

# City of Montebello

Los Angeles County, California

## 2022-2023 Annual Action Plan



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# 2022-2023 Annual Action Plan

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## **1. Introduction**

As a recipient of Federal funds from the U.S. Department of Housing and Urban Development (HUD), the City of Montebello (City) is required to prepare and submit a Consolidated Plan every five years. The City's current Consolidated Plan covers the five-year period from 2020 through 2025 and applies to the following Federal grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Grant (HOME)

## **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.

The Consolidated Plan is a multifaceted document developed through a collaborative process whereby Montebello stakeholders have helped identify community improvements needs and priorities to address 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) 2022-2023 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 \$825,957.79 and \$1,007,425.02 respectively. The City's Activities proposed for FY 2022-2023 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

The City has established the following objectives to address the community needs identified in the Consolidated Plan:

- 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

The City has established various community development objectives that promote 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.

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the prior 2020-2025 Consolidated Plan and Annual Action Plan. The City's most recent 2021-2022 CAPER reports on the first year of the Consolidated Plan. The City's key accomplishments over the 2021-2022 Annual Action Plan period included the following:

- Provided fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes to approximately 158 households.
- Provided public services to 336 individuals.

The loss of low-moderate-income housing funds as a result of the dissolution of statewide redevelopment agencies has impacted the City's ability to currently implement its previous goals for affordable rental housing unit development and affordable purchase units. Despite these challenges, the City and its partners are working to achieve the objectives established in the Consolidated Plan.

### **4. Summary of Citizen Participation Process and consultation process**

A Notice of Funding Availability and Request for Proposals was published in the Daily Journal on January 26, 2022. The Notice of Funding Availability also included a link for City residents to complete a Survey to provide input for the Annual Action Plan. The City received five (5) applications for Public Services.

The FY 2022-2023 Annual Action Plan was released for citizen review and comment on July 11 to August 10. The draft Annual Action Plan was made available to City residents on the City's website.

### **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.

As required by Federal regulations and the City's Citizen Participation Plan, the City advertised notices inviting interested parties to be a part of the public hearings to provide A Notice of Funding Availability and Request for Proposals was published in the Daily Journal on January 26, 2022. In the Notice of Funding Availability the City provided a link to Survey Monkey in order for citizens to participate in a Community Needs Survey. The City received two (2) response.

On July 11, 2022 the City published a notice of a public hearing and comment period for the draft Annual Action Plan on the Daily Journal and Daily News. The notice advised the public that a copy of the FY 2022-2023 Annual Action Plan was made available on the City's website. The 30 day comment period began on July 11 to August 10, 2022.

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

All comments received from the public during the Public Hearing will be addressed in the Annual Action Plan.

**7. Summary**

All comments received from the public during the Public Hearing will be addressed in the Annual Action Plan.

**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)**

The Planning and Community Development Department is responsible for overseeing the administration of the City’s CDBG and HOME programs, including administration of the grants, preparation of required reports, and implementation of grant-funded programs. The Housing Manager in the Planning and Community Development Department oversees the day-to-day administration of the CDBG and HOME programs 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

## **1. Introduction**

**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))**

During the preparation of the Annual Action Plan, the City consulted with a variety of agencies including local and regional social services agencies, Los Angeles Homeless Services Authority (LAHSA), 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. 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 consulted with other grantees and surrounding jurisdiction to discuss the CDBG and HOME regulations and to plan for the portion of the FY 2022-2023 allocation for public service agencies and affordable housing developers.

The City will continue to coordinate with surrounding jurisdictions and local grantees to develop coordinated and consistent performance standards and outcome measurements to assist the neediest populations.

Consultation efforts are made throughout the year through telephone conferences, written communication with the Los Angeles County Development Authority, and community-based organizations to identify mutual problem areas and explore potential solutions.

The City is also making progress on a General Plan update that includes extensive community outreach to discuss and consider the City’s affordable housing needs.

**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**



<b>1</b>	<b>Agency/Group/Organization</b>	<b>Los Angeles County Development Authority (LACDA)</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Montebello Community Assistance Program (MCAP)</b>
	<b>Agency/Group/Organization Type</b>	Provide access to Homeless resources and Emergency Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Montebello Code Enforcement</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Heart of Compassion (HOC)</b>
	<b>Agency/Group/Organization Type</b>	Services – Food Insecurity Services - Homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Vital Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>5</b>	<b>Agency/Group/Organization</b>	<b>YMCA</b>
	<b>Agency/Group/Organization Type</b>	Services – Senior Services & Food Insecurity Services – At Risk Youth Recreation & Preschool Services
	<b>What section of the Plan was addressed by Consultation?</b>	Vital Public Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Youth Employment Program (YEP)</b>
	<b>Agency/Group/Organization Type</b>	Services – Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Employment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

**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 (CoC)	Los Angeles Homeless Services Authority (LAHSA)	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 for the Annual Action Plan. There was a public hearing and 30 day review and comment period of the Annual Action Plan from July 11 to August 10, 2022.

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**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 1/26/22 notifying interested parties of Funding Availability	Two comments were received and five applications were submitted	All comments were accepted.	
2	Internet Outreach	Non-targeted – broad community	Draft AAP was on City’s website for public review and comment	Pending	Pending	<a href="https://www.cityofmontebello.com/">https://www.cityofmontebello.com/</a>
3	Public Meeting	Non-targeted – broad community	Public Hearing for adoption of AAP	Pending	Pending	

**TABLE 4 – CITIZEN PARTICIPATION OUTREACH**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

The City anticipates utilizing the resources in Table 5 during FY 2022-2023 to meet Consolidated Plan Goals:

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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	Admin and Planning, Public Improvement, Public Services	\$670,421	\$155,536.79	\$0	\$825,957.79	\$1,950,000	The City expects to receive approximately \$1,950,000 over the next 3 years CDBG entitlement Funds; \$650,000 in Year 3.
HOME	Public Federal	Acquisition Homeowner Rehab	\$341,617	\$665,808.02	\$0	\$1,007,425.02	\$900,000	The City expects to receive approximately \$900,000 over the next 3 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 (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program)

Montebello implements the goals, objectives and policies of the AI and ConPlan by using funds to bolster public services that will lead to housing benefits for low-to-moderate income residents.

The City of Montebello is planning on using CDBG funds to fund food insecurity programs throughout the City, including Hearts of Compassion.

The HOME program requires a local match which leverages local funds. The City anticipates assisting 6 low to moderate income homeowners through the owner-occupied Housing Rehabilitation and Preservation Program over the next three years. The program offers housing rehabilitation loans to eligible homeowners using HOME funds.

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

The City does not currently have any publicly owned land that is being considered for affordable housing. However, the Montebello Housing Development Corporation (MHDC) offers several programs that help families with the purchase of a home.

**Discussion**

See discussion above.

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*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	2022	2023	Administration	Citywide	Planning and Administration	CDBG: \$145,191.55 HOME: \$100,742.50	Other: Program Administration
2	Fair Housing	2022	2023	Administration	Citywide	Ensure Equal access to housing opportunities	CDBG: \$20,000	Other: Promotes Fair Housing
3	Housing	2022	2023	Affordable Housing	Citywide	Preserve the supply of affordable housing	HOME: \$906,682.52	Homeowner Housing Rehabilitation: 5 households/Housing units
4	Economic Development	2022	2023	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$100,199.20	Economic Development: Rehabilitation of community businesses located in targeted area
5	Public Service	2022	2023	Non-Housing Community Development	Citywide	Provide public services for low-income residents	CDBG: \$95,000	Public Service activities other than Low/Moderate Income Housing Benefit: Individuals assisted

**TABLE 6 – GOALS SUMMARY**

## Goal Descriptions

**Goal Name:**

**Goal Description:**

<b>1</b>	<b>Administration</b>	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.
<b>2</b>	<b>Fair Housing</b>	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.
<b>3</b>	<b>Housing</b>	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.
<b>4</b>	<b>Economic Development</b>	Provide funding for projects such as: Commercial Façade Program for economic development. The City will provide economic development opportunities to improve the physical condition of the existing commercial buildings located in the Target Areas. This will help the city to restore economic vitality.
<b>5</b>	<b>Public Service</b>	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.

**TABLE 7 – GOALS DESCRIPTIONS**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	Project Name
1	Housing Rights Center (HRC)
2	Section 108 Loan Payment
3.	Youth Employment Program ( YEP)
4.	Planning and Administration CDBG
5.	Housing Rehabilitation and Preservation Program (HRPP)
6.	Planning and Administration HOME
7.	Commercial Façade Program
8.	YMCA Montebello/Commerce
9.	Heart of Compassion (HOC)

**TABLE 8 - PROJECT INFORMATION**

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

The City recognizes that special needs populations encounter challenges due to low income and the special conditions that they face. Special needs populations are more likely to become homeless because of these factors. Special needs populations require housing and supportive services. The City considers supportive services and housing for special needs populations a high priority. Supportive services are also considered a high priority in the CoC. In Fiscal Year 2022-2023, the City will continue funding activities that address these needs.

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff also considered all engagement activities, housing and homeless data, established priority needs, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG and HOME regulations.

AP-38 Project Summary

Project Summary Information

1.	<b>Project Name</b>	<b>Housing Rights Center (HRC)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand fair housing choice and access
	<b>Needs Addressed</b>	Support land use policies, further affordable and equitable housing opportunities
	<b>Funding</b>	CDBG (Admin): \$20,000
	<b>Description</b>	HRC will provide fair housing services, handle fair housing cases and education.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 households assisted. Two housing rights workshops provided.
	<b>Location Description</b>	3255 Wilshire Blvd. Los Angeles, CA
	<b>Planned Activities</b>	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.

2.	<b>Project Name</b>	<b>Section 108 Loan Payment</b>
	<b>Target Area</b>	Whittier Revitalization Area
	<b>Goals Supported</b>	Expanding economic opportunities
	<b>Needs Addressed</b>	Needed infrastructure improvements
	<b>Funding</b>	CDBG: \$465,567.04
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Loan repayment - not applicable
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Section 108 Loan Payment
3.	<b>Project Name</b>	<b>Youth Employment Program (YEP)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase earning capacity for LMI families
	<b>Needs Addressed</b>	Increased employment for LMI families
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Program will employ 18 low-income youth
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 youth

	<b>Location Description</b>	1600 W. Beverly Blvd, Montebello
	<b>Planned Activities</b>	Employ low income youth for summer jobs
4.	<b>Project Name</b>	<b>Program Administration CDBG</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$145,191.55
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Program administration
5.	<b>Project Name</b>	<b>Housing Rehabilitation and Preservation Program (HRPP)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain decent and energy efficient housing stock
	<b>Needs Addressed</b>	Homeowner rehabilitation program
	<b>Funding</b>	HOME: \$906,682.52
	<b>Description</b>	Rehabilitation and preservation

	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Families/households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Eligible home repairs
6.	<b>Project Name</b>	<b>Program Administration HOME</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: \$100,742.50
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Planning and Administration
7.	<b>Project Name</b>	<b>Commercial Façade Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Growth



	<b>Funding</b>	CDBG: \$100,199.20
	<b>Description</b>	Revitalization of targeted commercial areas
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Future Project
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	The City will provide economic development opportunities to improve the physical condition of the existing commercial buildings located in the City's Target Areas. This will help the city to restore economic vitality.
8	<b>Project Name</b>	<b>YMCA Montebello/Commerce</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Vital Public Service
	<b>Needs Addressed</b>	Community Outreach
	<b>Funding</b>	CDBG: \$ 25,000
	<b>Description</b>	Supportive Services for Families, Seniors, Youth and Children in target area.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 families
	<b>Location Description</b>	200 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Services include scholarships for preschool, youth at risk programming including: residence camp, swim programs, youth sports, youth fitness, and

		youth and government programming; Services for Elderly; Food Distribution.
9	<b>Project Name</b>	<b>Heart of Compassion (HOC)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Vital Public Service
	<b>Needs Addressed</b>	Homeless/Special need populations
	<b>Funding</b>	CDBG: \$ 30,000
	<b>Description</b>	Emergency Food Distribution for targeted community
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 Households
	<b>Location Description</b>	600 S. Maple Ave, Montebello, CA
	<b>Planned Activities</b>	Food Distribution

TABLE 9 – PROJECT SUMMARY

*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 anticipates spending at least 100 percent of its entitlement funds in target areas, including areas that have low- and moderate-income concentrations or minority concentrations. HUD’s funded activities are limited to the city’s low- and moderate-income areas, which encompass the majority of the city’s residential areas. Areas of the city outside of the CDBG target areas will benefit from activities that are limited clientele in nature, i.e., a person/household can benefit from a federally assisted program provided they meet the program’s eligibility criteria. Eligibility is typically established by household income and household size. CDBG program funds will be expended based on program criteria. For example, public services are available on a citywide basis for qualified beneficiaries; fair housing and program administration activities will also be carried out on a citywide basis. Community development projects (e.g., street and park improvement projects) will be carried out in the city’s low- and moderate- income areas, i.e., areas where most residents meet HUD’s low-and moderate-income definition.

**Geographic Distribution**

Target Area	Percentage of Funds
City Wide	100%

**TABLE 10 – GEOGRAPHIC DISTRIBUTION**

**Rationale for the priorities for allocating investments geographically**

The City generally does not allocate funds on a geographic basis. On an annual basis, the City prioritizes the use of its CDBG funding for citywide housing and community development activities including housing, public services, fair housing, and public facilities. 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. Public improvements and public facilities are qualified as benefitting low- and moderate-income persons.

**Discussion**

See above discussion.

## Affordable Housing

### *AP-55 Affordable Housing – 91.220(g)*

#### Introduction

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless (HOC)	400
Non-Homeless (HRPP & HRC)	153
Special-Needs (Youth & YMCA)	70
Total	423

**TABLE 11 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

**TABLE 12 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

#### Discussion

The City's strategies relating to affordable housing efforts include maintaining the affordable housing stock through the Housing Rehabilitation and Preservation Program; acquisition of property for low income housing; and support for rental assistance programs through the County, such as the Section 8 Housing Choice Voucher. The valued services help prevent homelessness and aim to assist at-risk youth and teenagers. The City's AI recommended amending portions of the City's zoning code to better support affordable housing. Once the General Plan is updated, this will allow the City to develop policies that promote local and regional goals, including goals related to housing accessibility and affordability. In addition, the updates will ensure that our City policies and standards are consistent with State and regional housing requirements.

The City's housing policies support a Rental Rehabilitation Program by providing loans to investor owned properties to assist in the ability to improve the City's rental housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families. The City also puts funding toward the preservation of existing at-risk affordable housing for technical assistance to property owners and by monitoring Section 8 legislation. To facilitate the development of affordable units, the City uses the State's density bonus law by offering a

density bonus of between 35 and 50%.

The City has HOME activities in progress, funded with prior year funds. These prior year activities include HOME funded loans for homeowner residential rehabilitation and funds Allocated for future acquisition or new construction for affordable housing units. HUD regulations and HOME Final Program Rule, require each grantee to set aside a minimum of 15% of the annual HOME allocation for projects and activities carried out by Community Housing Development Organizations (CHDOs). The City of Montebello has set aside funds to acquire or build new affordable housing units within the City.

Typically, the City uses its HOME funds for low income housing development and rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95% of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95% of median purchase price limit for owner-occupied single-family housing, as noted below:

1. HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
2. Perform a local market survey to determine the 95 percent of median purchase price limit.

After review of the published 2022 HOME affordable homeownership limits provided by HUD, for Los Angeles County for determining 95 percent of the median purchase price limit, it was determined that the median price for Montebello homes is \$510,000. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively. Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for Montebello home sales for a three-month period using HDL data. This survey shows a median price of \$735,000 in the City of Montebello and a 95% median value price of \$698,250 (*see home sales data table below*).

FHA – Market Median Price	\$510,000.00
Montebello Local Market Survey Median Price	\$735,000.00
<b>95% of Montebello Local Market Survey Median Price</b>	<b>\$698,250.00</b>

**TABLE 13 – HOME AFFORDABLE HOME OWNERSHIP UNITS**

As a result of this conclusion, it is our recommendation that the City of Montebello use the local market survey price as the determinant of the 95 percent median purchase price limit as it is

higher than the FHA- Market Median Price.

<b>3-Month Home Sales Data, Montebello, CA</b>				
<b>October 2021 to December 2021</b>				
<b>1</b>	12/20/2021	714 S. Greenwood Ave	\$	310,000.00
<b>2</b>	11/1/2021	513 Hornby St	\$	430,000.00
<b>3</b>	11/29/2021	1613 W. Los Angeles Ave	\$	450,000.00
<b>4</b>	12/01/2021	2616 W. Via Corona	\$	500,000.00
<b>5</b>	11/23/2021	508 Thynne St	\$	530,000.00
<b>6</b>	11/30/2021	841 W. Mines Ave	\$	540,000.00
<b>7</b>	10/15/2021	140 N. Spruce St	\$	580,000.00
<b>8</b>	10/1/2021	219 S. 10Th St	\$	595,000.00
<b>9</b>	12/22/2021	825 Palm Pl	\$	605,000.00
<b>10</b>	12/17/2021	649 S. 4Th St	\$	625,000.00
<b>11</b>	10/4/2021	601 Jacmar Dr	\$	630,000.00
<b>12</b>	12/01/2021	741 Carmelita Pl	\$	630,000.00
<b>13</b>	10/1/2021	2933 Via San Delarro	\$	650,000.00
<b>14</b>	10/27/2021	760 Findlay Ave	\$	650,000.00
<b>15</b>	10/28/2021	432 Via Miramonte	\$	650,000.00
<b>16</b>	12/15/2021	712 E. Ave De La Merced	\$	650,000.00
<b>17</b>	12/23/2021	717 S. 6Th St	\$	660,000.00
<b>18</b>	12/08/2021	412 E. Oakmont Dr	\$	663,000.00
<b>19</b>	11/8/2021	349 N. 3Rd St	\$	670,000.00
<b>20</b>	11/30/2021	516 Morris Pl	\$	681,000.00
<b>21</b>	10/1/2021	2421 W. Via Nina	\$	700,000.00
<b>22</b>	10/26/2021	805 Hay St	\$	700,000.00
<b>23</b>	10/28/2021	448 Via Vista	\$	700,000.00
<b>24</b>	10/26/2021	125 N. Spruce St	\$	705,000.00
<b>25</b>	11/18/2021	604 N. 21St St	\$	717,000.00
<b>*26</b>	10/14/2021	324 N. 7Th St	\$	735,000.00
<b>27</b>	12/23/2021	2228 Northside Dr	\$	735,000.00
<b>28</b>	10/20/2021	3025 Via Breve	\$	740,000.00
<b>29</b>	10/19/2021	2501 W. Via Acosta	\$	742,500.00
<b>30</b>	11/18/2021	633 N. 7Th St	\$	748,500.00
<b>31</b>	12/08/2021	2213 W. Lincoln Ave	\$	750,000.00
<b>32</b>	12/22/2021	2528 W. Via Corona	\$	750,000.00
<b>33</b>	10/4/2021	825 Date St	\$	775,000.00

34	12/29/2021	704 Leonard St	\$ 775,000.00
35	10/22/2021	708 N. Lincoln Ave	\$ 780,000.00
36	11/22/2021	604 N. 21St St	\$ 780,000.00
37	10/13/2021	860 Ladywood Pl	\$ 800,000.00
38	10/1/2021	204 N. Vail Ave	\$ 820,000.00
39	12/17/2021	108 E. Eula Dr	\$ 825,000.00
40	11/17/2021	811 S. 3Rd St	\$ 850,000.00
41	11/8/2021	609 N. Poplar Ave	\$ 865,000.00
42	12/30/2021	200 N. Taylor Ave	\$ 870,000.00
43	12/20/2021	1820 W. Madison Ave	\$ 880,000.00
44	12/20/2021	704 N. Taylor Ave	\$ 890,000.00
45	12/21/2021	2510 Plz Libre	\$ 897,000.00
46	11/30/2021	1722 Loma Rd	\$ 900,000.00
47	12/17/2021	809 Perry Ave	\$ 915,000.00
48	12/01/2021	1404 Westmoreland Dr	\$ 930,000.00
49	12/08/2021	1003 N. Iguala St	\$ 978,500.00
50	10/26/2021	627 N. 19Th St	\$ 990,000.00
51	10/4/2021	1412 Via Camille	\$ 1,000,000.00
52	12/17/2021	1124 N. Iguala St	\$ 1,100,000.00

**TABLE 14 – 3 MONTH HOME SALES DATA**

*AP-60 Public Housing – 91.220(h)*

**Introduction**

The City of Montebello does not own or manage public housing. Actions planned during the next year to address the needs to public housing. The City of Montebello does not own or manage public housing. Actions to encourage public housing residents to become more involved in management and participate in homeownership Los Angeles County Development Authority (LACDA) offers the Family Self-Sufficiency Program to assist residents toward greater independence and homeownership opportunities. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance Los Angeles County Development Authority is not designated as troubled.

**Discussion**

The City supports the efforts of LACDA in making rental assistance available to low-income households through the Section 8 program, but the City has no direct involvement in the ownership or management of public housing.

## **Introduction**

To address the needs of homeless individuals and families, the City continues its efforts to identify efficient and effective means to distribute limited resources for homeless needs. The City has designated emergency and transitional housing as high priorities for addressing homelessness. Other efforts undertaken by the City are identified below:

### **1. Homeless Shelters:**

To accommodate its share of the region's homeless, the City utilized numerous nonprofit organizations to offer shelter and services to homeless persons. The City has established a homeless program, known as Montebello Community Assistance Program (MCAP), to help the homeless population in the City with emergency motel and food vouchers. The City also participates in the Los Angeles County Continuum of Care Community Forum. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

### **2. Transitional and Supportive Housing:**

Supportive housing, as defined by Section 50675.14 of the California Health and Safety Code, is housing with no limit on the length of stay and that is occupied by a target population. The target population for supportive housing includes low-income persons having one or more disabilities. These disabilities may include mental illness, HIV or AIDS, substance abuse, or other chronic health conditions. Such housing is also linked to on-site or off-site services that assist residents in retaining their housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. On- and off- site services may include, but are not limited to, tutoring, childcare, and career counseling.

Transitional housing, as defined by Section 50675.2 of the California Health and Safety Code, is housing configured as rental housing developments, which may include multi-family housing, single-family housing, or group homes. Such housing is operated under state or Federal program requirements that call for termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Additional services that help individuals gain necessary life skills that support independent living are also allowed but not mandated.

State law allows a distinction in the permitting requirements for certain residential uses in single-family homes based on whether there are six or fewer, or seven or more, people served by the housing type. This size distinction currently exists in the City's Zoning Code for residential and group care facilities. Residential and group care facilities provide 24-hour per day residential living accommodations in exchange for the payment of money or other



consideration, where the duration of tenancy is determined, in whole or in part, by the individual resident's participation in group or individual activities, such as counseling, recovery planning, or medical or therapeutic assistance. Residential or group care facilities include, but are not limited to, residential care facilities for persons with chronic, life-threatening illnesses, and alcoholism or drug abuse recovery or treatment facilities. Residential care facilities provide living accommodations for six or fewer persons and group care facilities provide living accommodations for seven or more persons.

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

The City has established a homeless outreach program to help the homeless population in the City with emergency motel vouchers and linkage to permanent housing. The City of Montebello also contracts with local service providers to assist in reducing homelessness.

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

Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County makes it easier for the Department of Public Health to target and track the needs of each area. Montebello is located in SPA 7.

Every year, the Los Angeles Continuum of Care coordinates a Shelter/Housing Inventory Count (HIC), which is a point-in-time (PIT) inventory of service projects, and a record of utilization of services. HIC records how many beds and units are dedicated to serving people experiencing homelessness (e.g., emergency shelter, transitional housing, and safe haven) or people who have experienced homelessness and are now in permanent housing. The City will fund projects within Montebello in the 2022-2023 program year such as Heart of Compassion (HOC).

The CoC offers housing and supportive services to address the needs of homeless persons.

Within SPA 7:

Emergency Shelter:

- 541 beds serving individuals and families with children Transitional Housing
- 615 beds serving individuals with families with children Permanent Supportive housing
- 615 beds serving individuals with families with children

Several programs, detailed below, offered in SPA 7 target different homeless client groups. The program presented below focuses on assessing the individual needs of homeless persons:

Coordinated Entry System (CES) – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates County and Federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the U.S.

Department of Veterans Affairs.

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

SPA 7 offers a variety of homeless housing facilities serving different client groups, and includes emergency shelters, transitional housing and permanent supportive housing (See above information).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City has the goal of assisting 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 include 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.

Homeless Family Solutions System – This Program is a network of family homeless service providers that address the needs of homeless families or those at imminent risk of losing their housing. It works cooperatively with system partners to help family's complete housing and service plans.

First 5 LA Supportive Housing Program (First 5 LA) – This Program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the County Department of Children and Family Services.

Supportive Services for Veteran Families (SSVF) – This Program is a community-based, competitive grant program that rapidly rehuses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program's objective is to achieve housing stability through a short-term, focused intervention. The SSVF employs a housing-first model, which focuses on helping individuals and families access and sustain permanent rental housing as quickly as possible and without precondition, while facilitating access to those services that will help the veteran's family keep their housing.

HUD-VASH Vouchers (VASH) – The HUD-VASH Program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the US Department of Veterans Affairs. The Department provides these services for participating veterans at Veterans Affairs medical centers and community-based outreach

clinics.

Unaccompanied Youth – Several programs serve this target group, including 1736 Family Crisis Center, Hathaway-Sycamores: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone Family Center: Transitional Housing Program and Transitional Living.

**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.**

Agencies involved with persons discharged from institutions and systems of care, including the Los Angeles County Department of Children and Family Services (DCFS), Department of Health Services (DHS), Department of Mental Health (DMH), and Los Angeles County Sheriff's Department (LASD), all have requirements stipulated by state law or county regulations requiring effective discharge planning and a specific transition plan to ensure that individuals and families are not discharged into homelessness.

In addition, the City of Montebello has established a homeless outreach program known as MCAP. The program focuses on engaging the City's homeless population to support with emergency motel vouchers, food, and hygiene kits, as well as help with accessing social service needs and permanent housing.

## **Discussion**

The programs identified above, which address the needs of homeless persons and subpopulations of homeless, indicate that serving the homeless is a complex issue requiring a network of agencies, departments, and nonprofit community services agencies. It is fortunate that the City can utilize this network of agencies to provide housing and supportive services in addition to using limited CDBG funding.

**Introduction:**

City staff, stakeholders and the community at-large identified and prioritized fair housing issues and contributing factors to fair housing. Barriers to affordable housing as well as other housing information can be found in the City’s 2020-2025 AI. A summary of the high priority barriers to affordable housing include:

- High cost of housing
- Housing values are increasing faster than household incomes
- Low number of affordable homes vs. market rate or higher cost homes
- Low number of housing opportunities for larger families
- Low ability to become a homeowner
- Lack of household financial stability
- Lack of funds to subsidize economic development projects
- Undereducated residents
- Aging housing and infrastructure
- Homeless prevention services
- Current land use policies do not support the development of affordable housing

**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**

The AI provided goals and action steps developed as a result of specific data captured and existing programs and policies. Agency consultation, community outreach activities data review and analysis process were needed to develop the plan’s goals and associated action steps. (Refer to the AI, Table):

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.

Table 56 in the AI presents the Goals and Action Steps which further fair housing and affordable housing. As part of the engagement process, ideas and recommended action steps were documented to help provide clearer direction for Council, City staff and partnering agencies.

In the 2022-2023 AAP, 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 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

Lastly, the City is currently in the process of updating our General Plan. The General Plan is a long-range planning document that establishes goals and policies that will shape the City for the next 20 years. This update will allow us to develop City policies that promote local and regional goals, including goals related to housing accessibility and affordability. In addition, this update will ensure that our City policies and standards are consistent with State and regional housing requirements.

**Discussion:**

See discussion above.

**Introduction:**

One of the primary constraints to meeting the needs of low-income residents is a lack of funding to fully address all the needs. Economic challenges and cuts in grant funding have resulted in budgetary constraints not only with the City but with nonprofit service providers as well.

**Actions planned to address obstacles to meeting underserved needs**

The City of Montebello recognizes that special needs populations encounter challenges due to low income and the special conditions that they face. Special needs populations are more likely to become homeless as a result of these challenges. Special needs populations require housing and supportive services. The City considers supportive services and housing for special needs populations a high priority. Supportive services are also considered a high priority in the Continuum of Care.

**Actions planned to foster and maintain affordable housing**

The City's strategies relating to CDBG-funded affordable housing efforts include maintaining the affordable housing stock through the Housing Rehabilitation and Preservation Program and maintaining rental assistance programs such as the Section 8 Housing Voucher program. The City will utilize a combination of Federal and non-Federal funds to maintain existing affordable housing units and foster the creation of new affordable housing opportunities. The City's efforts include creating clear and precise development standards in conformance with the General Plan vision that offer predictable outcomes and a streamlined development review process. Review current housing regulations for (ADU's, mixed-use, transitional and supportive housing, SRO's, emergency shelters) and revise zoning standards to ensure conformance with State housing law.

**Actions planned to reduce lead-based paint hazards**

The City's HOME-funded Housing Rehabilitation and Preservation Program follows the requirements of Lead Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, and the subsequent September 2000 HUD transition assistance policy. The City will use, when required, state of California-certified lead-based paint inspectors/risk assessors to test for lead paint and perform risk assessments on houses testing positive, and certified lead-based paint contractors to remove and/or abate lead paint.

**Actions planned to reduce the number of poverty-level families**

The City of Montebello continues to look for ways to expand economic activities to include all

people and provide programs to those people who are less fortunate. The City has focused on the creation of jobs for low- and moderate-income persons through youth employment programs, capital improvement projects, Section 108 loan funds. Programs related to housing improvement, homeless shelters, supporting the County's rental assistance program, and funding affordable housing creation have resulted in housing the homeless and improving the living conditions of the elderly and low-income families.

Many factors can contribute to persons living at or below the poverty level. Lack of higher education opportunities, lack of marketable skills, unemployment or underemployment, lack of affordable childcare, lack of effective transportation, and lack of affordable housing all contribute to homelessness or persons living in poverty. These factors must be addressed to reduce the number of persons living in poverty.

While the City has no control over most of these factors, the City regularly provides referrals to those living below the poverty line. The City also provides a listing of public services agencies and homeless resources, and links to social service agencies. In addition, the City supports other government agencies, private developers, and nonprofit agencies that are involved in creating affordable housing and economic opportunities for low- and moderate-income residents. The City will continue to support a City youth employment program that offers employment benefitting low-income youth households.

### **Actions planned to develop institutional structure**

CDBG funds received by the City are administered by the Finance Department and Planning and Community Development Department. The City relies on a number of governmental departments and agencies, for-profit developers, and private, nonprofit organizations to carry out homelessness programs, affordable housing projects, seniors, at-risk youth, and other community development programs.

- 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.
- The City will provide emergency motel vouchers and services to the homeless population and to low- and moderate-income households through MCAP.
- 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.
- The City is undergoing a General Plan update that will create clear and precise

development standards in conformance with the General Plan vision that offer predictable outcomes and a streamlined development review process. Review current housing regulations for ADU's, mixed-use, transitional and supportive housing, SRO's emergency shelters, and revise zoning standards to ensure conformance with State housing law.

Gaps or weaknesses in the institutional structure may exist including: the loss of a redevelopment program is a significant challenge to fund future affordable housing projects. The primary funding source for affordable housing and its administrative costs is HOME. Also, CDBG funding reductions over the years has reduced funding that went to other community development programs. Essentially, these cutbacks resulted in staff and budgets reductions.

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

The City's Planning and Community Development Department maintains primary management and coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low-and-moderate-income neighborhoods throughout Montebello. The administration of the program activities includes housing, public facility and infrastructure improvements, public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services. The City has developed a centralized location within the Fire Department to implement homeless services through the Montebello Community Assistance Program (MCAP). MCAP will continue to partner with private and public social service agencies to better serve the needs of the community.

**Discussion:**

See above.



Program Specific Requirements

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

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(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	\$155,536.79
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	\$155,536.79
Total Program Income	

**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%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220 (I)(2)**

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

The City does not receive any atypical loans, grant instruments, nonconforming loan guarantees, or other forms of investments.

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:

The City has general recapture and resale provisions in its HOME program guidelines which apply only to CHDOs. The City will impose HOME recapture provisions on any property sold by a CHDO to a homebuyer when the City provides a direct subsidy for down payment and or closing costs to the homebuyer.

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:

In instances where the homebuyer's home is sold to a qualified low-income buyer at an affordable price, the HOME loan balance shall be transferred to the subsequent qualified buyer and the affordability period shall remain in force. The resale provision shall remain in force from that date the legal documents are executed at loan closing until the expiration of the affordability period.

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:

The City has no current plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Discussion**

The City relies on its HOME Policies and Procedures Manual to follow compliance requirements of the HOME program.

# APPENDIX

# Appendix A – Public Notifications

(When required)

RECORDING REQUESTED BY AND MAIL TO:

**LOS ANGELES DAILY JOURNAL**  
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Rosemary Perich  
CITY OF MONTEBELLO/CITY CLERK (LEAD)  
1600 W. BEVERLY BLVD  
MONTEBELLO, CA - 90640

DJ#: 3549777

**PUBLIC NOTICE**  
**CITY OF MONTEBELLO**  
**Community Development Block Grant**  
**Program**  
**Announcement 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 **2022-2023 Community Development Block Grant (CDBG) funded program.** The City is an entitlement community and is expected to receive Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2022-2023. A maximum of fifteen percent (15%) may fund Public Service activities. Funding will be contingent on availability from HUD. The City anticipates receiving approximately \$687,187.23 from HUD which will be allocated to various eligible projects and programs. CDBG funds may be used for a variety of community development and housing activities, including public services, social services, public facility and infrastructure improvements, and residential code enforcement and housing improvement projects.

CDBG applications are available now. Applications must be received by the City of Montebello no later than 5:00 pm on **Monday, February 18, 2022.** 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 provide a Technical Workshop for those organizations interested in applying for CDBG funds, via Zoom, on Tuesday, February 10, 2022. While community residents are not eligible to apply and/or receive direct CDBG funding, residents are invited to complete an online community survey by visiting the following link: <https://www.surveymonkey.com/r/3YDYG>. The surveys are used to prioritize the use of CDBG funding and assist the City in making future grant allocations.

Those organizations desiring an application and/or wanting to participate in the Technical Workshop should contact: Contact: Rosemary Perich, Housing Manager  
Phone: (323) 887-1200 Ext. 454  
Email: [rperich@cityofmontebello.com](mailto:rperich@cityofmontebello.com)  
The City will evaluate proposals for CDBG eligibility. After the proposals are evaluated, staff will make recommendations for the total amount of CDBG funds which should be allocated. The City Council will hold a public hearing regarding the funding allocation recommendations. The Montebello City Council approves final CDBG allocations.  
1/26/22

DJ-3549777#

**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 Fund Availability Request for Proposals

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 LOS ANGELES DAILY JOURNAL, a newspaper published in the English language in the city of LOS ANGELES, 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 04/26/1954, Case No. 599,382. 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:

01/26/2022

Executed on: 01/27/2022  
At Los Angeles, California

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

Signature



Email \* A 0 0 0 0 0 5 9 2 8 2 0 6 \*