

City of Montebello

Los Angeles County, California



2023-2024 ANNUAL ACTION PLAN

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Executive Summary

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

1. Introduction

Each year, the City of Montebello participates (as an entitlement jurisdiction) in the Community Development Block Grant Program (CDBG). This program is administered by the US Department of Housing and Urban Development (HUD), and provides funding for a variety of different projects, with eligibility based on meeting the following national objectives: Benefitting low- and moderate-income persons; Eliminating slum and blight; or meeting a particularly urgent community need. The City of Montebello anticipates receiving a FY 2023-2024 allocation of approximately \$629,059 in CDBG entitlement funds and \$325,344 in HOME entitlement funds from the US Department of Housing and Urban Development (HUD) to spend on housing and community development activities that address the priority needs and goals established in the 2020-2025 Consolidated Plan. In addition, the available program income for CDBG is \$74,880 and the total program income for HOME is in the amount of \$665,808.02. The 2023-2023 allocation for both programs is as follows:

CDBG: \$ 703,939.00

HOME: \$ 991,152.02

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As part of the Consolidated Plan, Montebello stakeholders identified community improvement needs and priorities that can be addressed with federal grant funds and other available resources. To ensure the maximum participation of the community's residents and to comply with the City's HUD-approved Citizen Participation Plan, the city implemented a survey and public hearing. Through this process, the residents of Montebello had an opportunity to shape the priorities of the Consolidated Plan.

The Annual Action Plan for Fiscal Year (FY) 2023-2024 includes activities the city will undertake to address its priority needs and objectives as outlined in the 2020-2025 Consolidated Plan. These activities will be undertaken with CDBG and HOME program funds in the amounts of approximately \$703, 939 and \$991,152.02 respectively. The City's Activities proposed for FY 2023-2024 will each meet one of the following three (3) national objectives:

- Activities which benefit low- and moderate-income persons
- Activities which aid in the prevention or elimination of slums or blight
- Activities that are designated as having a particular urgency

To address the community needs identified in the Consolidated Plan, the City has established the following objectives:

- Increase affordable housing opportunities
- Maintain decent and energy efficient housing stock

- Expand fair housing choice and access
- Provide vital public services
- Expand Economic Opportunities
- Increase the earning capacity for LMI families
- Planning and Administration

As part of its community development objectives, the City has developed a number of activities and programs that benefit low-moderate-income households.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During its annual planning process, the City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which details how it met the needs and objectives laid out in the previous 2020-2025 Consolidated Plan and Annual Action Plan. The City's most recent CAPER reports on the third year of the Consolidated Plan. The City's key accomplishment over the 2021-2022 Annual Action Plan period included the following:

- Provided Public services through various public service programs including fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes to approximately 336 households.

The City and its partners are continuously working to achieve the objectives established in the Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The citizen participation process utilized for the FY 2023-2024 Annual Action Plan included the following:

- **NOFA:** Publishing a notice of available funding and request for applications on March 23, 2023, in the Montebello News and on the City website under the Planning and Community Development- Housing Division Section;
- **Community Outreach:** Conducting a public participation meeting for the members of the community to discuss community needs, funding applications and potential allocations on March 16, 2023;
- **Public Hearing:** Conducting a public hearing before the City Council on April 26, 2023, to adopt the Action Plan. Agencies and organizations that serve the low-moderate income persons and those with special needs were invited to attend the hearing. Public notices for the hearings were published in the Montebello News, posted at City Hall in the Planning and Community Development Department, and posted on the City's website;
- **Proof of publication:** Proof of Publication for all public hearings, meetings, and general outreach efforts can be found in the Appendix. Direct notification was sent to agencies and organizations that serve the low-moderate income persons and those with special needs.
- **A 30-day public review:** A 30-day public review will be held from March 23, 2023, to April 26, 2023. Copies of the draft Action Plan are available for the public to read on the City Website and at City Hall

(Planning & Community Department). Copies are also available for review by requesting in person or by telephone, or e-mail. City staff ensured adequate notification of all public hearings.

Advance notice of public hearings was published in the local newspaper of general circulation at least 30 days prior to the meeting date and translation services were always available upon request for non-English speaking residents. Additionally, the City ensured reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG. The final Consolidated Plan, Annual Action Plans, amendments to the Plans, and annual performance reports are available for five years at City Hall.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A Notice of Funding Availability and Request for Proposals was published in the Montebello News on March 23, 2023, in compliance with Federal regulations and the City's Citizen Participation Plan. A notice inviting interested parties to participate in public hearings was advertised in the Montebello News as required by Federal regulations and the Citizen Participation Plan. Citizens were invited to participate in a Community Needs Survey through the Notice of Funding Availability provided by the City. Public hearings and comment periods for the draft Annual Action Plan were announced by the City on March 23, 2023. On the City's website, the FY 2023-2024 Annual Action Plan was made available to the public. The 30-day comment period began on March 23, 2023, to April 22, 2023. Any comments received will be identified in the Annual Action Plan prior to HUD submission.

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

No public comments were received from the public during the Public Hearing.

7. Summary

No public comments were received from the public during the Public Hearing.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

| Agency Role | Name | Department/Agency |
|--------------------|-------------|---|
| CDBG Administrator | MONTEBELLO | Planning & Community Development Department |
| HOME Administrator | MONTEBELLO | Planning & Community Development Department |

Table 1 – Responsible Agencies

Narrative (optional)

CDBG and HOME programs are administered by the Planning and Community Development Department (Housing Division), which is responsible for preparing required reports, implementing grant-funded programs, and administering grants. Under the supervision of the Housing Manager in the Planning and Community Development Department, the CDBG and HOME programs are administered on a day-to-day basis with the assistance of program consultants as needed.

Consolidated Plan Public Contact Information

City of Montebello
Planning and Community Development Department
1600 West Beverly Blvd
Montebello, CA 90640
Phone: (323)887-1200 Ext. 598
Attn: Joseph Palombi, Director of Planning & Community Development

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Montebello consulted with important City divisions and departments in the development of the 2023-2024 Annual Action Plan such as Code Enforcement and Parks and Recreation. Information was also collected from other public agencies, during the Consolidated Plan process, which included the Los Angeles County Development Authority and several local Public Service Agencies. Copies of the Annual Action Plan will be made available during the 30-day public review of the Annual Action Plan from March 23, 2023, through April 26, 2023.

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

To increase cooperation between public and assisted housing providers, private providers, and government agencies in the areas of mental health, health, and services, the City consulted with a variety of agencies including local and regional social service agencies, Los Angeles Homeless Services Authority (LAHSA), Montebello Community Assistance Program (MCAP) and the Los Angeles County Development Authority (LACDA). The goal of the consultation was to gather data on priority needs of the City of Montebello and to identify opportunities to improve availability and access to services.

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

As part of Los Angeles Homeless Services Authority’s (LAHSA) Continuum of Care for Service Planning Area 7 (SPA7), The City of Montebello is included in LAHSA’s Continuum of Care. LAHSA was created in December 1993 to coordinate the effective and efficient integration of Federal and local funding in order to provide services to homeless people throughout Los Angeles County and the city of Los Angeles. Los Angeles Homeless Services Authority coordinates and manages over \$70 million dollars in Federal, State, County, and City funds for programs providing shelter, housing, and services to homeless people in the City and County of Los Angeles. Montebello residents receive assistance through LAHSA.

As part of our consultation efforts, we communicate with the Los Angeles County Development Authority, community-based organizations, and telephone conferences throughout the year to identify mutual problem areas and propose potential solutions.

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

The City does not meet the threshold to receive ESG funds.

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

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Los Angeles County Development Authority |
| | Agency/Group/Organization Type | Housing PHA Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Through meetings and conversations, information was gathered on the affordable housing resources of LACDA and the agency was identified as a valuable partner with the City in meeting the needs for publicly assisted housing. |
| 2 | Agency/Group/Organization | Montebello Community Assistance Program (MCAP) |
| | Agency/Group/Organization Type | Provide access to Homeless resources and Emergency Housing |
| | What section of the Plan was addressed by Consultation? | Homeless |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Through several meetings and consultations. MCAP staff met with program management staff to discuss homeless service programs available to the most vulnerable population. Coordination will continue to identify the best use of funds to remediate homelessness in the City. |
| 3 | Agency/Group/Organization | Montebello Code Enforcement |
| | Agency/Group/Organization Type | Housing Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Program management staff met with representatives of the City department to discuss operation of the code enforcement program need for these services in the city, and the condition of housing and neighborhoods. |
| 4 | Agency/Group/Organization | Heart of Compassion |
| | Agency/Group/Organization Type | Services-homeless Services- Food Insecurity |
| | What section of the Plan was addressed by Consultation? | Vital Public Services |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Through the application process, program management staff participated in multiple discussions with HOC staff to identify the best use of funds to help families and individuals in the City facing food insecurity. |

| | | |
|---|--|---|
| 5 | Agency/Group/Organization | YMCA |
| | Agency/Group/Organization Type | Services- Senior Services & Food Insecurity Services- At Risk Youth Recreation & Preschool Services |
| | What section of the Plan was addressed by Consultation? | Vital Public Services |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Through the application process, program management staff participated in multiple discussions with YMCA staff to identify the best use of funds to help families in the City facing food insecurity. |
| 6 | Agency/Group/Organization | Youth Employment Program (YEP) |
| | Agency/Group/Organization Type | Services-Employment |
| | What section of the Plan was addressed by Consultation? | Employment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Through the application process, HUD program management staff participated in multiple discussions with Recreation and Community Services Department to identify the best use of funds to help LMI families in the City. |
| 7 | Agency/Group/Organization | Broadband Internet Providers |
| | Agency/Group/Organization Type | Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide |
| | What section of the Plan was addressed by Consultation? | Broadband Internet Service |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | As part of its consultations, City staff consulted with major internet providers in the city such as Spectrum and AT&T via phone meeting. As a result, it was identified, according to these Major internet providers in the city, Montebello residents have Broadband access including the low- and moderate-income households. The city also contacted the Federal Communications Commission. A need was identified for more than one service provider to offer affordable services to low- and moderate-income families in the city. It was identified that there is a need for broadband wiring and for connection to broadband services in some of the Montebello household units. Therefore, Broadband access plans for low- and moderate-income households will continue to be available from these major internet service providers for its low- and moderate-income neighborhoods. |
| 8 | Agency/Group/Organization | Resilience Specific Agencies |
| | Agency/Group/Organization Type | Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management |

| | |
|--|---|
| What section of the Plan was addressed by Consultation? | Resiliency Agencies |
| Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The National Institute of Standards and Technology (NIST) was consulted regarding their expertise in developing a community resilience program. As part of the City's Hazard Mitigation Plan, the city followed the NIST's six-step process for planning for community resilience. The City's hazard mitigation plan evaluates and identifies findings of the vulnerability of housing to natural hazards associated with climate change. As a result, the city will continue to identify and assess any risks related to certain weather patterns. In accordance with the Hazard Mitigation Plan, the City intends to continue to practice mitigation strategies in the aftermath of earthquakes, wildfires, flooding, DAM failures, and droughts. As a result of this plan, the city will be more resilient in the event of a natural disaster. Additionally, city staff consulted with FEMA. As a result, the City adopted and implemented local floodplain management regulations that protect people and reduce the risk of future flooding. As a participating community, the City participates in the National Flood Insurance Program (NFIP). The City is considering updating its Hazard Mitigation Plan and will continue to consult with the respective hazard mitigation agencies in the process. |

Table 2 – Agencies, groups, organizations who participated

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

The City consulted with a variety of agencies serving Montebello residents and the region. No agency types were specifically left out of the consultation process.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------|---|--|
| Continuum of Care | Los Angeles Homeless Services Authority | Both address issues concerning homelessness and special needs housing. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

In developing this Annual Action Plan, the City of Montebello followed its approved Citizen Participation Plan, which meets HUD’s Federal requirements for citizen participation. The City of Montebello offered opportunities for participation and comment by the public and agencies for the city’s Annual Action Plan. There was a public hearing and 30-day review and comment period of the Annual Action Plan from March 23, 2023, to April 26, 2023. Montebello residents were provided details on how to submit comments and the period of when comments will be accepted. The goal of the city is to adhere to the HUD approved Citizen Participation Plan and to ensure that all Montebello residents have access to review the Annual Action Plan. The Citizen Participation Outreach procedures are identified in the following chart.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|---|--|--|---|
| 1 | Newspaper Ad | Non-targeted/broad community | Newspaper advertisement was published on 3/23/23 notifying interested parties of Funding Availability | No comments received | No comments received | |
| 2 | Internet Outreach | Non-targeted/broad community | Draft AAP was on city's website for public review and comment | No comments received | No comments received | https://www.montebelloca.gov/cms/One.aspx?portalId=58756&pageId=79103 |
| 3 | Public Meeting | Non-targeted/broad community | Public Hearing for adoption of AAP | No Public Comments were received during the Public Hearing | No Public Comments were received during the Public Hearing | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates utilizing the resources in Table 5 during FY 2023-2024 to meet Consolidated Plan Goals:

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 629,059 | 74,880 | 0 | 703,939 | 1,300,000 | The City expects to receive approximately \$1,300,000 over the next 2 years CDBG entitlement Funds; \$650,000 in Year 3. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 325,344 | 665,808 | 0 | 991,152 | 600,000 | The City expects to receive approximately \$600,000 over the next 2 years HOME entitlement Funds; \$300,000 in Year 3. |

Table 5 - Expected Resources – Priority Table

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

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Affordable Housing Projects)
- Preserve the City’s existing affordable housing stock for low-to moderate-income households through the Owner-Occupied Rehabilitation deferred Loan Program

Montebello implements the goals, objectives, and policies of the AI and ConPlan by using funds to support public services that will lead to housing benefits for low-to-moderate income residents. The City of Montebello is planning to use CDBG funds to fund food insecurity programs throughout the City, including Hearts of Compassion.

As part of the HOME program, local funds must be leveraged through a local match. The City anticipates assisting (3) three low to moderate income homeowners through the owner-occupied Housing Rehabilitation and Preservation Program over the next two years. The program offers housing rehabilitation deferred loans to eligible homeowners in the City of Montebello using HOME funds.

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

Currently, there is property located within the City of Montebello that will be used to address the needs of providing affordable housing opportunities (Multifamily rental new construction) to the residents of the City of Montebello. The property is located along the City's downtown area on 6th Street and Whittier Boulevard in Montebello, CA. The affordable housing project will be a two-phase project. The development stages for Phase-one are scheduled to begin in 2023.

Discussion

See discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|----------------------|------------|----------|-----------------------------------|-----------------|--|---|--|
| 1 | Administration | 2023 | 2024 | Administration | Citywide | Planning and Administration | CDBG: \$105,590.85 HOME: \$99,115.20 | Other: Program Administration |
| 2 | Fair Housing | 2023 | 2024 | Administration | Citywide | Ensure Equal access to housing opportunities | CDBG: \$20,000 | Other: Promotes Fair Housing |
| 3 | Housing | 2023 | 2024 | Affordable Housing | Citywide | Increase and Preserve the supply of affordable housing | HOME: \$743,364.02 | Homeowner Housing Rehabilitation: 3 households/Housing units |
| 4 | Housing | 2023 | 2024 | Affordable Housing | Citywide | Increase Affordable Housing Opportunity | HOME: \$148,672.80 | CHDO- Acquisition and New Construction: Future Project |
| 5 | Public Service | 2023 | 2024 | Non-Housing Community Development | Citywide | Provide public services for low-income residents | CDBG: \$40,815.87 | Public Service activities other than Low/Moderate Income Housing Benefit: Individuals assisted |
| 6 | Economic Development | 2023 | 2024 | Economic Development | Citywide | Expanding economic opportunities | CDBG: \$516,346.55 | Section 108 Loan Repayment |
| 7 | Public Service | 2023 | 2024 | Non-Housing Community Development | Citywide | Provide public services for low-income residents | CDBG: \$40,815.87 | Public Service activities other than Low/Moderate Income Housing Benefit: Individuals assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Planning and Administration |
| | Goal Description | Planning and Administration provides funds for program and project delivery, general operation and administration of CDBG and HOME funds as well as planning and support for CHDO. |
| 2 | Goal Name | Expand fair housing choice and access |
| | Goal Description | The City will continue to collaborate with entities that provide assistance for families and individuals seeking counseling and or legal solutions to fair housing, and discrimination problems. |
| 3 | Goal Name | Maintain decent and energy efficient housing stock |
| | Goal Description | Provide funding for the development of new affordable housing, homebuyer assistance programs and or utility or rent reduction programs for low- and moderate-income families. Fund housing solutions that may include programs that increase homeownership, housing improvements for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's Analysis for Impediment to Fair Housing Choice. Provide funding for programs for owner-occupied housing rehabilitation including activities related to home improvements, energy efficiency, structural improvements, and/or other home sustainability projects. |

| | | |
|---|-------------------------|--|
| 4 | Goal Name | Increase affordable housing opportunities |
| | Goal Description | Affordable Housing |
| 5 | Goal Name | Provide vital public services |
| | Goal Description | Provide needed public services that assist individuals and families in the following ways: services for children, youth, senior and special needs services, nutrition and preventative health services, supplemental food/clothing assistance and other vital social services. |
| 6 | Goal Name | Expanding economic opportunities |
| | Goal Description | Section 108 Loan Re-payment |
| 7 | Goal Name | Increase earning capacity for LMI families |
| | Goal Description | Pursue opportunities that will connect LMI families with job training, career guidance, and part-time and full-time work. The City also wishes to fund business recruitment, attraction and or expansion initiatives that generate jobs. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be undertaken during the Fiscal year to address priority needs and objectives:

Projects

| # | Project Name |
|----|--|
| 1 | Program Administration CDBG |
| 2 | Fair Housing Program |
| 3 | Section 108 Loan Payment |
| 4 | YMCA Emergency Relief Program |
| 5 | Heart of Compassion (HOC) |
| 6 | Youth Employment Program |
| 7 | Recreation Scholarship Program |
| 8 | Program Administration HOME |
| 9 | Housing Rehabilitation and Preservation Program (HRPP) |
| 10 | CHDO-Acquisition & New Construction |

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City understands that special needs populations are confronted with challenges due to low incomes and special conditions. As a result of these factors, special needs populations are more likely to become homeless. Housing and supportive services are necessary for special needs populations. Providing supportive services and housing for special needs populations is of high priority to the City. Additionally, supportive services are considered a priority by the CoC. As part of its continuing efforts to address these needs, the City will fund activities in Fiscal Year 2023-2024.

To comply with CDBG objectives, projects must meet a variety of thresholds, including one of the national objectives and one of the community priorities outlined in the Consolidated Plan. In addition, staff considered all engagement activities, data on housing and homeless, priority needs, cost effectiveness and reasonableness, activity management and implementation, past performance, leveraged funds, and completeness of the application. Recommendations relate to those projects determined to be most likely to succeed and remain in compliance with CDBG and HOME laws.

**AP-38 Project Summary
Project Summary Information**

| | | |
|----------|--|--|
| 1 | Project Name | Program Administration CDBG |
| | Target Area | Citywide |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Planning and Administration |
| | Funding | CDBG: \$105,590.85 |
| | Description | The City will continue to provide planning and administration services required to manage and operate the City's CDBG program. Such funds will assist in managing community development, housing, and economic development programs. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The entire Community will benefit from the City's Administration of the CDBG Grant, though the direct beneficiaries of each funded activity will be primarily low- and moderate-income residents. |
| | Location Description | 1600 West Beverly Blvd., Montebello, CA |
| | Planned Activities | CDBG Program Administration |
| 2 | Project Name | Fair Housing Program |
| | Target Area | Citywide |
| | Goals Supported | Expand fair housing choice and access Planning and Administration |
| | Needs Addressed | Planning and Administration |
| | Funding | CDBG: \$20,000 |

| | | |
|----------|--|--|
| | Description | Housing Rights Center will provide fair housing services, handle fair housing cases and education. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 140 households assisted. Two housing rights workshops provided annually. |
| | Location Description | 3255 Wilshire Blvd. Los Angeles, CA |
| | Planned Activities | CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes. |
| 3 | Project Name | Section 108 Loan Payment |
| | Target Area | Citywide |
| | Goals Supported | Expanding economic opportunities |
| | Needs Addressed | Economic Opportunities/Section 108 Loan Repayment |
| | Funding | CDBG: \$516,346.55 |
| | Description | Loan repayment for completed improvements include the replacement of sidewalks, curbs and gutter, street irrigation, lighting, water and sewer lines, sidewalk improvements compliant with the Americans with Disabilities Act, landscaping, and street furniture. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | Loan Repayment- Not Applicable. |
| | Location Description | 1600 West Beverly Blvd., Montebello, CA |
| | Planned Activities | Section 108 Loan Payment |
| 4 | Project Name | YMCA Emergency Relief Program |
| | Target Area | Citywide |
| | Goals Supported | Provide vital public services |
| | Needs Addressed | Assistance for extremely low/low-income households |
| | Funding | CDBG: \$15,607.39 |
| | Description | Supportive Services through food distribution program for Families, Seniors, Youth and Children in target area. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 25 Families |
| | Location Description | 200 West Beverly Blvd., Montebello, CA |

| | | |
|---|--|---|
| | Planned Activities | Emergency relief food distribution services. |
| 5 | Project Name | Heart of Compassion (HOC) |
| | Target Area | Citywide |
| | Goals Supported | Provide vital public services |
| | Needs Addressed | Assistance for extremely low/low-income households Homeless prevention services |
| | Funding | CDBG: \$15,208.48 |
| | Description | Food Distribution |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 15-20 Households |
| | Location Description | 600 S. Maple Ave, Montebello, CA |
| | Planned Activities | Food Distribution |
| 6 | Project Name | Youth Employment Program |
| | Target Area | Citywide |
| | Goals Supported | Increase earning capacity for LMI families |
| | Needs Addressed | Provide job training & opportunities for more jobs |
| | Funding | CDBG: \$21,185.73 |
| | Description | Program will employ 18 low-income youth |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 Youth from Low Income Families |
| | Location Description | 1600 W. Beverly Blvd, Montebello |
| | Planned Activities | Employ low-income youth for jobs. |
| 7 | Project Name | Recreation Scholarship Program |
| | Target Area | Citywide |
| | Goals Supported | Provide vital Public Service |
| | Needs Addressed | Assistance for extremely low/low-income households |
| | Funding | CDBG: \$10,000 |
| | Description | Provide recreation scholarship program to assist persons from low-income families who wish to participate in recreational activities within the city. Program promotes health and wellness and provides a safe place to play and learn in a recreational setting to eligible low-income households. |
| | Target Date | 6/30/2024 |

| | | |
|----|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 100 persons from Low Income Families |
| | Location Description | 1600 W. Beverly Blvd, Montebello |
| | Planned Activities | Recreation scholarship program to assist persons from low-income families who wish to participate in recreational activities. |
| 8 | Project Name | Program Administration HOME |
| | Target Area | Citywide |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | Planning and Administration |
| | Funding | HOME: \$99,115.20 |
| | Description | The City will continue to provide planning and administration services required to manage and operate the City's HOME program. Such funds will assist in managing community development, housing, and economic development programs. |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | The entire Community will benefit from the City's Administration of the HOME Grant, though the direct beneficiaries of each funded activity will be primarily low- and moderate-income residents. |
| | Location Description | 1600 West Beverly Blvd., Montebello, CA |
| | Planned Activities | Planning and Administration |
| 9 | Project Name | Housing Rehabilitation and Preservation Program (HRPP) |
| | Target Area | Citywide |
| | Goals Supported | Increase affordable housing opportunities Maintain decent and energy efficient housing stock |
| | Needs Addressed | Reduced housing improvement costs |
| | Funding | HOME: \$743,364.02 |
| | Description | Rehabilitation and Preservation |
| | Target Date | 6/30/2024 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 Families/households |
| | Location Description | Citywide |
| | Planned Activities | Eligible home repairs |
| 10 | Project Name | CHDO-Acquisition & New Construction |
| | Target Area | Citywide |
| | Goals Supported | Increase affordable housing opportunities |

| | |
|--|---|
| Needs Addressed | Affordable housing and lower housing costs |
| Funding | HOME: \$148,672.80 |
| Description | Acquisition/rehabilitation of property for low-income housing |
| Target Date | 6/30/2023 |
| Estimate the number and type of families that will benefit from the proposed activities | Future Project |
| Location Description | Citywide |
| Planned Activities | Acquisition/Rehabilitation for low-income housing |

AP-50 Geographic Distribution – 91.220(f)

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

The City plans to spend 100 percent of its entitlement funds in target areas, including areas with high concentrations of low- and moderate-income citizens and minorities. The city's low- and moderate-income areas, which make up most of its residential areas, are the only places where HUD funds activities. CDBG programs that are limited to a specific clientele area will benefit other parts of the city, i.e., if a person/household meets the program's eligibility criteria, they can take advantage of a federally funded program. The income of the household and the size of the household are typically used to determine eligibility. A CDBG program's funds will be spent according to its criteria. The city-wide delivery of public services and fair housing activities will also be included in the administration of programs for qualified beneficiaries.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City generally allocates funds in Citywide target areas. On an annual basis, the city prioritizes the use of its CDBG funding for citywide housing and community development activities including housing, public services, and fair housing. Activities identified under the public services category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services.

Discussion

See above discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

See the discussion below regarding the City's programs that address affordable housing needs.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 0 |
| Non-Homeless | 180 |
| Special-Needs (Youth) | 18 |
| Total | 300 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 3 |
| Acquisition of Existing Units | 0 |
| Total | 3 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing efforts are part of the City's strategies, such as preserving the affordable housing stock, purchasing low-income housing properties, and supporting rental assistance programs, such as Section 8 Housing Choice Vouchers, offered by the County. Assisting at-risk youth and teenagers as well as preventing homelessness are some of the valuable services provided. To provide affordable housing to residents, the AI recommended amending aspects of the City's zoning code. It will be possible for the City to create housing accessibility and affordability policies according to the updated General Plan. The city will also be able to ensure that its policies and standards comply with the requirements of the state and regional housing authorities.

Housing policies in the City support the Rental Rehabilitation Program by providing loans to investment-owned properties to help improve the City's rental housing stock in need of rehabilitation, providing safe, decent, and sanitary housing for families with lower incomes. By providing technical assistance to property owners and monitoring Section 8 legislation, the City also contributes to the preservation of existing at-risk affordable housing. Using the State's density bonus law, the City offers density bonuses between 35 and 50% to encourage the development of affordable units.

Funds from the prior year are being used for HOME activities in the City. Prior to this year's activity, HOME funded loans were available to homeowners for residential rehabilitation, and funds were allocated to build new affordable housing units or acquire existing ones. HUD regulations and the HOME Final Program Rule require grantees to set aside 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). Montebello has set aside funds for the acquisition or construction of

affordable housing units.

HOME funds are typically used by the City for the development of low-income housing and the rehabilitation of owner-occupied single-family homes. For affordable home sales and for home rehabilitation, the city must use HOME affordable homeownership limits provided by HUD. Additionally, HOME assisted activities require that the value of the property after rehabilitation does not exceed 95% of the median purchase price for the neighborhood. Owner-occupied single-family housing can be priced at 95% of median price in two ways according to the HOME Final Rule:

1. For affordable housing, HUD will provide limits based on 95 percent of the median purchase price in the area; OR
2. Determine the 95 percent of median purchase price limit by conducting a local market survey.

According to HUD's published 2022 HOME affordable homeownership limits for Los Angeles County for determining 95 percent of the median purchase price limit, Montebello's median home price is \$570,000. FHA standard practice uses the following multipliers for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit. An analysis of local housing market listing prices and sales data revealed that FHA limits aren't accurate representations of local home purchase prices. As a result, HDL data was used to conduct a local market survey for Montebello home sales over a three-month period. According to this survey, Montebello's median price is \$774,000, and its 95% median value is \$735,300.

| | |
|---|----------------------|
| FHA- Market Median Price | \$ 570,000.00 |
| Montebello Local Market Survey Median Price | \$ 774,000.00 |
| 95% of Montebello Local Market Survey Median Price | \$ 735,300.00 |

Based on this conclusion, it is recommended that the 95 percent median purchase price be determined by the local market survey price.

3-Month Home Data

| | Sale Date | Site Address | Sale Price |
|----|-----------|----------------------|---------------|
| 1 | 6/30/2022 | 1328 Carob Way | \$ 260,000.00 |
| 2 | 5/17/2022 | 245 S. Bluff Rd | \$ 350,000.00 |
| 3 | 4/1/2022 | 827 Gardner Dr | \$ 390,000.00 |
| 4 | 5/26/2022 | 513 Work St | \$ 470,000.00 |
| 5 | 4/29/2022 | 149 N. Vail Ave | \$ 475,000.00 |
| 6 | 4/4/2022 | 1517 Beach St | \$ 500,000.00 |
| 7 | 5/10/2022 | 612 Bradshawe St | \$ 590,000.00 |
| 8 | 4/25/2022 | 701 Katherine Dr | \$ 596,000.00 |
| 9 | 5/13/2022 | 824 Tola St | \$ 602,500.00 |
| 10 | 4/18/2022 | 474 Via Luneto | \$ 700,000.00 |
| 11 | 6/30/2022 | 409 Morris Pl | \$ 720,000.00 |
| 12 | 6/17/2022 | 240 Maiden Ln | \$ 720,500.00 |
| 13 | 6/2/2022 | 112 Sycamore St | \$ 727,500.00 |
| 14 | 5/18/2022 | 445 N. Via Val Verde | \$ 730,000.00 |
| 15 | 6/3/2022 | 2409 W. Lincoln Ave | \$ 735,000.00 |

| | | | |
|-----|-----------|-----------------------|----------------|
| 16 | 6/22/2022 | 2217 W. Via Corona | \$ 735,000.00 |
| 17 | 5/25/2022 | 2216 W. Via Camille | \$ 740,000.00 |
| 18 | 4/1/2022 | 316 Morris Pl | \$ 745,000.00 |
| 19 | 5/27/2022 | 645 Wilber Pl | \$ 750,000.00 |
| 20 | 6/7/2022 | 712 Rio Del Sol Ave | \$ 750,000.00 |
| *21 | 6/9/2022 | 116 E. Balanda Dr | \$ 774,000.00 |
| 22 | 6/17/2022 | 2109 Merle Dr | \$ 800,000.00 |
| 23 | 4/8/2022 | 638 Rio Del Sol Ave | \$ 815,000.00 |
| 24 | 5/2/2022 | 708 Bartolo Ave | \$ 815,000.00 |
| 25 | 4/18/2022 | 325 N. 12Th St | \$ 820,000.00 |
| 26 | 4/12/2022 | 1725 Baldwin Pl | \$ 930,000.00 |
| 27 | 4/12/2022 | 641 S. Taylor Ave | \$ 950,000.00 |
| 28 | 5/18/2022 | 407 Ellingbrook Dr | \$ 960,000.00 |
| 29 | 5/25/2022 | 417 E. Los Amigos Ave | \$ 977,545.00 |
| 30 | 5/13/2022 | 2013 Merle Dr | \$ 990,000.00 |
| 31 | 6/24/2022 | 1433 Masser Pl | \$1,010,000.00 |
| 32 | 6/22/2022 | 724 N. Juarez St | \$1,015,000.00 |
| 33 | 4/29/2022 | 708 N. 4Th St | \$1,045,000.00 |
| 34 | 5/24/2022 | 820 Gardner Dr | \$1,065,000.00 |
| 35 | 5/18/2022 | 632 N. 5th St | \$1,080,000.00 |
| 36 | 5/27/2022 | 920 N. 4th St | \$1,080,000.00 |
| 37 | 6/3/2022 | 716 N. 3rd St | \$1,100,000.00 |
| 38 | 5/26/2022 | 311 Marek Dr | \$1,124,000.00 |
| 39 | 5/23/2022 | 1004 N. 4Th St | \$1,185,000.00 |
| 40 | 5/13/2022 | 226 E. Los Amigos Ave | \$1,210,000.00 |
| 41 | 4/20/2022 | 1914 W. Victoria Ave | \$1,520,000.00 |

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in Montebello that is owned or managed by the city. Public housing needs will be addressed through various initiatives during the next year. There is no public housing in Montebello, and it is not owned or managed by the City. The Los Angeles County Development Authority (LACDA) offers a Family Self-Sufficiency Program as a means of encouraging residents to become more involved in management and take part in homeownership.

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

LACDA is responsible for making rental assistance available to low-income households through the Section 8 program, but the City is not directly involved in the ownership or management of public housing.

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

Not Applicable- The City is not a Public Housing Agency.

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

Not Applicable.

Discussion

None.

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

Introduction

Aiming to address the needs of homeless individuals and families, the City continues to identify efficient and effective ways of distributing limited resources for homeless needs. A high priority for the City is to provide resources and support homeless individuals with emergency and transitional housing to those who are homeless. In addition to these efforts, the City has undertaken the following:

1. Homeless Shelters:

Many nonprofit organizations offered shelter and services to the homeless in the City to accommodate its share of the region's homeless. In order to help the homeless population in the City with emergency motel and food vouchers, the City has established a program called Montebello Community Assistance Program (MCAP). The City belongs to the Los Angeles County Continuum of Care Community Forum as well. This collaborative helps identify the needs and gaps in the homes and services for the homeless in the region.

2. Supportive and Transitional Housing:

Supportive housing, as defined by Section 50675.14 of the California Health and Safety Code, is housing that is occupied by members of a target population. Supportive housing is designed for persons with disabilities who are low-income and have one or more disabilities. A person with a disability may have a mental illness, a disease such as HIV or AIDS, a substance abuse problem, or other chronic health problems. In addition, such housing usually includes on-site or off-site services that assist residents in maintaining their housing, improving their health status, as well as maximizing their ability to live and work in the community. There are a variety of on- and off-site services available, including tutoring, childcare, and career counseling.

According to Section 50675.2 of the California Health and Safety Code, transitional housing consists of housing that is configured as rental housing developments, including multi-family homes, single-family homes, and group homes. The operation of such housing units is governed by state and federal program requirements that specify the termination of assistance and recirculation of the housing unit to a different eligible program recipient at a future date, which is not less than six months in the future. Services that facilitate the development of life skills that support independent living may also be provided, but they are not mandatory.

Permitting requirements for certain residential uses in single-family homes differ depending on whether there are six or fewer, or seven or more, people served by the housing type. There is a distinction between residential and group care facilities based on their size in the City's Zoning Code. A residential or group care facility provides 24-hour a day residential living accommodations in exchange for payment of money or other consideration, but the duration of tenancy is determined, in part or in whole, by whether a resident participates in group or individual activities such as counseling, recovery planning, medical or therapeutic assistance, which determines the length of their tenancy. Facilities providing residential care or group care can include, but are not limited to, those providing treatment or recovery for persons suffering from chronic or life-threatening illnesses, as well as those providing treatment or recovery for those suffering from alcoholism or drug abuse. An individual is accommodated in a residential care facility for a period of six months or fewer, while a group care facility accommodates a period of seven months or more.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Homeless outreach programs have been established by the City to help the homeless population in the City find temporary shelter and permanent housing. Montebello also contracts with local providers to reduce homelessness.

A total of eight Service Planning Areas (SPAs) exist in Los Angeles County, numbered 1 through 8. By dividing the County, the Department of Public Health can target and monitor the needs of each area more efficiently. The Montebello area falls within SPA 7.

An annual Shelter/Housing Inventory Count (HIC), a point-in-time inventory of service projects and a record of service usage, is coordinated by the LA Continuum of Care. People experiencing homelessness (e.g., emergency shelters, transitional housing, safe havens) and those who have experienced homelessness and have now found permanent housing are recorded in HIC. According to the PIT report dated February 22, 2022, there are currently 227 homeless people in Montebello. Heart of Compassion (HOC) is one of the public service activities that will be supported by the City in the 2023-2024 program year to continue providing support to populations such as the homeless population.

As per the Homelessness Statistics by City report from January 2023, the CoC provides housing and supportive services to homeless individuals in SPA 7 as follows:

| | |
|-----------------------|-----|
| Interim Housing | 180 |
| Rapid Re-housing | 661 |
| Permanent Housing | 206 |
| Other (Non-Permanent) | 206 |

SPA 7 offers several programs targeted at different homeless client groups. As part of the program presented below, homeless individuals are assessed for their individual needs:

In the Coordinated Entry System (CES), regional providers work collaboratively to house chronically homeless people. An assessment tool is used to determine the most appropriate housing for individuals based on their needs. Also, the CES coordinates county and federal resources from agencies like the Department of Mental Health, the Department of Health Services, the Department of Housing, and the Department of Veterans Affairs.

Addressing the emergency shelter and transitional housing needs of homeless persons

A variety of homeless housing facilities are available at SPA 7, including emergency shelters, transitional housing, and permanent supportive housing. A list of housing resources for SPA 7 can be found in the LAHSA website. Addressing the emergency shelter need is a priority for SPA 7 agencies.

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

As part of the City's efforts to assist homeless individuals, In particular, chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, are encouraged to transition to permanent housing and independent living. We aim to reduce homelessness among individuals and families, facilitate access to affordable housing units for homeless individuals and families, and prevent individuals and families from becoming homeless again after they have recently been homeless.

Homeless Family Solutions System – A network of family homeless service providers addresses the needs of homeless families or those at imminent risk of losing their homes through the Homeless Family Solutions System. Through collaboration with system partners, it helps families complete housing and service plans.

First 5 LA Supportive Housing Program (First 5 LA) – Programs like this one provide needs-based assistance to homeless or at-risk families with children from birth to age 5, many of whom have been involved with the County Department of Children and Family Services in the past or are presently involved.

Supportive Services for Veteran Families (SSVF) – An important objective of this program is to re-house homeless veterans and to prevent homelessness in those at imminent risk of homelessness due to a housing crisis. With this program, housing stability is achieved through focused, short-term interventions. As part of its housing-first model, the SSVF helps veterans and their families find and maintain permanent rental housing as quickly as possible and without preconditions, as well as facilitate access to services that will help their families stay in their homes.

HUD-VASH Vouchers (VASH) – US Department of Veterans Affairs provides case management and clinical services bundled with Housing Choice Vouchers for homeless veterans through the HUD-VASH Program. During their participation in the program, veterans can access these services at Veterans Affairs medical centers as well as in community-based outreach clinics.

Unaccompanied Youth – A variety of programs are available for this target group, including the Family Crisis Center, Hathaway-Sycamores: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone Family Center: Transitional Housing Program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Individuals and organizations involved in the discharge process from institutions and care systems, among them are the Los Angeles County Department of Children and Family Services, Los Angeles County Department of Health Services, Los Angeles County Department of Mental Health, and Los Angeles County Sheriff's Department (LASD), which all have state or county regulations requiring effective discharge planning and a specific transition plan to

prevent individuals and families from becoming homeless.

In addition, Montebello has developed an outreach program for homeless individuals called MCAP. This program supports the City's homeless population by providing emergency motel vouchers, food, and hygiene kits, as well as assistance with accessing social services and permanent housing. A CDBG grant will not be awarded to MCAP this fiscal year.

Discussion

Programs like those outlined above, which address the needs of homeless persons and subpopulations of homeless, demonstrate that serving the homeless is a complex issue that requires collaboration among many agencies, departments, and nonprofit community service organizations. A network of agencies can provide housing and supportive services in addition to the limited CDBG funds available to the City.

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

Introduction:

A process was developed and prioritized by city staff, stakeholders, and the community at large to identify and address fair housing issues. Among the housing information in the City's 2020-2025 AI are barriers to affordable housing. The following are some of the highest priority barriers to affordable housing:

- Cost of housing is high
- Household incomes are not keeping up with rising housing values
- Compared to market rate or higher cost homes, there are fewer affordable homes
- Housing opportunities for larger families are limited
- Inability to become a homeowner
- Instability of household finances
- There are not enough funds to subsidize economic development initiatives
- Under-educated residents
- A growing number of aging houses and infrastructure
- Homeless prevention services
- Affordable housing cannot be developed under current land-use policies

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

Based on specific data captures and existing policies and programs, the AI developed goals and action steps. A data review and analysis process were necessary to identify the goals of the plan and the actions associated with them. Consultation with agencies, community outreach activities, and data review and analysis were required.

Goal 1: Increase affordable housing opportunities.

Goal 2: Increase home ownership.

Goal 3: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 4: Increase training, education and employment opportunities.

According to Table 56 in the AI, there are several goals and actions that will assist in advancing fair housing and affordable housing. In an effort to provide clearer direction to City staff, Council, and partnering agencies, ideas and recommended actions were documented as part of the engagement process.

In the 2023-2024 Annual Action Plan, the projects and programs that reduce the barriers to affordable housing include:

- Acquisition for Affordable Housing
- Housing Rehabilitation Grants/Loans
- Fair Housing (HRC)

To remove or improve the barriers to affordable housing, the City has adopted the following goals in the approved 2021-2029 Housing Element:

- Conserve and improve the condition of the existing affordable housing stock
- Identify and address the housing needs, including housing goals, policies, and programs
- Identify and address constraints to housing maintenance, improvement, and development
- Promote equal housing opportunities for all resident

A recent update to the Montebello General Plan has been completed by the City. Long-range planning documents like the General Plan set long-term goals and policies that will affect the City for the next 20 years. With the development of these policies, we can promote local and regional goals, including those related to housing accessibility and affordability. This update also ensures that our city's policies and standards are compliant with State and regional housing regulations.

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

Lack of funding is a significant constraint to providing for the needs of low-income residents. Nonprofit service providers have also faced budgetary constraints due to economic challenges and cuts in grant funding.

Actions planned to address obstacles to meeting underserved needs

Montebello acknowledges the challenges faced by special needs populations due to low income and special circumstances. These challenges increase the chances of homelessness among special needs populations. Supportive services and housing are essential for populations with special needs. As part of its commitment to supporting special needs populations, the City prioritizes supportive housing and supportive services. A high priority is also placed on support services within the Continuum of Care.

Actions planned to foster and maintain affordable housing

As part of its CDBG-funded efforts, the City maintains the affordable housing stock through its Housing Rehabilitation and Preservation Program and the Section 8 Housing Voucher program. A combination of Federal and non-Federal funds will be used to maintain existing affordable housing units and create new affordable housing opportunities. It is the City's goal to create clear and precise development standards that are in conformance with the General Plan vision and that facilitate predictable results during the development review process. To ensure compliance with State housing laws, review and revise current housing regulations (ADUs, mixed-use, transitional, and supportive housing, SROs, emergency shelters).

Actions planned to reduce lead-based paint hazards

HOME's Housing Rehabilitation and Preservation Program is required to comply with the Lead Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, as well as the HUD transition assistance policy effective September 20, 2000. Lead-based paint inspectors and risk assessors who are state of California certified will be used to test for lead paint and perform risk assessments when required. Lead paint abatement contractors will be used to remove and/or remove lead paint.

Actions planned to reduce the number of poverty-level families

As part of Montebello's efforts to expand economic activities to include everyone, the City continues to provide programs to those less fortunate. As part of its strategic plan, the City has focused on creating jobs for low- and moderate-income residents through youth employment programs, recreational scholarships, capital improvement projects, and Section 108 loan funds. The County's rental assistance program, housing improvement programs, and financing affordable housing development have resulted in housing the homeless and improving living conditions for low-income families and the elderly.

People living at or below the poverty line can be affected by a variety of factors. Higher education opportunities are limited, marketable skills are lacking, unemployment or underemployment is prevalent, affordable childcare is unavailable, effective transportation is lacking, and affordable housing is unavailable. To reduce poverty rates, these factors must be addressed. Even though the City does not control most of these factors, it routinely provides referrals to those living below the poverty line. Public services agencies and homeless resources are also listed, as well as links to social service agencies. Additionally, the City supports nonprofits, private developers, and government agencies that provide affordable housing and economic opportunities to low- and moderate-income residents. Continuing to support the City's youth employment program, which offers employment to low-income youth households, will be an important component of the City's plan.

Actions planned to develop institutional structure

Managing CDBG funds received by the city is the responsibility of the Planning and Community Development Department and Finance Department. To implement affordable housing projects, work with seniors, at-risk youth, and other community development programs, the City relies on a number of governmental departments and agencies, for-profit developers, and nonprofit organizations.

- The City's Planning and Community Development Department's functions directly impact and facilitate the development of housing.
- The Public Works Department is responsible for the design, construction, maintenance, and operation of

public facilities as well as for administering infrastructure projects.

- LACDA administers the HUD Section 8 Housing Choice Voucher Program and public housing, which benefits the city's low-income population with publicly assisted rental housing.
- Housing developers are an important partner and essential for the development of market-rate and affordable housing. Private developers are unable to build affordable units without government or other subsidies because of the high cost of land in the city.

A new General Plan has been approved for the City, establishing clear and precise development standards that provide predictable outcomes and streamline the development approval process in accordance with the vision of the General Plan. In order to comply with state housing law, the General Plan provides updates to the regulations regarding ADUs, mixed-use, transitional, and supportive housing, SROs emergency shelters, and zoning standards.

The HOME program is the main source of funding for affordable housing and its administrative costs. Over the years, CDBG funding reductions have also reduced funds for other community development programs. In essence, these cutbacks resulted in a reduction of staff and budgets.

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

Planning and Community Development manages and coordinates these processes on behalf of the City. In collaboration with other City departments and the community, the Department develops programs and activities that benefit low- and moderate-income neighborhoods in Montebello. Public and social service activities, housing, infrastructure improvements, and economic development are included in the administration of the program activities. The City provides programming and services in collaboration with public agencies, for-profit entities, and non-profit organizations.

To provide homeless services, the Montebello Fire Department has established the Montebello Community Assistance Program (MCAP). The Public Service CDBG funds will not be used for MCAP this fiscal year. As part of its commitment to better serving the community, MCAP will continue to partner with private as well as public social service agencies.

Discussion:

See above.

Program Specific Requirements

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

Introduction:

The City budgeted to meet the 2% match in relation to HOME funds.

The following reflect Program Specific Requirements:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

| | |
|--|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 74,880 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 74,880 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not use any other forms of investment beyond those identified in Section 92.205. Qualified homeowners can apply for deferred loans for property rehab through the Homeowner Rehabilitation Program. Upon transfer of title, refinancing or sale of the property, the loan is due and payable. In order to qualify for rehab assistance, the property must meet certain housing standards. The property must be occupied by the owner. Applicants must have a household income of at least 80% of the area median income in order to qualify. Pre-qualification for this program should be obtained from the Planning and Community Development Department's Housing Division. After prequalification criteria's are met, the Housing Division will proceed with the qualification process. To qualify for the program, an application must be completed.

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

As part of the HOME Program, the City will continue to implement the resale provisions. In accordance with HOME resale provisions, the City must ensure, when a HOME-assisted homebuyer sells their home, either voluntarily or involuntarily, during the affordability period, (1) the property is sold to another low-income homebuyer who will use it as their principal residence; (2) the original homebuyer receives a fair return on investment (i.e., their down payment plus improvements made to the house); and (3) The property is sold at a price that is "affordable to a reasonable range of low-income buyers." Resale provisions must be used if the City only provides HOME assistance to develop the unit, but HOME funds are not used to lower the purchase price from the fair market value to an affordable price. During original purchase and at resale, the City will determine the homebuyer's fair return on investment using an objective standard or index that is publicly available and easily measurable.

The Fair Return on Investment is calculated as a percentage of changes in median sales prices over the period of ownership, based on the change in area median income over the period of ownership, and by the change in the Consumer Price Index over the period of ownership. Losses on investments can be considered a fair return in depressed and declining markets. Returns to homebuyers that are tied to the price that a specific family of homebuyers or a defined group of low-income homebuyers can afford do not constitute fair returns and cannot be accepted.

In a resale provision, the buyer's original investment and specific types of upgrades or additions that will improve the property will be taken into account in determining fair return. As a general rule, replacing worn or dated components such as appliances or carpet would not be considered an improvement that adds value. Additionally, the provision lays out the types of changes that will or will not be included.

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

As part of the agreement, the City will include a provision that explains how it will make the housing

affordable to low-income buyers if the resale price needed to provide fair return is not affordable to the subsequent purchaser. Presumption of affordability will enable the City to meet HOME resale requirements without the imposition of specific enforcement measures. In order to establish affordability, the City will conduct a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated in terms of demographics, housing markets, and economics. An analysis of housing data will help identify if home values are affordable, and if they will continue to be affordable, for the same average period of affordability.

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

At this time, the City has no plans to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. HOME Policies and Procedures Manual is used by the City to ensure compliance with HOME Program requirements.