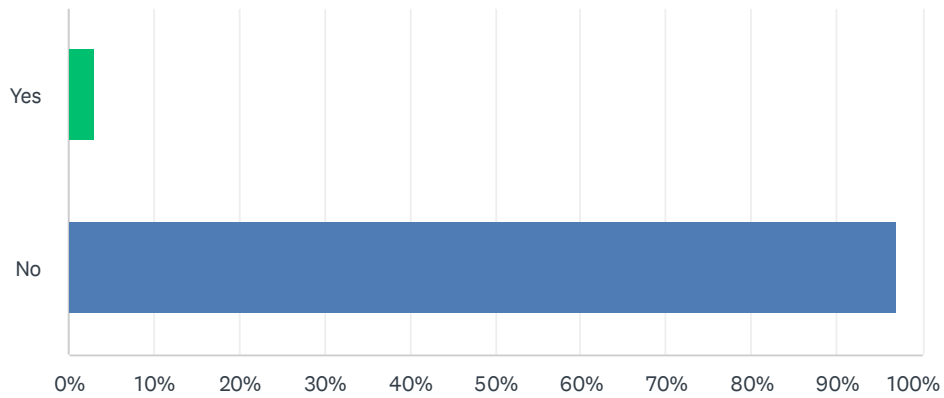
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	71.01%	49
Rent	20.29%	14
Public Housing Complex	0.00%	0
Live with others	7.25%	5
Live in a Shelter	0.00%	0
Homeless	1.45%	1
TOTAL		69

Q2 Have you experienced domestic or dating violence?

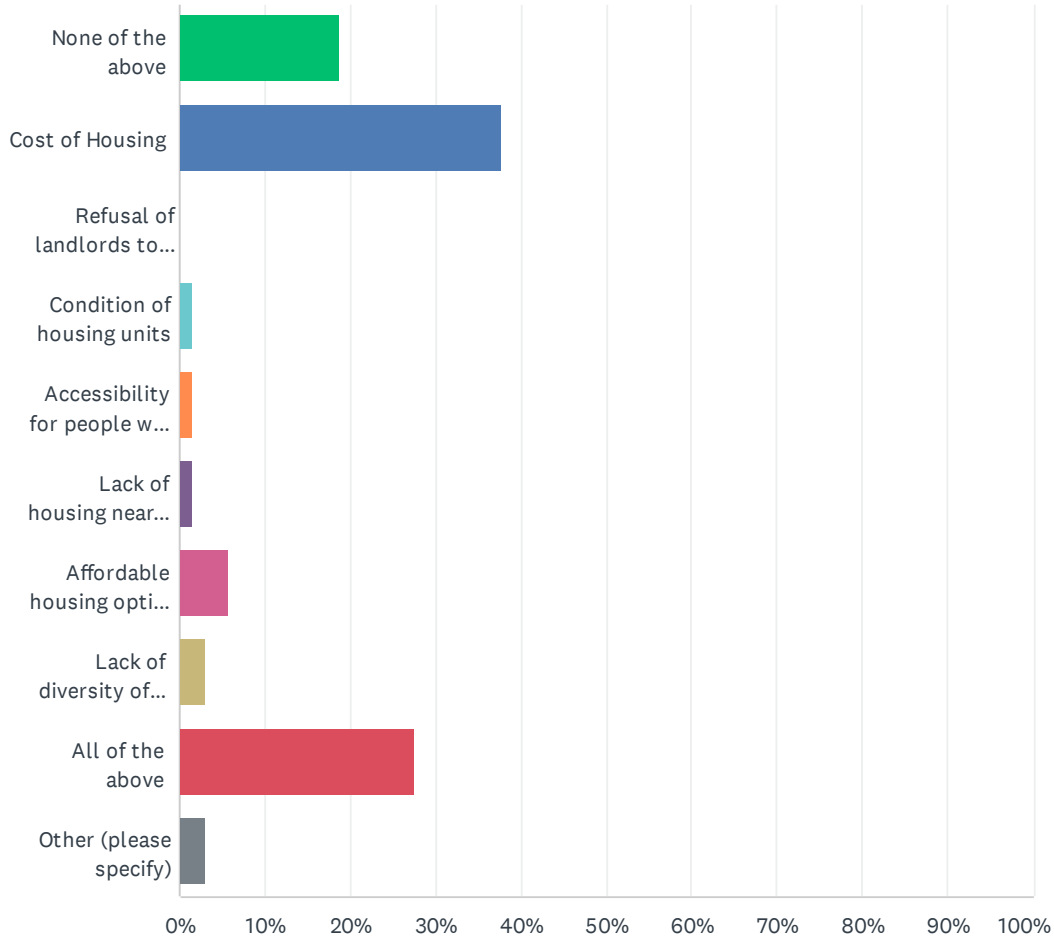
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	2.90%	2
No	97.10%	67
TOTAL		69

Q3 What are the barriers to finding good housing in the city that you have experienced or observed?

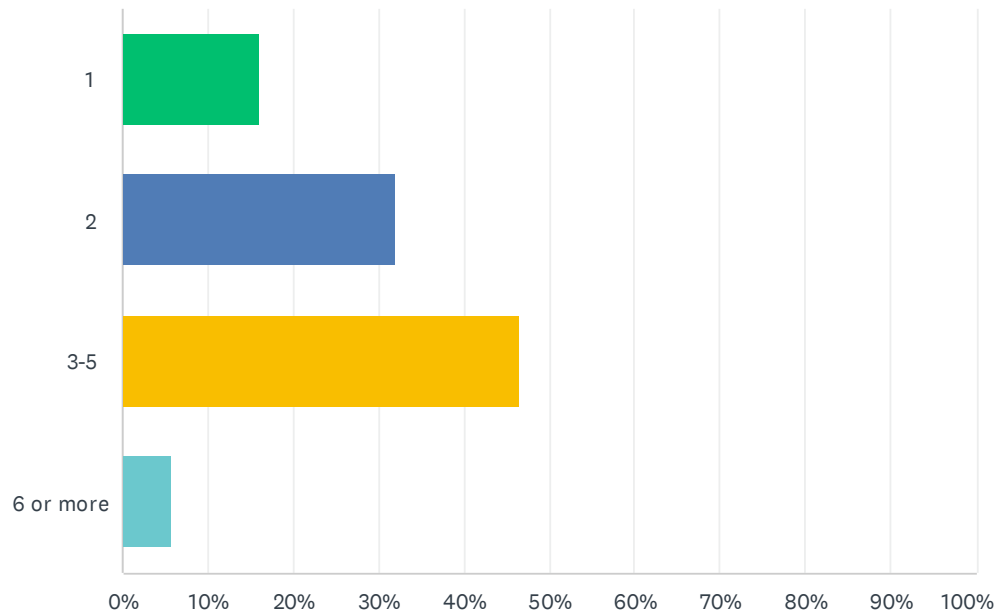
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	18.84%	13
Cost of Housing	37.68%	26
Refusal of landlords to accept rental subsidy assistance	0.00%	0
Condition of housing units	1.45%	1
Accessibility for people with disabilities or disabling conditions	1.45%	1
Lack of housing near areas of opportunity (employment, services, education, etc.)	1.45%	1
Affordable housing options available only in certain areas	5.80%	4
Lack of diversity of housing options (such as single-family houses, apartments, and townhouses)	2.90%	2
All of the above	27.54%	19
Other (please specify)	2.90%	2
TOTAL		69

Q4 How many people are in your household, including yourself?

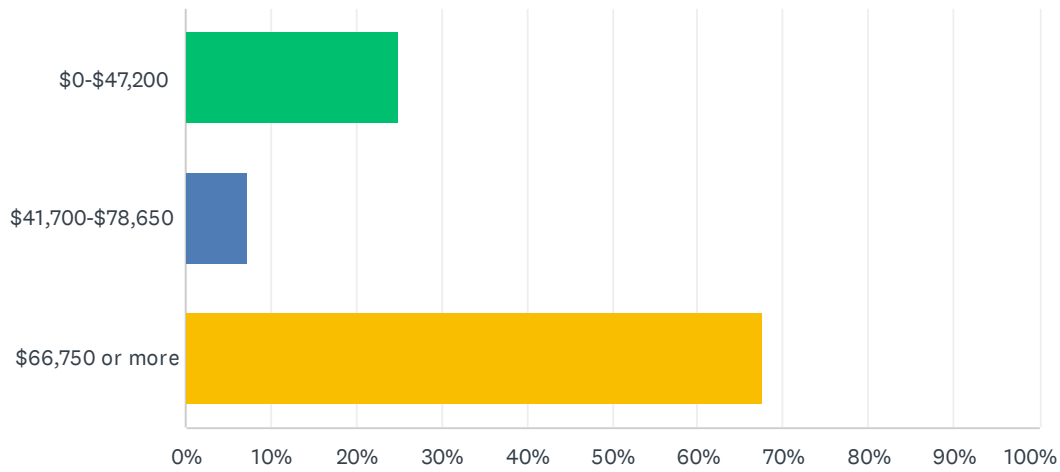
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES
1	15.94% 11
2	31.88% 22
3-5	46.38% 32
6 or more	5.80% 4
TOTAL	69

Q5 What is your total household income?

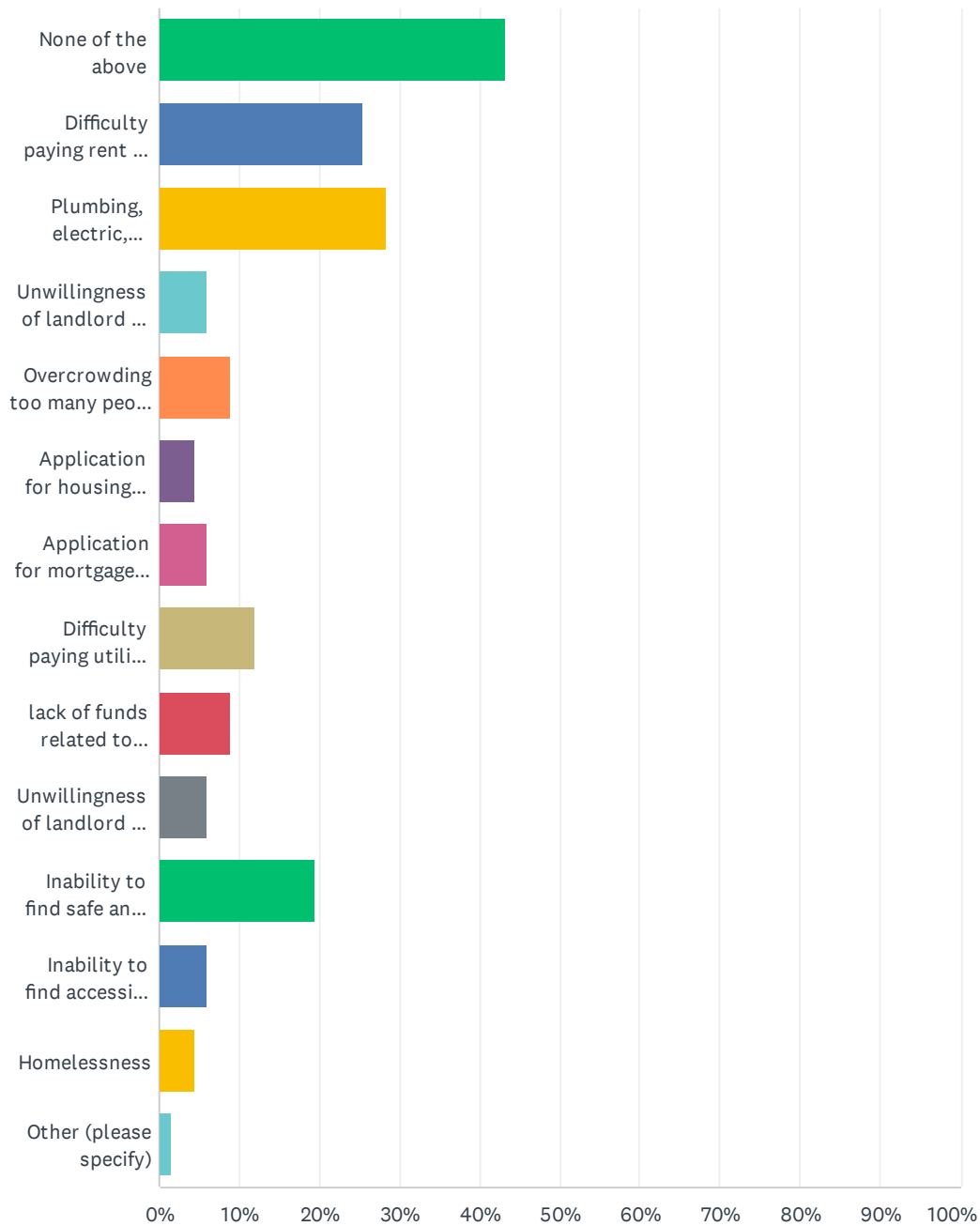
Answered: 68 Skipped: 1



ANSWER CHOICES	RESPONSES	
\$0-\$47,200	25.00%	17
\$41,700-\$78,650	7.35%	5
\$66,750 or more	67.65%	46
TOTAL		68

Q6 Have you experienced any of the following in the past 2 years?

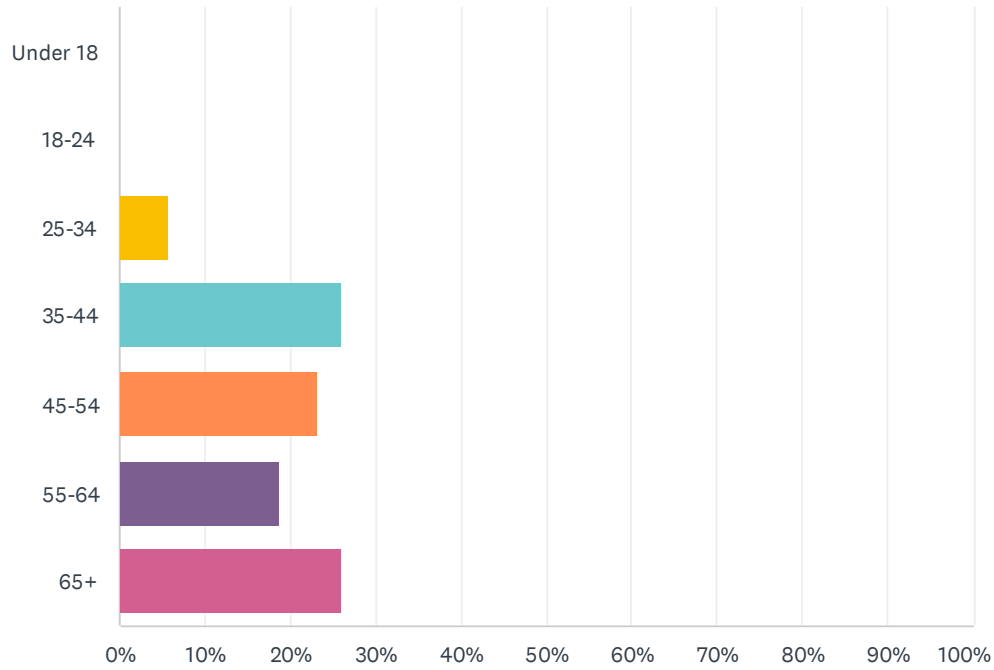
Answered: 67 Skipped: 2



ANSWER CHOICES	RESPONSES	
None of the above	43.28%	29
Difficulty paying rent and or mortgage	25.37%	17
Plumbing, electric, appliances, or other items in your home do not work	28.36%	19
Unwillingness of landlord to make needed repairs and or improvements to your home	5.97%	4
Overcrowding too many people living in one home	8.96%	6
Application for housing being denied.	4.48%	3
Application for mortgage loan being denied	5.97%	4
Difficulty paying utility bills or making utility deposits	11.94%	8
lack of funds related to relocation (security deposits, transportation, moving costs, application fees, etc.)	8.96%	6
Unwillingness of landlord to make needed repairs and or improvements to your home	5.97%	4
Inability to find safe and decent housing at affordable costs	19.40%	13
Inability to find accessible housing that meets needs of your disability, if any	5.97%	4
Homelessness	4.48%	3
Other (please specify)	1.49%	1
Total Respondents: 67		

Q7 What is your age

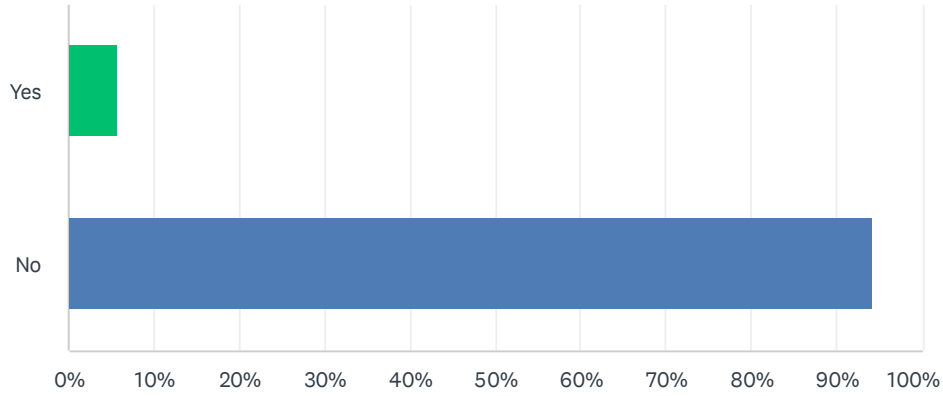
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	5.80%	4
35-44	26.09%	18
45-54	23.19%	16
55-64	18.84%	13
65+	26.09%	18
TOTAL		69

Q8 Have you ever served on active duty in the U.S. Armed Forces (includes activation from the Reserves or National Guard)?

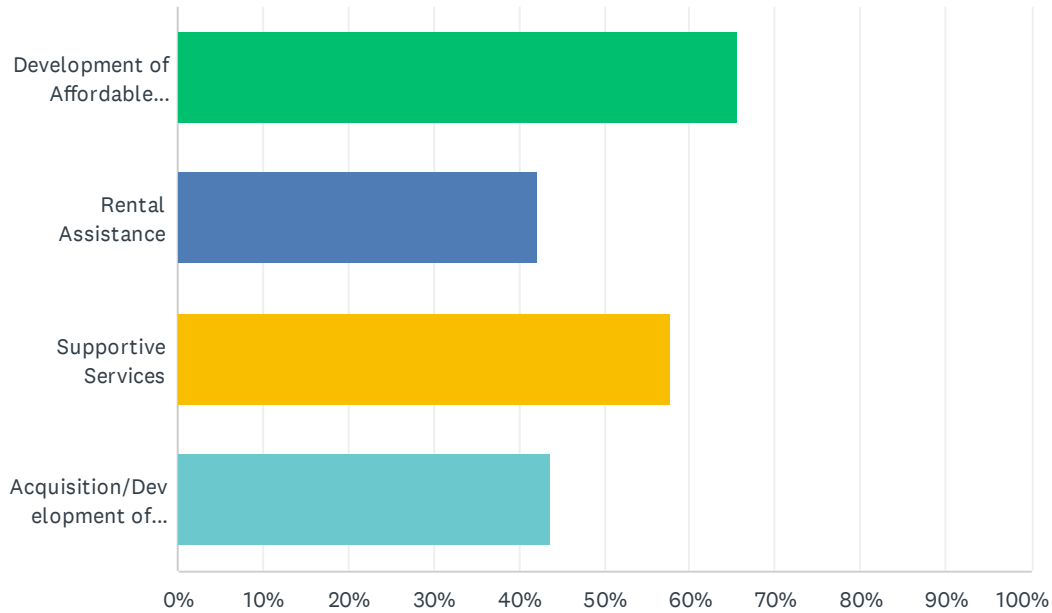
Answered: 69 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	5.80%	4
No	94.20%	65
TOTAL		69

Q9 Which projects are needed in the City of Montebello? Select all that apply:

Answered: 64 Skipped: 5



ANSWER CHOICES	RESPONSES	
Development of Affordable Housing	65.63%	42
Rental Assistance	42.19%	27
Supportive Services	57.81%	37
Acquisition/Development of Non-Congregate Shelter Units (i.e., Emergency shelter provided in individual rooms rather than a traditional homeless shelter)	43.75%	28
Total Respondents: 64		

Summary of Citizen Participation Comments

January 19, 2023-February 22, 2023 Allocation Plan Public Review and Comment Period

No comments and recommendations were received during the public comment period.

Public Hearing before City Council on February 22, 2023

There were three public comments that were received during the public hearing on February 22, 2023. The three comments were in favor of the Draft HOME-ARP Allocation Plan.

APENDIX B
SF-424 Grant Application
SF-424D
Allocation Plan Certifications

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

A. Increase Award

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-21-MP-06-0543

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Montebello

* b. Employer/Taxpayer Identification Number (EIN/TIN):

956000746

* c. UEI:

FP57WF3LE323

d. Address:

* Street1:

1600 W. Beverly Blvd

Street2:

* City:

Montebello

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

90640

e. Organizational Unit:

Department Name:

Planning & Community Development

Division Name:

Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Joseph

Middle Name:

* Last Name:

Palombi

Suffix:

Title:

Planning and Community Development Director

Organizational Affiliation:

City of Montebello

* Telephone Number:

323-887-1200 Ext 598

Fax Number:

323-887-1488

* Email:

jpalombi@cityofmontebello.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

FY21 Action Plan- HOME ARP Amendment

* Title:

FY2021 Action Plan

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME ARP Program, Production & Preservation of Affordable Housing; Supportive Services; and Program Administration

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant **38th**

* b. Program/Project **38th**

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: **09/20/2021**

* b. End Date: **09/30/2030**

18. Estimated Funding (\$):

* a. Federal	1,088,774
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,088,774

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

**** I AGREE**

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.


Authorized Representative:

Prefix: * First Name: **Rene**
Middle Name:
* Last Name: **Bobadilla**
Suffix:

* Title: **City Manager**

* Telephone Number: **323-887-1363** Fax Number:

* Email: **rboadillacityofmontebello.com**

* Signature of Authorized Representative: 

* Date Signed: **12/26/22**

ASSURANCES - NON-CONSTRUCTION PROGRAMS

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PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Assistant City Manager for City Manager
APPLICANT ORGANIZATION City of Montebello	DATE SUBMITTED 3/15/23

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Montebello	DATE SUBMITTED 12/28/22

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

12/28/22

Date

City Manager

Title

MONTEBELLO NEWS

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3731 WILSHIRE BLVD STE 840, LOS ANGELES, CA 90010
Telephone (323) 556-5720 / Fax (213) 835-0584

KIMBERLY GUILLEN
CITY OF MONTEBELLO/CITY CLERK (LEAD)
1600 W. BEVERLY BLVD
MONTEBELLO, CA - 90640

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:
HOME American Rescue Plan Program

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the MONTEBELLO NEWS, a newspaper published in the English language in the city of MONTEBELLO, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 03/13/1934, Case No. 369441. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/01/2022

Executed on: 12/01/2022
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

[Handwritten Signature]

Signature



Email

EWA #: 3647938

PUBLIC NOTICE
CITY OF MONTEBELLO
HOME American Rescue Plan (HOME-ARP) A
nouncement of Citizen Participation Notice
of Fund Availability
Request for Proposals

TO ALL INTERESTED PARTIES:

NOTICE IS HEREBY GIVEN that the City of Montebello ("City") is initiating its citizen participation and application process for the HOME American Rescue Plan (HOME-ARP) program. The City anticipates receiving approximately \$1,088,770 of HOME-ARP funds which must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302(a));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(1));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act (42 U.S.C. 12742(a)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activities:

- Tenant-Based Rental Assistance (TBRA)-- Production or Preservation of Affordable Housing
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

HOME-ARP applications are available now. Applications must be received by the City of Montebello no later than 5:00 pm on Thursday, December 22, 2022.

Application can be obtained by contacting the Housing Manager or at the following link: https://www.montebellocity.gov/departments/planning_community_development/housing_division/c_d_b_g_h_o_m_e_programs

Please send completed applications to the Montebello City Clerk's office located at: 1600 West Beverly Blvd., Montebello, CA 90640 Attention: Rosemary Perich, Housing Manager.

Late applications will not be accepted. The City will accept applications on a first-completed, first-funded basis until all funds are committed.

Those organizations desiring an application should contact:

Contact: Rosemary Perich, Housing Manager
Phone: (323) 887-1200 Ext. 454
Email: rperich@cityofmontebello.com

The City will evaluate proposals for HOME-ARP eligibility. After the proposals are evaluated, staff will make recommendations for the total amount of HOME ARP funds which should be allocated. The City Council will hold a public hearing regarding the funding allocation recommendations. The Montebello City Council approves final HOME-ARP allocations. Organizations that service the Qualifying populations may take a survey to provide their input by requesting a survey via email at rperich@cityofmontebello.com or phone at (323)887-1200 Ext. 454.

While community residents are not eligible to apply and/or receive direct HOME ARP funding, residents are invited to complete an online

community survey by visiting the following link:
<https://www.surveymonkey.com/r/TH9YRHY>. The surveys are used to prioritize the use of HOME-ARP funding and assist the City in making future grant allocations.

Community residents are also invited to participate in a Virtual Consultation via zoom on December 15, 2022 from 4pm-5pm at the following link:

<https://us05web.zoom.us/j/81977752044?pwd=MzBoL1N3U2tXalRwU1owS2c1dEp1UT09ADAandEQUALOPPORTUNITYCOMPLIANCESTATEMENT>

If you need accommodations for physical mobility, sensory impairment or language needs to review the documents or surveys, please contact the Housing Manager at (323) 887-1200 Ext 454. A 48 hour notification to the Housing Manager will enable the City to make reasonable arrangements to ensure accessibility to the documents or surveys.

Si necesita adaptaciones para movilidad física, discapacidad sensorial o necesidades de lenguaje para revisar los documentos o encuestas, comuníquese con el Administrador de Vivienda al (323) 887-1200 Ext 454. Una notificación de 48 horas al Administrador de Vivienda permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a los documentos o encuestas.

Alicia Fernandez, Senior Deputy City Clerk

12/1/22

EWA-3647938#

MONTEBELLO NEWS

MONTEBELLO NEWS

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3731 WILSHIRE BLVD STE 840, LOS ANGELES, CA 90010
Telephone (323) 556-5720 / Fax (213) 835-0584

KIMBERLY GUILLEN
CITY OF MONTEBELLO/CITY CLERK (LEAD)
1600 W. BEVERLY BLVD
MONTEBELLO, CA - 90640

EWA#: 3661061

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description:
Notice of Public Hearing - Home ARP Plan

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the MONTEBELLO NEWS, a newspaper published in the English language in the city of MONTEBELLO, county of LOS ANGELES, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of LOS ANGELES, State of California, under date 03/13/1934, Case No. 369441. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

01/19/2023

Executed on: 01/19/2023
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Robert Hanklin

Signature



Email



**CITY OF MONTEBELLO
PUBLIC COMMENT AND PUBLIC HEARING NOTICE**

**COMBINED NOTICE OF PUBLIC REVIEW/COMMENT PERIOD AND
PUBLIC HEARING FOR THE DRAFT SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR
2021-2022
HUD ANNUAL ACTION PLAN AND HOME-ARP ALLOCATION PLAN**

PROJECT DESCRIPTION: On March 11, 2021, the American Rescue Plan Act of 2021 (ARP) was signed into law and allocated federal ARP funds to local cities through the HOME Investment Partnerships Program (HOME). As a recipient of HOME funds, the City of Montebello is eligible to receive a HOME-ARP allocation in the amount of \$1,088,770. To receive its HOME-ARP funds, the City must develop a HOME-ARP Allocation Plan and submit a HOME-ARP Allocation Plan to HUD as a substantial amendment to the City's previously approved Fiscal Year 2021-2022 Annual Action Plan. The HOME-ARP Allocation Plan describes how the City intends to distribute HOME-ARP funds to address the needs of qualifying populations. The City has prepared a HOME-ARP Allocation Plan, a Substantial Amendment to its 2021-2022 Annual Action Plan, which is now available for public review.

The City of Montebello proposes the utilization of HOME-ARP funds to implement the programs listed below:

HOME-ARP INVESTMENT PARTNERSHIP

Proposed Programs	Description	Amount
Administration	City of Montebello	\$88,770
Production and Preservation of Affordable Housing	Vista Del Monte Affordable Housing Inc. (Affiliate of Cesar Chavez Foundation)	\$1,000,000
TOTAL		\$1,088,770

NOTICE IS HEREBY GIVEN that the City of Montebello is proposing to amend FY 2021-2022 Annual Action Plan to receive and administer \$1,088,770 in HOME-ARP from the U.S. Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's FY2021 Annual Action Plan by substantial amendment.

Public Review and Comment Period: The publication of this notice is the beginning of the 30-day public review/comment period. The draft Substantial Amendment to FY 2021-2022 Annual Action Plan and HOME-ARP Allocation Plan will be available for public review from January 19, 2023 to February 22, 2023 during the public review/comment period, the draft documents are available for public review on the City's website at:

<https://www.montebelloca.gov/cms/One.aspx?portalId=58756&pageId=79103> under the HOME ARP Funds Section.

In addition, during the comment period, comments and/or questions may be submitted to:

Planning and Community Development Department
Attn: Rosemary Perich, Housing Manager
1600 W. Beverly Boulevard, Montebello, CA 90640
Office Telephone: (323) 887-4521 Ext 454
Monday through Thursday, 7:30 A.M. to 5:30 P.M.

PUBLIC HEARING INFORMATION:

Date: Wednesday, February 22, 2023

Time: 6:00 p.m. or as soon thereafter as the matter may be heard

Place: City Hall Council Chambers, 1600 W. Beverly Blvd., Montebello, CA 90640

In- Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council in person the day of the meeting. Speakers will be required to fill out a speaker card provided at the door and turn it into the Deputy City Clerk prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. Closed Session begins at 5:00 p.m., Regular Session will follow no later than 6:00 p.m.

Via Email: The public may also submit emailed comments via the City's email address: ccpubliccomment@cityofmontebello.com, up until the day of the meeting, **Wednesday, February 22, 2023 by 3:00 p.m.** These comments will be submitted to all members of the City Council and may not be read aloud but will be entered into the record of the proceedings to the extent they relate to matters listed on the posted agenda. Any requests to provide public comment which is submitted after the deadlines indicated above will not be submitted to the City Council.

Americans with Disabilities Act (ADA): The City of Montebello, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the Housing Manager by email rperich@cityofmontebello.com at least 6 hours prior to the scheduled special meeting to ensure assistance is provided.



Alicia Fernandez,
Senior Deputy City Clerk

Dated: January 12, 2023
Date posted: January 19, 2023
Date published: January 19, 2023