



CITY OF EL MONTE

FY 2008-2009 DRAFT ONE-YEAR ACTION PLAN

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CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

EXECUTIVE SUMMARY

Introduction

This document describes how the City of El Monte will utilize available funding to carry out affordable housing and community development activities in the 2008-2009 Program Year. These activities are designed to meet goals and objectives that are part of a long-term strategy outlined in the City’s five-year Consolidated Plan.

Overview of Consolidated Plan Process

The U.S Department of Housing and Urban Development (HUD) requires the City of El Monte to complete a Consolidated Plan to receive funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships funds (HOME), and Emergency Shelter Grant (ESG) programs. While funds from CDBG program can be used in a variety of ways to primarily benefit the community’s low-income population, funds from the HOME program must be used to support the creation of affordable housing and funds from the ESG program must be used to prevent homelessness and to enable homeless individuals and families to move toward independent living. The following table outlines the objective specified under each program.

CDBG Objectives	HOME Objectives	ESG Objectives
Provide decent housing primarily to low income persons	Provide decent affordable housing to lower-income households	Increase the number and quality of emergency shelters and transitional housing facilities for homeless individuals and families
Create a suitable living environment	Expand the capacity of nonprofit housing providers	Support the operation of homeless shelters and transitional housing facilities
Expanding economic opportunities	Strengthen the ability of state and local governments to provide housing	Provide essential social services and help prevent homelessness
	Leverage private-sector participation	

The Consolidated Plan

Every five years the City develops a Consolidated Plan. The two primary sections of the Consolidated Plan are the Community Needs Assessment and the Strategic Plan. The needs assessment includes quantitative and statistical research, resident survey results, and input from local non-profits and service agencies. Based on the needs assessment, the City compiles a list of goals and objectives to meet the community's needs in a 5-Year Strategic Plan. The objectives address housing, homeless, and other community development needs. A summary of the current strategic plan is included in this Action Plan. The City is currently operating under the goals and objectives of the 2005-2010 Consolidated Plan.

The Action Plan

Each year the City solicits input from community stakeholders and proposals from local service providers in order to implement the Strategic Plan. The City's efforts are detailed in Appendix C of this document. The final output from this coordination is the Annual Action Plan. The Annual Action Plan lists the activities and actions the City intends to undertake over the course of one (1) year to meet the goals and objectives included in its Strategic Plan. A table summarizing these activities and strategies appears on the following pages. The Annual Action Plan also includes a summary of resources available to the City to carry out the Strategic Plan and additional information included to satisfy federal regulations.

The Consolidated Annual Performance and Evaluation Report (CAPER)

At the completion of each program year, the City prepares the CAPER report that explains how well the programs implemented throughout the year met the goals and objectives detailed in the Strategic Plan. The CAPER also contains an evaluation segment where the City examines how the administration of the programs may be improved or changed in upcoming years. This plan is sent to HUD to be checked for regulatory compliance and made available to the public to garner feedback from the community, particularly low- and moderate-income persons who could benefit from the available funds.

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

STRATEGIC PLAN

Overview

This section summarizes the Five-Year Strategic Plan and how the activities proposed for the coming program year will work toward achieving the goals included in the Strategic Plan. The full version of the Strategic Plan is in the City's 2005-2010 Consolidated Plan and can be obtained from the City's Housing Division.

The strategic goals are divided between El Monte program objectives and HUD-specified objectives. The El Monte program goals were developed based on the specific needs found within the community. The HUD-specified goals are mandated by the federal government and designed to meet common needs found in communities throughout the country. An activity will appear more than once given that some local and federal goals overlap. All activities proposed for the 2008-2009 Program Year will strive to serve low- and moderate-income persons.

The City will not fund any activities under the "slum blight" or "urgent need" national objectives. However, the City reserves the right to use the "urgent need" national objective, if during the course of the program year an emergency condition arises that poses a serious and immediate threat to the health or welfare of the community. In addition, the City does not have any surplus from urban renewal settlements or float funded activities nor does it intend to use grant funds returned to the line of credit, income from float-funded activities, or HUD funds to refinance debt for multi-family rental projects.

STRATEGIC PLAN SUMMARY

<u>El Monte –Specified Objectives</u>	<u>HUD-Specified Objectives</u>
<p><u>Housing</u></p> <ol style="list-style-type: none"> 1. Preserve and rehabilitate existing housing stock 2. Construct new affordable housing 3. Increase home-ownership opportunities for low-income persons <p><u>Homeless</u></p> <ol style="list-style-type: none"> 1. Increase the supply of supportive housing 2. Improve public services <p><u>Special Needs Population</u></p> <ol style="list-style-type: none"> 1. Increase supply of special needs housing units 2. Improve public services <p><u>Public Housing</u></p> <ol style="list-style-type: none"> 1. Support local Housing Authorities to maximize the use of Section 8 subsidies and other City resources <p><u>Lead Hazards</u></p> <ol style="list-style-type: none"> 1. Reduce the number of housing units with lead-based paint hazards through education, inspection and rehabilitation <p><u>Fair Housing</u></p> <ol style="list-style-type: none"> 1. Further fair housing through the implementation of fair housing laws <p><u>Community Development</u></p> <ol style="list-style-type: none"> 1. Improve neighborhood infrastructure 2. Expand the City's economic base 3. Eliminate neighborhood blight 4. Preserve recreational neighborhood facilities 5. Retrofit public facilities to meet the American with Disabilities Act (ADA) standards 6. Provide loans to businesses for job creation 7. Expand and improve public services 8. Improve public safety 	<ol style="list-style-type: none"> 1. Address Obstacles to Meeting Needs 2. Foster and Maintain Affordable Housing 3. Remove Barriers to Affordable Housing 4. Reduce Poverty 5. Develop Institutional Structure 6. Enhance Service Delivery 7. Address Threat of Lead-Based Paint 8. Improve Public Housing

El Monte Program Objectives: Housing

1. Preserve and rehabilitate existing housing stock

The majority of the City's housing stock is over thirty years old. To assist in the maintenance of the City's existing housing stock, the City offers several different preservation and rehabilitation programs to meet the needs of income-eligible homeowners within the City. In the coming year the City will fund the following Single-Family Rehabilitation programs:

- **Home Improvement Loan Program:** The Home Improvement Loan Program provides deferred loans of up to \$35,000 at 0% interest. The loan-to-value cannot exceed 95% of the after-rehab value of the home. To qualify for this program, the property must be owner-occupied, and the household must have an annual income that is 80 percent or less of the HUD-specified median income adjusted for family size. Eligible uses of loan funds include, but are not limited to, interior/exterior repair, interior/exterior painting, roof replacement or repair, electrical work, plumbing, sewer repairs, lead-based paint testing and hazards reduction, heating, general improvements, and addressing overcrowding issues.
- **Home Improvement Emergency Loan Program:** The Home Improvement Emergency Loan Program provides deferred loans of up to \$5,000 at 0% interest to repair housing conditions that threaten the health and safety of a household. In some cases, the loan amount may exceed \$5,000 due to the number of health and safety items addressed. To qualify for this program, the property must be owner-occupied, and the household must have an annual income that is 80 percent or less of the HUD-specified median income adjusted for family size.
- **Home Improvement Grant Program:** The Home Improvement Grant Program provides grants of up to \$5,000, on a one-time only basis, for seniors over 62 years of age, physically challenged residents. To qualify for this program, the homeowner must be a senior, physically challenged, and the household must have an annual income that is 80 percent or less of the HUD-specified median income adjusted for family size. Eligible uses of grant funds include, but are not limited to, interior/exterior repair and painting, handicap ramps and bars, windows, doors, electrical work, plumbing, heating, and sewer repairs.
- **Emergency Grant Program:** This program is a rapid response component of the Housing Division, where the City is able to respond to emergency rehabilitation situations, such as heating system repairs, hot water heater replacements, faulty electrical or plumbing. The emergency responses are limited to \$1,600 of assistance.
- **Neighborhood Services Program:** The Neighborhood Services Program provides minor improvements to income-eligible homeowners throughout the City, including correction of code violations, exterior painting, roof repair, repair of

faulty electrical and plumbing system, and other improvements that pose threats to public health and safety. All work is provided free of charge and labor is performed by trainees in a City administered job skills program. The cost of materials for each property is limited to \$5,000.

2. Construction of new affordable housing

The Acquisition and Rehabilitation program is a crucial element of the City's efforts to address the affordable housing needs of low- and moderate-income families in El Monte. Funds for this activity will be used for one of two purposes: 1) Acquire and rehabilitate existing housing stock, 2) Acquire existing housing stock with the intention of demolishing and constructing new affordable housing, or 3) Acquire vacant land to construct new affordable housing. The finished units will then be made available to low income renters or sold to income-eligible first time homebuyers. City will budget \$280,796 of HOME funds for this type of work.

The City will continue its relationship with Rio Hondo Community Development Corporation (RHCDC) to help the City expand homeownership opportunities, create affordable housing and assist the City in meeting its affordable housing goals cited in the Consolidated Plan. In the coming program year, the City will support RHCDC with a grant for operating expenses in the amount of \$50,000.

The City will also set aside 206,195 of HOME funds to certified Community Housing Development Organizations (CHDOs) to develop additional affordable housing units, for sale or rent, within the City of El Monte.

3. Increase opportunities for homeownership

Increasing opportunities for homeownership continues to be the City's greatest challenge in community development and affordable housing. According to DataQuick, a service that tracks real estate transactions, The median price paid for a single-family home in El Monte as of February 2008 was \$444,000 down 1.55% from February 2007 (\$451,000).

To foster homeownership opportunities throughout the community, the City will continue to administer its First-Time Homebuyer Program that provides financial assistance to income-eligible clients in the form of a silent-second loan that will cover up to 25 percent of the purchase price of the home.

The City's outreach efforts to all members of the community should also enhance program participation. These efforts include:

- First Time Homebuyer presentations/seminars to educate clients about the home buying process and responsibilities of homeownership.

- Continued support of the Housing Rights Center who provides fair housing law workshops and written materials to realtors and prospective homebuyers in 5 different languages.
- Preparation of bilingual press releases and public notices in local newspapers.
- Participation in housing fairs, community, neighborhood, and Real Estate professionals (lenders, brokers and agents) meetings.
- Distribution of program flyers and newsletters to local apartment complexes and schools.
- Advertisement on the City's cable television station and webpage.

Other activities funded in the coming year to increase homeownership opportunities through the City include:

- **Property Acquisition and Rehabilitation Program:** Funds for this activity will provide for the acquisition of existing property for development and/or housing stock for rehabilitation. The finished units will be made available to low-income renters or sold to income-eligible first time homebuyers.
- **Affordable Homeownership Project** – Although the City did not receive any applications for CHDO projects this year. The City will actively pursue qualified CHDOs who are interested in developing affordable housing (rental or for-sale) in El Monte. As required, 15% of the City's total HOME allocation (\$206,195) has been set aside for this purpose.

El Monte – Specified Objectives: Homeless

To most efficiently address the needs of the homeless population, HUD has tasked local governments with developing a Continuum of Care. The Continuum of Care (CoC) is a planning model designed to provide assistance to homeless persons that will move them from a state of homelessness to self-sufficiency.

The City is part of the countywide Los Angeles Continuum of Care (LACoC). The LACoC is coordinated by the Los Angeles Homeless Services Authority (LAHSA). LAHSA is a City-County Joint Powers Authority formed to address homelessness throughout Los Angeles County. LAHSA partners with other local governments agencies and community-based non-profit agencies to provide homeless services throughout Los Angeles County. The following components are active within the City of El Monte:

- **Outreach/Intake/Assessment:** The El Monte / South El Monte Emergency Resources Association operates a Homeless Prevention Program that will serve as the primary point of entry into the continuum of care for homeless

persons in El Monte. Their goal is to reach out to homeless persons on the street and connect them to available services through an in-depth intake and assessment process. Through this process the client will receive a variety of services like case management, temporary rent/utility assistance, food and clothing distribution, family counseling, and physical and mental health care.

- **Emergency Shelter:** Three agencies in El Monte, Catholic Charities of Los Angeles, El Monte / South El Monte Emergency Resource Association, and Our Saviour Center, provide emergency shelter through the provision of vouchers for temporary residence in a hotel or motel. In addition, there is a rehabilitation program for persons suffering from substance abuse at Mid-Valley Recovery Services. Other shelter service available to El Monte residents are provided by the East San Gabriel Valley Coalition who operates a winter shelter from November to March in neighboring cities and provides transportation for El Monte residents.
- **Transitional Housing with Supportive Services:** There are currently two transitional housing programs in El Monte. One program is provided by Bridges-Casitas Pacifica and this program caters to single women and men with mental illness. The second program is provided by Mid Valley Recovery Services, which provides transitional housing and supportive services to women who are subjects of substance abuse and their children.
- **Homeless Prevention:** El Monte/South El Monte Emergency Resources Association provides limited financial assistance to families and households who face eviction due to failure to pay rent and or utilities.
- **Discharge Policy:** The City of El Monte has established a policy of “zero tolerance” for discharging individuals from any institution or facility for any City sponsored program (where applicable) to homelessness.

1. Increase the supply of supportive housing for homeless persons

HUD has recently increased its focus on the issue of homelessness. This is part of a larger federal strategy being embraced by state and local leaders to end long-term or chronic homelessness for persons who are mentally ill, physically disabled, or substance abusers. The clear objective of this overall strategy is to develop additional supportive housing units, whether they be transitional housing to assist homeless persons move toward self-sufficiency, or permanent housing with supportive services provided to address a client’s particular needs.

For the coming year, the City will fund the El Monte Veterans and Homeless Affairs Commission (VHAC) to identify and/or acquire parcels of land throughout the City that can be converted or renovated into transitional housing, expand existing transitional housing facilities or create a day center for homeless persons.

2. Improve public services for homeless and near homeless

In the 2008-2009 Program Year, the City will fund El Monte South El Monte Emergency Resources Association's Homeless Prevention Program with \$71,700 in ESG funds. This program will provide public services such as client intake and assessment, temporary rental and utility subsidies, food, and clothing to homeless and near homeless persons living in El Monte.

El Monte Program Objectives: Special Population Needs

1. Increase supply of special needs housing units

The City's Consolidated Plan must describe the needs of persons who are not homeless, but who require supportive housing. These "special needs" populations include elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents.

In El Monte there are 11 licensed Adult Residential facilities designed to provide 24-hour non-medical care for adults between ages 18 through 59 years who are unable to care for themselves. In the 2008-2009 Program Year the City did not receive any proposals that will result in the creation of "Special Needs" housing, however City staff will continue to search for opportunities with local developers who can provide this type of housing during the program year.

The City will support the efforts of nonprofit agencies that apply for funding to locate housing facilities that serve persons with special needs within the City. If funding is unavailable, the City will provide a Certificate of Consistency and provide technical assistance when possible.

2. Improve public services for special need populations

In the 2008-2009 Program Year, the City received several proposals to provide services to special need populations. The following programs will receive CDBG funding:

- City of El Monte - Integrated Care Management \$50,000
- City of El Monte - Communications/Information Project \$10,000

El Monte Program Objectives: Public Housing

1. Support local Housing Authorities

The City will assist Baldwin Park Housing Authority and the Los Angeles County Housing Authority to maximize the use of Section 8 funds and other resources within El Monte.

El Monte Program Objectives: Lead Paint

1. Reduce number of housing units that have lead-based paint hazards

Lead is highly toxic and affects virtually every system of the body. At high exposure levels, lead poisoning can cause coma, convulsions and death. While adults can also suffer from excessive lead exposure, the groups most at risk are fetuses, infants and children under the age of 6.

Because lead-based paint hazards are almost always linked to the condition of the housing unit, the City will ensure that each dwelling receiving assistance through its Home Improvement Loan and Grant programs are inspected for lead-based paint hazards. If lead hazards are found, then one of three approaches will be used to bring the unit into compliance with the federal and State regulations:

1. Interim Controls

Interim controls are measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment and operation of management and resident education programs.

2. Abatement of Lead-Based Paint Hazards

Abatement is defined as any set of measures designed to eliminate lead-based paint hazards

3. Complete Abatement of Lead-Based Paint

This refers to the permanent control of all lead-based paint, interior or exterior, intact or deteriorated, using the same methods mentioned under the *Abatement of Lead-Based Paint Hazards* approach.

To ensure that lead hazard control work is carried out safely and effectively, all risk assessors, inspector technicians, and abatement supervisors will be certified by an

EPA-approved State program and all workers and project planners will be trained by an accredited trainer provider.

El Monte Program Objectives: Fair Housing

1. Further fair housing

Fair housing laws are designed to protect all residents and prohibit discrimination based on race, ethnicity, color, gender, religion, disability, or households receiving public assistance or against families with children. In order to identify impediments to the overall goal of equal treatment for all persons and to develop strategies to overcome these barriers, the City develops a plan, called the “Analysis of Impediments to Fair Housing Choice” or AI, that specifically addresses fair housing issues in its jurisdiction. The City partnered with the Institute for Urban Research and Development (IURD) to update its AI in 2003.

The updated AI raised some concerns that the City will address in the coming program year, including:

- Emerging pattern of Asian concentrations in the northern half of the city and Hispanic concentrations in the southern half: The trend is most likely caused by resident tendencies to locate in neighborhoods with cultural values similar to their own. The AI recommends monitoring this trend to ensure it is not related to steering or discrimination.
- Discrimination of large families and families with children: An analysis of complaints to the Housing Rights Center revealed that more than one out of every three complaints involved discrimination based on familial status. The AI suggests the City partner with the Housing Rights Center to follow up on potential discrimination.

In the coming program year, the City will provide funds to the Housing Rights Center's Fair Housing Services Program and the City's Communication/Information Project to further fair housing objectives throughout the City. The Housing Rights Center will provide fair housing services and address the impediments listed in the FY 2003 Analysis of Impediments. Services will include conflict resolution, legal aid, and landlord/tenant counseling. The City's Communication/Information Project will provide landlord/tenant counseling and legal aid to El Monte residents.

The City will also commit itself to furthering fair housing through the dissemination of information and brochures, and will monitor HOME subrecipients and property managers to ensure they are complying with the City's affirmative marketing guidelines.

El Monte Program Objectives: Community Development

1. Improve neighborhood infrastructure

The City will fund the 2008-2009 Street and Sidewalk Improvement Project.

2. Expand the City's economic base

The City will not fund any activities in the coming year that will support the Economic Base strategy noted in the City's 2005-2009 Consolidated Plan.

3. Eliminate neighborhood blight

The City will remove graffiti and pursue activities in order to prevent the decay of areas and to stimulate investment. Code Enforcement will also work closely with the Police Department on the POP / IMPACT Program to address crime and quality of life issues for City residents.

- Police Department - Graffiti Abatement \$145,000
- Code Enforcement \$350,000
- Police Department: POP / IMPACT Program \$85,000

4. Preserve recreational neighborhood facilities

The City will not fund any activities in the coming year that will assist in the preservation of neighborhood facilities.

5. Retrofit public facilities to meet the American with Disabilities Act (ADA) standards

The City will not fund any activities in the coming year that will retrofit public facilities so that they meet ADA standards.

6. Provide loans to businesses for job creation

The City will not fund any activities in the coming program year that will result in job creation.

7. Expand and improve public services

For the 2008-2009 program year, the City will fund the following public service programs:

- Community Services (Integrated Care Management) \$50,000

Strategic Plan

- Community Services (Communication/Information Project) \$10,000
- Community Services/Mountain View School District
(Cogswell After-School Program) \$20,000
- Community Services (City-Operated Sports Clinic – After-School) \$25,000
- Police Department (Police Counseling Services) \$60,000
- Police Department (IMPACT Program, a.k.a. POP) \$85,000
- Police Department – Graffiti Abatement \$145,000
- El Monte-South El Monte Emergency Resources Association
(Homeless Prevention) \$71,700

8. Improve public safety

The City tackles the issues of public safety and crime prevention in a variety of ways. For example, the Problem Oriented Policing, or POP Program, teams members of the El Monte police department with code enforcement officers and other city personnel to quickly resolve issues involving multiple city departments.

The City also promotes crime prevention activities by improving the aesthetics of an area by removing graffiti. This combats the “Broken Window” Theory, which states that a direct relationship exists between the level of property maintenance and how the public treats the property.

In the coming year, the City will fund the following programs to improve public safety:

- Code Enforcement \$350,000
- Police Department – Graffiti Abatement \$145,000
- Problem Oriented Policing (POP) / IMPACT Program \$85,000

HUD-Specified Objectives

1. Address Obstacles to Meeting Underserved Needs

The development process in housing and community development is lengthy and complex. A wide range of obstacles often stands in the way. HUD asks local governments to strategize a plan to mitigate these obstacles. The City has identified the lack of developable sites, high land costs and limited funding as obstacles to affordable housing. Other obstacles in non-housing community development include NIMBY-ism (Not in My Backyard), lack of organizational capacity, and lack of available funding.

In response, the City has adopted policies to overcome some of these obstacles. In regard to affordable housing, the City encourages affordable housing production by providing density bonuses to interested developers. The City will work closely with affordable housing developers to expedite the permitting process in order to cut costs. To address the lack of funding, the City may apply for other funding sources, such as the State of California's BEGIN and a Workforce Housing Grant programs.

In regard to non-housing obstacles, the City will facilitate community involvement to increase understanding of community needs and the possible solutions to meet those needs. The City will maintain close partnerships with service providers and other community development professionals to identify and correct issues such as lack of capacity and resources.

2. Foster and Maintain Affordable Housing

As stated above, the City has identified the lack of developable sites, high land costs and limited funding as obstacles to producing affordable housing. The City continues to monitor and enforce affordability covenants on affordable housing projects throughout the City. The City also offers assistance up to 25% of the purchase price as a "silent-second" loan to first time homebuyers in an effort to make the home more affordable.

3. Remove Barriers to Affordable Housing

The City will continue to implement the following procedures and programs in an effort to remove barriers of affordable housing:

- Monitor all regulations, ordinances, departmental processing procedures, and residential development fees to ensure these requirements do not excessively constrain affordable residential development.
- Continue to offer density bonus incentives for the development of affordable housing pursuant to state density bonus requirements and the City's General Plan Housing Element.

- Partner with the Housing Rights Center to provide tenant and landlord counseling to provide fair housing opportunities for El Monte residents.

4. Reduce Poverty

The City's goal is to help families that are self-sufficient yet still at-risk to increase their financial stability. The City's Anti-Poverty strategy will be guided by three main objectives: (1) Moving families beyond the point of self-sufficiency to a level where they can accumulate assets (e.g. savings), (2) Help these families establish a stable lifestyle by addressing issues such as substance abuse or domestic violence, that may threaten the well being of the family unit, and (3) Help these families rise above poverty by providing them with employment-related supportive services such as child-care and job training.

Almost all of the City's Community Services programs are aimed at helping a family or individual increase or maintain their self-sufficiency. For the coming year the following programs will be funded to reduce poverty in El Monte:

- | | |
|--|----------|
| • Community Services (Integrated Care Management Program) | \$50,000 |
| • Community Services (Communication/Information Project) | \$10,000 |
| • El Monte-South El Monte Emergency Resources Association
(Homeless Prevention) | \$71,971 |

5. Develop an Institutional Structure

The regulations guiding the use of CDBG and HOME funding state that the primary means to achieving its goals is "to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations".

The City of El Monte will carry out this Consolidated Plan objective by entering into an agreement with a various non-profit organizations and City Departments.

In addition, the City contracts with private industry construction contractors and social service providers to provide community, housing and social service programs and projects.

6. Enhance Service Delivery (including Monitoring)

The City understands that all efforts using federal, state, and local resources to carry out its Strategic Plan must be conducted in accordance with established laws, regulations, and sound management and accounting practices. The following procedures have been established for monitoring activities:

- Mandatory technical assistance meeting provided to all FY 2008 sub-recipients.

- Ongoing internal reviews of progress reports and expenditures.
- Regular internal meetings to coordinate staff efforts in regards to performance and compliance.
- Periodic reports to appropriate City officials and other stakeholders.
- Full review of audit statements and other documentation from subrecipients prior to disbursement of funds.
- On-site visits of all subrecipients to ensure compliance with federal regulations. Technical assistance is provided where necessary.
- Full reviews of tenant files and physical inspections as required by HUD to ensure long-term compliance with the Housing Quality Standards and affordability requirements.
- Project and financial data on CDBG-funded activities will be maintained using the HUD software-- IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.
- Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

The City will also implement a performance measurements system during the program year to comply with recent HUD guidance to do so.

7. Address Threat of Lead-Based Paint

The City is committed to significantly reducing and eliminating lead-based paint hazards. As part of the rehabilitation programs listed under the first housing goal, the City will ensure that for all potential rehabilitation projects where the unit was built before 1978 inspections are conducted and hazardous surfaces are appropriately treated. Workers will be trained and protected and shall use lead-safe work practices while treating hazardous surfaces.

8. Improve Public Housing

As stated in the first local housing goal in the Public Housing Objective section, the City will assist Baldwin Park Housing Authority and the Los Angeles County Housing Authority to maximize the use of Section 8 funds and other resources within El Monte.

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

AVAILABLE RESOURCES

Federal Resources

The City will have the following HUD resources available in the upcoming year:

- CDBG: 2008 Entitlement \$2,694,695
- CDBG: Projected Program Income \$75,000
- CDBG: Reprogrammed Funds \$400,000
- HOME: 2008 Entitlement \$1,374,634
- ESG: 2008 Allocation \$119,501

Section 8 Housing Vouchers and certificates will be available to El Monte residents through the Baldwin Park Housing Authority and the Los Angeles County Housing Authority.

State and Local Resources

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

- Redevelopment Funds
- General Funds
- In-kind Donations
- Gas Tax revenue
- United Way and other charitable organizations

In addition, the City may pursue the following available funding sources:

- California Housing Finance Agency (CHFA) Multi-Family Rental Housing Program
- CHFA Home Mortgage Purchase Program
- California Housing Rehabilitation Program-Owner Component
- Low Income Housing Tax Credits

HOME Match Funds

Participation in the HOME program generally requires a 25% match of non-HOME funds for every HOME dollar spent. This means if a jurisdiction were to spend \$100,000 of

HOME funds in a program year, the jurisdiction would need to supply \$25,000 of non-HOME funds to comply with federal regulations.

HUD has granted the City a 100% waiver of the match requirement due to the City's high poverty rate. However, the City will continue to pursue other funding sources where feasible and use HOME funds as leverage to maximize the benefit to the community. Redevelopment Set-Aside funds serves as one potential source of additional funding. (Appendix D).

ESG Match

Participation in the ESG program generally requires a 100% match of non-ESG funds for every ESG dollar spent. This means if a jurisdiction were to spend \$100,000 of ESG funds in a program year, the jurisdiction would need to supply \$100,000 of non-ESG funds to comply with federal regulations. To satisfy the match, the City requires each subrecipient of ESG funds to match every ESG dollar funded with private donations. In the upcoming year, The City will provide ESG to El Monte / South El Monte Emergency Resource Association Homeless Prevention Program. This organization will pursue matching contributions from the following private donors:

- Weingart Foundation
- United Way
- Emergency Food Shelter Program
- White Cap Foundation

Other Resources

It is difficult to estimate the amount of other resources that are available for affordable housing and community development projects in El Monte. Over the next program year, the City may pursue the following available funding sources:

- Transit Oriented Development (TOD) Program
- Affordable Housing Partnership Program
- Housing Enabled by Local Partnerships (HELP)
- Residential Development Loan Program
- Low Income Housing Tax Credits
- CalHome Program
- Infill Infrastructures Grant Program

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

DISTRIBUTION OF RESOURCES

Distribution among Priority Needs

The funding available under the Consolidated Plan may be used to meet a wide variety of needs. The City has established local priority needs based on the housing market analysis and other research conducted as part of the 2005-2010 Consolidated Plan. The goals listed in the Strategic Plan section of this document are the result of that research. The City gives priority to projects and programs that will pursue the goals listed in the strategic plan.

Geographic Distribution

The location of HOME projects will be based on project feasibility and in no regard to targeted areas. Most CDBG-funded public service activities will be available to El Monte residents citywide, and limited based on the types of services offered and income eligibility. These activities cater specifically to low- and moderate-income residents or to groups assumed to be of low- and moderate-income instead of residents in a specific area. HOME and ESG-funded activities are also available citywide.

The following three activities will serve residents on an area basis:

- Problem Oriented Policing
- Graffiti Abatement
- Code Enforcement

Eligibility for these services supported with CDBG funds is based on an area's percentage of residents who are considered low- and moderate-income. More than 51 percent of an area's residents must be considered low- and moderate-income in order for the area to be eligible. Eligible areas are shaded on the map on the following page. Code Enforcement is considered a citywide activity and will perform work in non-eligible areas. However, since the activity is eligible based on area, the City will ensure that at least 51% of the responses will be located within the low- and moderate-income areas of the City. Please refer to the map on the following page.

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

ACTIVITIES

CDBG Public Services

ID	Organization	Program /Project	Funded Amount
1.	Community Services Dept.	Cogswell After-School & Saturday Recreation at Mountain View School	\$20,000
2.	Community Services Dept.	City Operated Sports Clinic – After School Program	\$25,000
3.	Community Services Dept.	Communication/Information Project	\$10,000
4.	Community Services Dept.	Integrated Care Management	\$50,000
5.	Police Department	Police Counseling Services	\$60,000
6.	Police Department	IMPACT Program, a.k.a. POP	\$85,000
7.	Police Department.	Graffiti Removal	\$145,000
8.	Housing Rights Center	Fair Housing Services	\$35,000

CDBG Capital Expenditures

ID	Organization	Program /Project	Funded Amount
9.	Code Enforcement Division	Code Enforcement	\$350,000
10.	Housing Division	Home Improvement Loan Program	\$275,000
11.	Housing Division	Home Improvement Grant Program	\$425,000
12.	Housing Division	Neighborhood Services Program	\$450,000
13.	Public Works/Engineering	Street and Sidewalk Improvements	\$298,643
14.	Housing Division	Section 108 Payment - Aquatic Center	\$223,109
15.	Housing Division	Section 108 Payment - Ramona/Peck Triangle Project	\$179,004

HOME Projects

ID	Organization	Program /Project	Funded Amount
16.	Housing Division	Property Acquisition and Rehabilitation	\$280,976
10.	Housing Division	Home Improvement Loan Program	\$300,000
17.	Housing Division	First Time Homebuyer Program	\$400,000

HOME Projects Continued

ID	Organization	Program /Project	Funded Amount
18.	Rio Hondo CDC	Operating Subsidy	\$50,000
19.	El Monte Housing Division	Affordable Homeownership Project	\$206,195

ESG Projects

ID	Organization	Program /Project	Funded Amount
20.	El Monte/South El Monte Emergency Resources	Homeless Prevention Assistance	\$71,700
21.	City of El Monte Veterans & Homeless Commission	Shelter/Transitional Housing Renovation & Rehabilitation	\$41,825

Administrative Projects

ID	Organization	Program /Project	Requested Amount
22.	Housing Division	CDBG Administration	\$538,939
23.	Housing Division	HOME Administration	\$137,463
24.	Housing Division	ESG Administration	\$5,976

1	El Monte Community Services Department Cogswell After-School Program at Mountain View School		
Description: The program, administered through the City's Community Services Department, offers a variety of activities including arts and crafts, table games, organized sports and games, and inter-school/city sports teams. The program anticipates assisting 200 duplicated client contacts, primarily youth who live near Cogswell School.			
Eligibility		Requested Funding	
HUD Matrix Code:	Youth Services (05D)	CDBG	\$20,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC) 570.208(a)(2)	ESG	\$0
Accomplishment Goal:	200 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$20,000
Location / Service Area / Beneficiaries:		Administered By:	
Services available to youth living in the vicinity of Cogswell School. School Location: 11050 Fineview Street, El Monte.		Mountain View School District 3320 Gilman Road, El Monte, CA 91732 City of El Monte Dept of Parks & Recreation 3130 N. Tyler Ave, El Monte, CA 91731	
Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Alan Morier, Director of Special Projects (626) 652-4969 Veronica Dolleschel, Deputy City Manager for Community Services Phone: (626) 580-2200	

2	El Monte Community Services Department City Operated Sports Clinic - After School		
Description: The program, administered through the City's Community Services Department, offers a variety of activities including arts and crafts, table games, organized sports and games, and inter-school/city sports teams. The program anticipates assisting 200 duplicated client contacts, primarily youth who live near Cogswell School.			
Eligibility		Requested Funding	
HUD Matrix Code:	Youth Services (05D)	CDBG	\$25,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC) 570.208(a)(2)	ESG	\$0
Accomplishment Goal:	200 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$25,000
Location / Service Area / Beneficiaries:		Administered By:	
Services available to youth living in the vicinity of Cogswell School. School Location: 11050 Fineview Street, El Monte.		Mountain View School District 3320 Gilman Road, El Monte, CA 91732 City of El Monte Dept of Parks & Recreation 3130 N. Tyler Ave, El Monte, CA 91731	
Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Alan Morier, Director of Special Projects (626) 652-4969 Veronica Dolleschel, Deputy City Manager for Community Services Phone: (626) 580-2200	

3	El Monte Community Services Department Communication / Information Project		
Description: Funds will be used to establish and information and referral system to improve consumer access to available services in the community. These services will include but not be limited to: housing and legal assistance, landlord-tenant and public benefit counseling, consumer advocacy, and in-home help. Funds will pay for the salary of a communication/information specialist position.			
Eligibility		Requested Funding	
HUD Matrix Code:	General Services (05)	CDBG	\$10,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC) 570.208(a)(2)	ESG	\$0
Accomplishment Goal:	240 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$10,000
Location / Service Area / Beneficiaries:		Administered By:	
Services are offered to all El Monte residents. Site location: Jack Crippen Senior Center 3120 N Tyler Avenue, El Monte		El Monte Dept of Community Services 3120 Tyler Avenue El Monte, CA 91731	
Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Marian Last Community and Senior Services Manager Phone: (626) 258-8613	

4	El Monte Community Services Department Integrated Care Management		
<p>Description: This program will provide case management to elderly individuals who require assistance to maintain their independence and non-elderly, functionally impaired individuals. The case management, which includes goal formulation, service coordination, and advocacy, prevents unnecessary and inappropriate institutionalization. This program saves tax dollars as institutionalization of one individual costs up to \$5000 per month. It is estimated the program will assist 40 unduplicated clients.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Senior Services (05A)	CDBG	\$50,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC) 570.208(a)(2)	ESG	\$0
Accomplishment Goal:	40 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Tot	\$50,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services available to all seniors living in El Monte. Site Location: Jack Crippen Senior Center 3120 Tyler Avenue, El Monte.</p> <p>Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes</p>		<p>El Monte Dept of Community Services 3120 Tyler Avenue El Monte, CA 91731</p> <p>Marian Last Community and Senior Services Manager Phone: (626) 258-8613</p>	

Activities

5	El Monte Police Department Police Counseling Services		
<p>Description: The program would provide counseling to El Monte residents. Applicants are counseled on a variety of issues, including but not limited to school-related problems, depression, anxiety, family dysfunction, domestic violence, drug abuse, and juvenile diversion. Services are provided to clients 2 to 63 years of age (the average age is 16). Clients are referred to the program from local schools, court/probation, Department of Children & Family Services and the police. The program is anticipated to assist 513 clients annually.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Mental Health Services (050)	CDBG	\$60,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC) 570.208(a)(2)	ESG	\$0
Accomplishment Goal:	513 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$60,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services available to referred clients on a citywide basis.</p> <p>Project Location: 11204 Asher Street, El Monte, CA</p> <p>Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No</p>		<p>El Monte Police Department 11333 Valley Blvd El Monte, CA 91731</p> <p>Marty Penny Lieutenant Phone: (626) 580-2184</p>	

6	El Monte Police Department IMPACT Program		
<p>Description: The program would address crime and quality of life issues for the residents of the City. The POP Team has developed collaborations with personnel from other City departments, including Code Enforcement, Public Works, and the City Manager's office, to ensure public safety, reduce the crime rate, and restore areas of the community, which have become distressed, and crime ridden. The funds requested will be used to supplement the POP Team efforts. It is anticipated that the program will complete 10 projects throughout the year.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Crime Awareness (05I)	CDBG	\$85,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Area (LMA) 570.208(a)(1)	ESG	\$0
Accomplishment Goal:	81,349 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$85,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services provided in CDBG Eligible area. Please see map included in Action Plan.</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>El Monte Police Department 11333 Valley Blvd El Monte, CA 91731</p>	
		<p>Santos Hernandez Lieutenant Phone: (626)-580-2152</p>	

7

**El Monte Police Department
Graffiti Removal**

Description: Funds will be used to remove graffiti from public and private buildings and areas that are frequently marked. Graffiti will be either painted over or sandblasted off and then repainted. This program will benefit all El Monte residents living in the targeted areas, which is estimated to be 81,349 persons.

Eligibility		Requested Funding	
HUD Matrix Code:	General Services (05)	CDBG	\$145,000
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Area (LMA) 570.208(a)(1)	ESG	\$0
Accomplishment Goal:	528,500 sq. ft.	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$145,000
Location / Service Area / Beneficiaries:		Administered By:	
Services provided in CDBG Eligible area. Please see map included in Action Plan. Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		El Monte Dept of Public Works 3527 Santa Anita Ave El Monte, CA 91731	
		Phone: (626) 580-2250	

8

**Housing Rights Center
Fair Housing Services**

Description: Funds will be used for four fair housing activities, including (1) discrimination complaint investigation, (2) enforcement and legal services, (3) landlord/tenant counseling, and (4) education and outreach. In addition, the Center offers housing rights workshops, fair housing presentations, and property management seminars.

Eligibility		Requested Funding	
HUD Matrix Code:	Public Service (05J)	CDBG	\$35,000
Eligibility Citation:	570.201(e)	HOME	\$0
National Objective:	LMC	ESG	\$0
Accomplishment Goal:	760 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$35,000
Location / Service Area / Beneficiaries:		Administered By:	
Services available to all city residents regardless of income. City Hall Hours: Every Tuesdays at the City of El Monte Community Development Department. Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Housing Rights Center 520 S Virgil Ave, #400 Los Angeles, CA 90020	
		Frances Espinoza Executive Director Phone: (213) 387-8400 ext. - 15	

9

**El Monte Building & Code Services Division
Code Enforcement**

Description: Funds for this activity will provide the salaries for Code Enforcement officers to conduct housing inspections in designated low- and moderate areas of the City to insure health and safety codes. It is anticipated that the program will complete 273 cases. This program will benefit all El Monte residents living in the targeted areas, which is estimated to be 81,349 persons.

Eligibility		Requested Funding	
HUD Matrix Code:	Code Enforcement (15)	CDBG	\$350,000
Eligibility Citation:	570.202 (c)	HOME	\$0
National Objective:	Low Mod Area (LMA) 570.208(a)(1)	ESG	\$0
Accomplishment Goal:	81,349 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$350,000
Location / Service Area / Beneficiaries:		Administered By:	
Services provided in CDBG Eligible area. Please see map included in Action Plan. Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		El Monte Community Development Department – Code Enforcement Division 11333 Valley Blvd El Monte, CA 91731	
		Linda Larsen Code Enforcement Supervisor Phone: (626) 580-2080	

10	El Monte Housing Division Home Improvement Loan Program		
<p>Description: The program is divided into to four separate sub-programs, 1) Home Improvement Loan Program (HILP), Home Improvement Emergency Loan Program (HIELP), 3) Home Improvement Grant Program (HIGP), and 4) Home Improvement Emergency Grant Program (HIEGP). All programs provide financial assistance to single-family homeowners who meet the income eligibility requirements as established by HUD. The maximum loan available under the HILP is \$35,000. The maximum loan under the HIELP is \$5,000. The maximum grant available under the HIGP grant program is \$5,000. The maximum grant under the HIELP is \$1,600. Both loan programs combined anticipate assisting 25 homeowners during the program year. Both grant programs combined anticipate assisting 75 homeowners during the program year.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Single Family Residential Rehabilitation (14A)	CDBG	\$275,000
Eligibility Citation:	570.202	HOME	\$300,000
National Objective:	Low Mod Housing (LMH) 570.208(a)(3)	ESG	\$0
Accomplishment Goal:	100 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$575,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services available to income-eligible homeowners throughout the City.</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731</p>	
		<p>Javier Reyes Housing Manager Phone: (626) 580-2070</p>	

11	El Monte Housing Division Home Improvement Grant Program		
<p>Description: The program is divided into to four separate sub-programs, 1) Home Improvement Loan Program (HILP), Home Improvement Emergency Loan Program (HIELP), 3) Home Improvement Grant Program (HIGP), and 4) Home Improvement Emergency Grant Program (HIEGP). All programs provide financial assistance to single-family homeowners who meet the income eligibility requirements as established by HUD. The maximum loan available under the HILP is \$35,000. The maximum loan under the HIELP is \$5,000. The maximum grant available under the HIGP grant program is \$5,000. The maximum grant under the HIELP is \$1,600. Both loan programs combined anticipate assisting 25 homeowners during the program year. Both grant programs combined anticipate assisting 75 homeowners during the program year.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Single Family Residential Rehabilitation (14A)	CDBG	\$425,000
Eligibility Citation:	570.202	HOME	\$0
National Objective:	Low Mod Housing (LMH) 570.208(a)(3)	ESG	\$0
Accomplishment Goal:	100 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$425,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services available to income-eligible homeowners throughout the City.</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731</p>	
		<p>Javier Reyes Housing Manager Phone: (626) 580-2070</p>	

12	El Monte Housing Division Neighborhood Services Program		
<p>Description: The Neighborhood Services Program provides minor rehabilitation and other services to income-eligible homeowners throughout the City, including correction of code violations, roof repair, repair of faulty wiring, and other improvements that pose threats to public health and safety. In addition, periodic job training opportunities will also be provided to low-income persons. The program anticipates assisting 25 homeowners during the program year. Assistance is provided as a grant, up to a maximum of \$5,000.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Single Family Residential Rehabilitation (14A)	CDBG	\$450,000
Eligibility Citation:	570.202	HOME	\$0
National Objective:	Low Mod Housing (LMH)	ESG	\$0
Accomplishment Goal:	25 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$450,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Services available to income-eligible homeowners throughout the City.</p> <p>Location of Administration Office: City of El Monte – Community Development Department - Housing</p>		<p>El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731</p>	
<p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? Yes</p>		<p>Javier Reyes Housing Manager Phone: (626) 580-2070</p>	

13	El Monte Public Works & Engineering Divisions Sidewalk & Street Improvements		
Description: Funds will be used to make need improvements to streets and sidewalks throughout the City, located in CDBG eligible areas. This program will benefit all El Monte residents living in the targeted areas, which is estimated to be 81,349 persons.			
Eligibility		Requested Funding	
HUD Matrix Code:	Street Improvements (03K)	CDBG	\$298,643
Eligibility Citation:	570.201(c)	HOME	\$0
National Objective:	Low Mod Area (LMA) 570.208(a)(1)	ESG	\$0
Accomplishment Goal:	81,349 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$298,463
Location / Service Area / Beneficiaries:		Administered By:	
Site Locations: Services provided in CDBG Eligible area. Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		El Monte Dept of Public Works 11333 Valley Blvd El Monte, CA 91731	
		Kev Tcharkhoutian City Engineer Phone: (626) 580-2058	

14	El Monte Housing Division Section 108 Payment – Aquatic Center		
Description: Funds will be used to repay the City's Section 108 Loan. The loan was used to partially fund the construction of the Aquatics Center project. The scope of work included the construction of a teen center and the replacement of an aging and undersized swimming facility with a new and upgraded swimming facility designed to be used by all segments of the community			
Eligibility		Requested Funding	
HUD Matrix Code:	19F – Planned Repayments of Section 108 Loan	CDBG	\$223,109
Eligibility Citation:	N/A	HOME	\$
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$223,109
Location / Service Area / Beneficiaries:		Administered By:	
Location:		El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731	
Help the homeless? No		Javier Reyes Housing Manager Phone: (626) 580-2070	
Help persons with HIV / AIDS? No			
Help persons with Special Needs? No			

15	El Monte Housing Division Section 108 Payment – Ramona/Peck Triangle Project		
<p>Description: Funds will be used to repay the City's Section 108 Loan. The loan was used to partially fund the construction of the Ramona/Peck Triangle project totaling \$2.2 million. The scope of work included the redevelopment of a 3.4 acre site comprised of three (3) separate parcels, into a new development accommodating up to 32,800 square feet of new commercial-retail buildings.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	19F – Planned Repayments of Section 108 Loan	CDBG	\$179,004
Eligibility Citation:	N/A	HOME	\$
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$179,004
Location / Service Area / Beneficiaries:		Administered By:	
Location: Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731	
		Javier Reyes Housing Manager Phone: (626) 580-2070	

16	El Monte Housing Division Property Acquisition & Rehabilitation		
<p>Description: Funds for this activity will provide for the acquisition of existing property for development and/or housing stock for rehabilitation or for the purpose of demolishing existing structures and new construction of affordable housing. The rehabilitated units will be made available to low-income renters, while newly constructed units will be sold to income-eligible first time homebuyers.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Acquisition (01)	CDBG	\$0
Eligibility Citation:	570.201(a)	HOME	\$280,796
National Objective:	Low Mod Housing (LMH) 570.208(a)(3)	ESG	\$0
Accomplishment Goal:	9 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$280,796
Location / Service Area / Beneficiaries:		Administered By:	
<p>Project sites to be determined.</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>El Monte Housing Division 11333 Valley Blvd El Monte, CA 91731</p>	
		<p>Javier Reyes Housing Manager Phone: (626) 580-2070</p>	

17	El Monte Housing Division First Time Homebuyer Program		
Description: Funds for this activity will provide 0% interest, deferred loans to eligible, first-time homebuyers for the purchase of a single-family residence or town home. Assistance is limited to 25% of the purchase price.			
Eligibility		Requested Funding	
HUD Matrix Code:	Down Payment Assistance	CDBG	\$0
Eligibility Citation:	570.201(a)	HOME	\$400,000
National Objective:	Low Mod Housing (LMH) 570.208(a)(3)	ESG	\$0
Accomplishment Goal:	1 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$400,000
Location / Service Area / Beneficiaries:		Administered By:	
Project sites to be determined.		El Monte Housing Division	
Help the homeless? No		11333 Valley Blvd	
Help persons with HIV / AIDS? No		El Monte, CA 91731	
Help persons with Special Needs? No		Javier Reyes	
		Housing Manager	
		Phone: (626) 580-2070	

18	Rio Hondo Community Development Corporation (RHCDC) Operating Costs		
<p>Description: Funds for this activity will be used to pay for the indirect assistance for the development of 9 affordable homeownership units and operating expenses incurred by the City's CHDO for reasonable and necessary costs for the operation of the CHDO including salaries, wages, and other employee compensation and benefits; rent; utilities; communication costs; equipment; materials and supplies.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	CHDO Operating Costs (19B)	CDBG	\$0
Eligibility Citation:	N/A	HOME	\$50,000
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	0 N/A	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$50,000
Location / Service Area / Beneficiaries:		Administered By:	
<p>Site Location: 11401 Valley Blvd #201, El Monte</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? No</p>		<p>Rio Hondo Community Development Corp. 11401 Valley Blvd #201 El Monte, CA 91731</p>	
		<p>Donna Duncan President Phone: (626) 401-2784</p>	

19	El Monte Housing Division Affordable Homeownership Project		
Description: The City of El Monte – Housing Division will use HOME funds to support the development of affordable housing by certified Community Housing Development Organizations (CHDOs).			
Eligibility		Requested Funding	
HUD Matrix Code:	12 - Construction of Housing	CDBG	\$0
Eligibility Citation:	570.201(m)	HOME	\$206,195
National Objective:	Low Mod Housing	ESG	\$0
Accomplishment Goal:	2 Housing Units	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$206,195
Location / Service Area / Beneficiaries:		Administered By:	
Project location: 11428 Elliott Avenue in El Monte.		Rio Hondo Community Development Corp. 11401 Valley Blvd #201 El Monte, CA 91731	
Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Donna Duncan President Phone: (626) 401-2784	

20	El Monte-South El Monte Emergency Resources Assn. Homeless Prevention Assistance		
Description: Funds will be used to provide payments for first months rent and the security deposit for homeless families acquiring rental housing (homeless prevention). Assistance will be provided in conjunction with case management and other needed services, such as clothing, furniture, food, and other needs (essential services). Some funds will be used to cover the administration of the grant.			
Eligibility		Requested Funding	
HUD Matrix Code:	Public Services (05)	CDBG	\$0
Eligibility Citation:	570.201 (e)	HOME	\$0
National Objective:	Low Mod Clientele (LMC)	ESG	\$71,700
Accomplishment Goal:	2,856 People	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$71,700
Location / Service Area / Beneficiaries:		Administered By:	
Services available to homeless persons and persons at risk of homelessness at: 2645 N Lee Street #6 in South El Monte. Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? No		El Monte / South El Monte Emergency Resources Assoc. 2645 N Lee St # 6 South El Monte, CA 91733	
		Lillian Rey Executive Director Phone: (626) 442-7311	

Activities

21	El Monte Veterans & Homeless Affairs Commission Shelter/Transitional Housing Conversion, Renovation, Rehabilitation Program		
Description: Funds will be used to convert, renovate or rehabilitate existing buildings for the purpose of using these buildings as emergency shelters or transitional housing.			
Eligibility		Requested Funding	
HUD Matrix Code:	03C – Homeless Facilities (Not Operating)	CDBG	\$0
Eligibility Citation:	570.201(c)	HOME	\$0
National Objective:	LMC	ESG	\$41,825
Accomplishment Goal:	1 Facility	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$41,825
Location / Service Area / Beneficiaries:		Administered By:	
Location: Mid Valley Recovery Services – Casa La Paz		City of El Monte – Housing Section 11333 Valley Blvd El Monte, CA 91731	
Help the homeless? Yes		Javier Reyes Housing Manager Phone: (626) 580-2070	
Help persons with HIV / AIDS? No			
Help persons with Special Needs? No			

22	City of El Monte CDBG Administration		
<p>Description: Funds will be used to administer the CDBG program, including: preparation and submission of required contracts with HUD, submission of all reporting requirements, provision of individual project oversight, monitoring of all project implementation and ongoing completion, and fiscal management and oversight. Program Administration is performed by a combination of City Staff and a Professional Consultant.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Administration (21A)	CDBG	\$538,939
Eligibility Citation:	N/A	HOME	\$0
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$538,939
Location / Service Area / Beneficiaries:		Administered By:	
Location: Community Development Department 11333 Valley Blvd, El Monte		City of El Monte – Housing Section 11333 Valley Blvd El Monte, CA 91731	
Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Javier Reyes Housing Manager Phone: (626) 580-2070	

23	City of El Monte HOME Administration		
<p>Description: Funds will be used to administer the HOME program, including: preparation and submission of required contracts with HUD, submission of all reporting requirements, provision of individual project oversight, monitoring of all project implementation and ongoing completion, and fiscal management and oversight. Program Administration is performed by a combination of City Staff and a Professional Consultant.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Administration (19A)	CDBG	\$0
Eligibility Citation:	N/A	HOME	\$137,463
National Objective:	N/A	ESG	\$0
Accomplishment Goal:	N/A	HOPWA	\$0
Start Date:	July 1, 2008	Other:	\$0
End Date:	June 30, 2009	Total:	\$137,463
Location / Service Area / Beneficiaries:		Administered By:	
Location: Community Development Department 11333 Valley Blvd., El Monte Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		City of El Monte 11333 Valley Blvd El Monte, CA 91731 Javier Reyes Housing Manager Phone: (626) 580-2070	

24	City of El Monte Emergency Shelter Grant (ESG) Administration		
<p>Description: Funds will be used to administer the ESG program, including: preparation and submission of required contracts with HUD, submission of all reporting requirements, provision of individual project oversight, monitoring of all project implementation and ongoing completion, and fiscal management and oversight. Program Administration is performed by a combination of City Staff and a Professional Consultant.</p>			
Eligibility		Requested Funding	
HUD Matrix Code:	Administration (19A)	CDBG	\$0
Eligibility Citation:	N/A	HOME	\$0
National Objective:	N/A	ESG	\$5,976
Accomplishment Goal:	N/A	HOPWA	\$
Start Date:	July 1, 2008	Other:	\$0.00
End Date:	June 30, 2009	Total:	\$5,976
Location / Service Area / Beneficiaries:		Administered By:	
<p>Location: Community Development Department 11333 Valley Blvd., El Monte</p> <p>Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No</p>		<p>City of El Monte 11333 Valley Blvd El Monte, CA 91731</p>	
		<p>Javier Reyes Housing Manager Phone: (626) 580-2070</p>	

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR
2008

APPENDIX A: SF 424 AND CERTIFICATIONS



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Jurisdiction

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | This certification does not apply. |
| <input checked="" type="checkbox"/> | This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2008, 2009, 2010, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Jurisdiction

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

ESG Certifications

I, James Mussenden, City Manager of the City of El Monte, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of El Monte	11333 Valley Blvd.	El Monte	Los Angeles	CA	91731
City of El Monte – Community Services Department	3120 Tyler Ave.	El Monte	Los Angeles	CA	91731
City of El Monte – Community Services Department	3130 Tyler Ave.	El Monte	Los Angeles	CA	91731
City of El Monte – Public Works Department	3527 Santa Anita Ave.	El Monte	Los Angeles	CA	91731

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
 - All "direct charge" employees;

Jurisdiction

all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

James W. Mussenden

Name

City Manager

Title

11333 Valley Boulevard

Address

El Monte, CA 91731

City/State/Zip

(626) 580-6001

Telephone Number

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

**APPENDIX B: HOME RESALE / RECAPTURE & AFFIRMATIVE
MARKETING POLICIES**

Resale and Recapture Guidelines

The City of El Monte will use the recapture provision as stated under 24 CFR 92.254, paragraph (5) (ii)(A) (3) of the HOME regulations with reference to HUD's resale/recapture requirements under the HOME Program homeownership activities (i.e. the third option).

The provision states: The full HOME investment is recaptured out of net proceeds, as defined under 24 CFR 92.254 paragraph (5) (ii) (A), except as follows: If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount as provided for in paragraph (a) (5) (ii) (A) (2) of this section) plus enable the homeowner to recover the amount of the homeowner's down-payment and any capital improvement investment made by the owner since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionately as set forth in the following formulas:

HOME funds to be recaptured is equal to:

$$\text{(HOME funds / (HOME funds + Homeowner investment)) x Net Proceeds}$$

Homeowner share is equal to:

$$\text{(Homeowner investment / (HOME funds + Homeowner investment)) x Net Proceeds}$$

Affirmative Marketing

The City has effectively promoted affirmative marketing through the following actions:

- A. Use of the Equal Housing Opportunity logo when advertising the availability of HOME funds.
- B. Use of funding agreements to require CHDOs to develop and implement affirmative marketing procedures when advertising HOME-assisted units for rent. Such procedures may include special procedures to be used to solicit applications from persons who are not likely to apply for housing such as advertisement in bi-lingual commercial media, contact with local service providers and the use of the Equal Housing Opportunity logo.

-
- C. Use of funding agreements to require CHDOs to utilize a bi-lingual lease and other program documentation to assure that low-income occupants understand the affordability issues such as HOME rent limits.

To date, the selected CHDO has complied with the City's affirmative marketing requirements.

Furthermore, the City maintains the following approved marketing requirements and procedures:

- A. Methods of informing the public, owners, and potential tenants about federal fair housing laws and the City's affirmative marketing policy.
- B. Requirements and practices each rental owner must adhere to in order to carry out the City's affirmative marketing procedures and requirements as stated in any written agreement between the City and a participating owner.
- C. Procedures to be used by rental property owners to inform and solicit applications from the persons in the housing market area who are not likely to apply for the housing without special outreach.
- D. Records that will be kept describing actions taken by the City and owners to affirmatively market units and records to assess the results of these actions.

Sections 3 requires that employment and other economic development opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and in conformance with existing Federal, State, and local law and regulations, be directed to low- and very-low income persons, particularly those who are recipients of government assistance for housing, and to building contractors, which provide economic opportunity to low- and very-low income persons.

For all federally funded contracts, the City has set forms that are included in all bid packages. These forms consist of a listing of federal equal employment opportunity / affirmative action requirements, requirements for contracting with small and minority-owned firms, women's business enterprise and labor surplus area information, certification regarding performance of previous contracts or subcontracts subject to the equal opportunity clause and the filing of required reports, and certification regarding non-segregated facilities.

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR 2008

APPENDIX C: PUBLIC PARTICIPATION & PUBLIC NOTICES

Lead Agency

The City's Community Development Department Housing Division is responsible for developing the annual action plan and administering the programs included in the plan. This department made the following efforts to include all community stakeholders in the development of the action plan. The following pages include copies of the public notices and a summary of public comments received.

Request for Proposals

The City makes every effort to encourage public participation in the development of its one-year action plan. On January 16, 2008 the City published a public notice in the Mid-Valley News (page C-3) that announced the availability of federal funds to all those that could provide programs or projects that would assist El Monte's low and moderate income population.

In addition, a technical assistance meeting for the Notice of Funding Availability (NOFA) of federal funds was conducted on February 6, 2008. This public meeting went over the parameters of each funding source and the application process. A total of 17 organizations participated in this meeting. For those who could not attend the meeting, applications were mailed out to them. These applicants represented organizations that either expressed an interest in the program or had received funds in the past.

Applicants were given until February 27, 2008 to submit proposals for these funds. A total of 9 City Departments/Sections submitted applications for CDBG, HOME and ESG funds.

Public Review and Public Hearing

Federal law requires that a jurisdiction have and "follow" a formal and "detailed" Citizen Participation Plan before it can receive federal funds. To meet this requirement, the City holds a minimum of two public hearings a year to give its residents a chance to study the document and give the City their comments.

The first public hearing is for the "Draft" Annual Action Plan, a document that describes the City's planned investments for the coming year, including proposed actions, proposed CDBG, HOME & ESG projects. On April 2, 2008 the City posted a public notice in the Mid Valley Newspaper to announce the availability of its "Draft" Action Plan and the date and location of the public hearing for this item (page C-4). The plan was available for public comment from April 2, 2008 to May 5, 2008 at several locations. This item was scheduled to go before City Council for approval on April 15, 2008.

**Public Participation &
Public Notices**

As promised, City Council came back on May 6, 2008, to hear this item. After the public hearing was closed, the Council approved funding recommendations for the projects included in the plan. Other than some representatives of agencies applying for funds under the plan, no public comments were received

The second public hearing is for the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER gives reports the City's progress in meeting its proposed actions and projects, as well as its progress in carrying out the Consolidated Plan's five-year strategies. The CAPER is similar to an annual report to stockholders except with this example, the stockholders are citizens and taxpayers.

A public notice announcing the availability of the PY 2007-2008 CAPER for public review and comment was published in the Mid-Valley News on August 30, 2007 (page C-5). On September 19, 2007 a public hearing before City Council was held at the City of El Monte City Council Chambers to receive any final public comment and approve the 2007-2008 CAPER. Receiving no public comments, City Council approved this document.

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR
2008

**APPENDIX D : 2007 FISCAL DISTRESS MATCH
REDUCTION TABLE**

2007 HOME Match Reduction Status Report

State	Participating Jurisdiction/State	% Families in Poverty ($\geq 11.5\%$)*		\$PCI 1999 (<\$16,190)**		% Income Growth (<5.4%***)		Match Reduction
AK	ALASKA STATE PROGRAM	6.7		22,695		6.0		
AK	ANCHORAGE	5.1		25,316				
AL	ALABAMA STATE PROGRAM	12.5	Y	18,204		7.5		50%
AL	BIRMINGHAM	20.9	Y	15,666	Y			100%
AL	HUNTSVILLE	9.8		24,083				
AL	MOBILE	17.9	Y	18,080				50%
AL	MONTGOMERY	13.9	Y	19,390				50%
AL	TUSCALOOSA	14.2	Y	19,192				50%
AL	JEFFERSON COUNTY	6.1		24,233				
AL	MOBILE COUNTY	13.5	Y	16,296				50%
AR	ARKANSAS STATE PROGRAM	12.0	Y	16,935		7.5		50%
AR	FORT SMITH	12.1	Y	19,051				50%
AR	LITTLE ROCK	11.1		23,245				
AR	NORTH LITTLE ROCK	12.4	Y	19,716				50%
AR	PINE BLUFF	20.6	Y	14,734	Y			100%
AZ	ARIZONA STATE PROGRAM	9.9		20,303		9.8		
AZ	PHOENIX	11.5	Y	19,870				50%
AZ	CNSRT-MARICOPA COUNTY	5.7		23,467				
AZ	CNSRT-TUCSON	10.5		19,811				
CA	CALIFORNIA STATE PROGRAM	10.6		22,734		7.8		
CA	ALHAMBRA	11.5	Y	17,379				50%
CA	ANAHEIM	10.4		18,227				
CA	BAKERSFIELD	14.6	Y	17,755				50%
CA	BALDWIN PARK	15.4	Y	11,546	Y			100%
CA	BELLFLOWER	12.8	Y	16,013	Y			100%
CA	BERKELEY	8.3		30,476				
CA	BURBANK	8.1		25,748				
CA	CHICO	12.5	Y	16,968				50%
CA	CHULA VISTA	8.6		18,534				
CA	COMPTON	25.5	Y	10,435	Y			100%
CA	CORONA	6.0		20,987				
CA	COSTA MESA	8.2		23,402				
CA	DALY CITY	4.2		21,894				
CA	DAVIS	5.4		22,919				
CA	DOWNEY	9.3		18,178				
CA	EL CAJON	13.5	Y	16,727				50%
CA	EL MONTE	22.5	Y	10,327	Y			100%
CA	ESCONDIDO	9.3		18,260				
CA	FONTANA	12.2	Y	14,168	Y			100%

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR
2008

APPENDIX E: CPMP ACTIVITY SHEETS

Appendix E - Summary of El Monte Program Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Housing Strategy- Objective 1: Affordable Housing								
DH-2 1.1	Preservation and rehabilitation of existing housing stock. 1. Provide programs and support activities to rehabilitate single-family homes. 2. Provide programs and support activities to rehabilitate rental housing units. 3. Provide code enforcement activities through the Code Enforcement program.	CDBG HOME	50 New Owner Occupied Housing Units 20 Acquired Housing Units	2005 2006 2007 2008 2009	125 125 125 125 125			
					MULTI-YEAR GOAL	50/20		
DH-2 1.2	Increase supply of affordable housing through new construction. 1. Provide developer financing and technical assistance through partnerships with community non-profit and for-profit developers to help build affordable housing.	CDBG HOME In-lieu	210 New Very Low Income Rental Housing Units 350 New Low Income Rental Housing Units	2005 2006 2007 2008 2009	42/70 42/70 42/70 42/70 42/70			
					MULTI-YEAR GOAL	210/350		
DH-1 1.3	Maintain supply of existing owner-occupied housing units. 1. Code Enforcement will identify substandard properties. Housing rehabilitation grants will pay local contractor to bring properties up to code, make accessibility improvements and mitigate lead hazards.	CDBG HOME ADDI	30 Rehabilitated owner-occupied Housing Units	2005 2006 2007 2008 2009	6 6 6 6 6			
					MULTI-YEAR GOAL	30		
DH-1 1.4	Maintain supply of existing rent-restricted affordable rental units. 1. Provide attractive refinance offers to owners of rent-restricted properties at-risk of converting to market-rate properties	CDBG HOME In-lieu	100 Housing Units affordable units where rent-restrictions are kept in place	2005 2006 2007 2008 2009	20 20 20 20 20			
					MULTI-YEAR GOAL	100		

Appendix E - Summary of El Monte Program Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Special Needs Strategy - Objective 2: Homeless Needs								
DH-1 2.1	Increase supply of transitional housing. 1. Provide CDBG and HOME funds to local non-profit homeless providers for the acquisition of scattered-site transitional housing units that will provide support services and enable households to maintain self-sufficiency as they move along the continuum.	CDBG	2 Units of New Scattered Site Transitional Housing	2005	1			
				2006	*			
		HOME		2007	1			
				2008	*			
		In-lieu		2009	*			
MULTI-YEAR GOAL					2			
DH-1 2.2	Increase permanent supportive housing and services for persons recovering from substance abuse. 1. Fund local non-profits homeless provides that offer supportive housing and support services to persons recovering from substance abuse to achieve self-sufficiency.	CDBG	1 Unit of Permanent Supportive Housing for Persons Recovering from Substance Abuse 20 Persons Receiving Supportive Services	2005	*			
				2006	*			
		HOME		2007	1			
				2008	*			
		In-lieu		2009	*			
MULTI-YEAR GOAL					1			
SL-1 2.3	Increase permanent supportive services for persons suffering from mental illness. 1. Fund local nonprofit homeless providers that offer permanent supportive housing and services for persons with mental illness to help them achieve self-sufficiency.	CDBG	1 Unit of New Permanent Supportive Housing for Mental Illness. 30 Persons with Mental Illness Receiving Service	2005	1/6			
				2006	*/6			
				2007	*/6			
				2008	*/6			
				2009	*/6			
MULTI-YEAR GOAL					1/30			
SL-1 2.4	Prevent homelessness of at-risk families through short-term housing and utility payments. 1. Fund local nonprofit organizations that provide prevention services that enable at-risk families to remain in their homes and maintain self-sufficiency.	CDBG	40 Persons Receiving Prevention Assistance	2005	8			
				2006	8			
				2007	8			
				2008	8			
				2009	8			
MULTI-YEAR GOAL					40			

Appendix E - Summary of El Monte Program Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Homeless Strategy - Objective 3: Special Needs								
DH-1 3.1	Increase supply of affordable rental units with supportive services that target seniors and persons with disabilities. 1. Deferred payment loans and grants to local housing developers to subsidize the cost of new units targeted toward seniors and persons with disabilities.	CDBG	45 Units of New Affordable Supportive Services for Seniors and Persons with Disabilities	2005	9			
				2006	9			
				2007	9			
				2008	9			
				2009	9			
		MULTI-YEAR GOAL		45				
SL-1 3.2	Increase supportive services that allow seniors and persons with disabilities to live independently in market-rate housing. 1. Provide CDBG and General Funds when available to local non-profit organizations to administer programs that allow seniors and persons with disabilities to find or maintain an independent residence.	CDBG	500 Senior Citizens	2005	100/10			
				2006	100/10			
				2007	100/10			
				2008	100/10			
			50 Persons with Disabilities	2009	100/10			

Appendix E - Summary of El Monte Program Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount	
	Specific Annual Objectives								
Community Development - Objective 4: Community Development									
SL-1 4.1	Increase resources that help families rise above poverty and to maintain long-term self-sufficiency.	CDBG	100 Persons receiving assistance to help them establish long-term self-sufficiency	2005	20/10				
				2006	20/10				
	1. Fund non-profit organizations that help families rise above poverty and establish long-term self-sufficiency.			50 Persons provided assistance that will enhance their income	2007	20/10			
					2008	20/10			
					2009	20/10			
	MULTI-YEAR GOAL					100/50			
SL-1 4.2	Increase accessibility within the community to comply with the American with Disabilities Act (ADA) standards.	Section 108	20 Improvements that will meet ADA Standards	2005	4				
				2006	4				
	1. Use CDBG and other funding sources to make ADA improvements so that persons with disabilities can have greater access to the City's resources.	CDBG			2007	4			
					2008	4			
					2009	4			
	MULTI-YEAR GOAL					20			

CITY OF EL MONTE ANNUAL ACTION PLAN FOR PROGRAM YEAR
2008

**APPENDIX F: SUMMARY OF SPECIFIC ANNUAL
OBJECTIVES**

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Housing Strategy								
Objective 1: Preservation and Rehabilitation of Existing Housing Stock								
DH-1 1.1	Provide Programs and support activities to rehabilitate single family homes	CDBG	<ul style="list-style-type: none"> ▪ # of loans and grants issued ▪ # of units occupied by very low income elderly ▪ # of units brought to standard ▪ # of units made accessible ▪ # qualified as Energy Star 	2005	125			
				2006	125			
		HOME		2007	125			
				2008	125			
		2009		125				
		MULTI-YEAR GOAL					625125	
DH-1 1.2	Provide programs and support activities to rehabilitate rental housing units	CDBG	<ul style="list-style-type: none"> ▪ # of loans and grants issued ▪ # of units occupied by very low income elderly ▪ # of units brought to standard ▪ # of units made accessible ▪ # qualified as Energy Star 	2005	5			
				2006	5			
		HOME		2007	5			
				2008	5			
		2009		5				
		MULTI-YEAR GOAL					50	
DH-1 1.3	Provide code enforcement activities through the Code Enforcement Program.	CDBG	# of units brought to standard	2005	1000			
				2006	1000			
		HOME		2007	1000			
				2008	1000			
		In-Lieu		2009	1000			
				MULTI-YEAR GOAL				

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount	
	Specific Annual Objectives								
Housing Strategy									
Objective 2: Increase the Supply of Affordable Housing through New Construction									
DH-1 2.1	Provide developer financing and technical assistance through partnership with community non-profit and for-profit developers to help build affordable housing units.	CDBG	<ul style="list-style-type: none"> ▪ # of loans issued ▪ # of grants issued 						
					2005	3			
					2006	3			
		HOME			2007	3			
					2008	3			
					2009	3			
MULTI-YEAR GOAL					15				

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
Housing Strategy								
Objective 2: Increase Opportunities for Low- and Moderate-Income Homeownership								
DH-1 3.1	Provide programs and funds to increase the opportunities of low- and moderate-income households in obtaining homeownership.	CDBG	<ul style="list-style-type: none"> ▪ FTHB loans issued 	2005	5			
				2006	5			
				2007	5			
		HOME		2008	5			
				2009	5			
				MULTI-YEAR GOAL				

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Homeless Strategy								
Objective 1: Increase the supply of supportive housing for homeless persons and families								
SL 1.1	Continue to support the efforts of local non-profit agencies that apply for funding to locate homeless/transitional facilities.	CDBG	▪ # of beds created.	2005	10			
				2006	10			
		HOME	▪ # of units created	2007	10			
				2008	10			
		ESG	▪ # of grants/loans issued	2009	10			
MULTI-YEAR GOAL					50			
SL 1.2	Continue to support local public service agencies that address the service needs of the homeless and those who are at risk of becoming homeless.	CDBG	▪ # of homeless and near homeless persons served	2005	120			
				2006	120			
		HOME	▪ # of rental / utility assistance vouchers issued	2007	120			
				2008	120			
		ESG		2009	120			
MULTI-YEAR GOAL					600			

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Special Needs Strategy								
Objective 1: Increase the supply of Special Needs housing units								
DH 1.1	Support the efforts of local non-profit agencies that apply for funding to locate supportive housing for special needs. Special needs population includes frail seniors, battered spouses, handicapped persons and persons with alcohol and drug addictions.	CDBG	# of housing units/beds created for Special Needs populations	2005	100			
				2006	100			
		HOME		2007	100			
				2008	100			
		ESG		2009	100			
				MULTI-YEAR GOAL		500		
Special Needs Strategy								
Objective 2: Improve Public Services for Special Needs Populations								
SL 2.1	Provide funding to public service organizations that provide services to special needs population including frail seniors, battered spouses, handicapped persons and persons with alcohol and drug addictions.	CDBG	# of low/mod persons assisted	2005	100			
				2006	100			
		HOME		2007	100			
				2008	100			
		ESG		2009	100			
				MULTI-YEAR GOAL		500		

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Fair Housing Strategy								
Objective 1: Continue to Implement Fair Housing Laws by Providing Funding to Further Fair Housing								
SL 1.1	Continue to support the efforts of the Fair Housing Council to assist persons who have fair housing complaints.	CDBG	▪ # of households assisted	2005	40			
				2006	40			
				2007	40			
				2008	40			
				2009	40			
				MULTI-YEAR GOAL				200

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Public Housing Strategy								
Objective 1: Continue to support the on-going efforts of the two Housing Authorities to maximize the use of Section 8 subsidies and other resources in the City								
DH	Pro-Actively pursue opportunities to increase the number of federally allocated Section 8 vouchers for very-low income households.		<ul style="list-style-type: none"> ▪ Number of Households assisted 	2005	N/A			
				2006	N/A			
				2007	N/A			
				2008	N/A			
				2009	N/A			
				MULTI-YEAR GOAL				N/A

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Lead Hazard Strategy								
Objective 1: Reduce the number of housing units with lead paint hazards through education, inspection and rehabilitation								
SL	Assist household with the appropriate lead paint inspection, testing, and abatement. Provide education through the distribution of lead paint information and literature.	CDBG	<ul style="list-style-type: none"> ▪ # of units abated for lead ▪ # of units meeting the Health and Safety Code 	2005	85			
				2006	85			
		HOME		2007	85			
				2008	85			
				2009	85			
		MULTI-YEAR GOAL					425	

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Community Development Strategy								
Objective 1: Continue to support the on-going efforts to design and construct streets and sidewalks needed to improve the living environments and prevent the deterioration of the infrastructure within low- and moderate- income neighborhoods.								
SL	Install new sidewalks and other infrastructure to improve the living environment within low- and moderate-income neighborhoods	CDBG	▪ # of streets made accessible to the physically impaired	2005	500			
				2006	500			
			▪ # of persons assisted with new access to a facility or infrastructure benefit	2007	500			
				2008	500			
				2009	500			
			MULTI-YEAR GOAL				2500	
Objective 2: Continue to expand the City's economic base and promote greater employment opportunities for residents								
EO	Continue to support the on-going efforts and provide funding to agencies that provide job-training services to low- and moderate-income persons.	CDBG	▪ # of jobs created	2005	10			
				2006	10			
			▪ # of persons who were unemployed prior to taking jobs created by the activity	2007	10			
				2008	10			
				2009	10			
			MULTI-YEAR GOAL				50	
Objective 3: Eliminate blight from low- and moderate-income neighborhoods by removing graffiti, targeting Code Enforcement activities to public health and safety issues, and provide financial assistance for the rehabilitation of commercial buildings.								
SL	Continue to support and fund the efforts to remove blighted conditions in low- and moderate-income neighborhoods through the implementation of graffiti removal, code enforcement, commercial rehabilitation and other blight removal programs.	CDBG	▪ Removal of slums/blight	2005	5004			
				2006	5004			
			▪ # of households assisted	2007	5004			
				2008	5004			
				2009	5004			
			MULTI-YEAR GOAL				25,020	

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Community Development Strategy								
Objective 4: Preserve recreational facilities located in low- and moderate- income neighborhoods.								
SL	Continue to preserve the City's public buildings, parks and facilities that serve the low-income residents of the community	CDBG	▪ # of persons with new or improved access to public facility/ improvements	2005	0			
				2006	1			
				2007	1			
				2008	0			
				2009	1			
			MULTI-YEAR GOAL				3	
Objective 5: Retrofit public facilities to meet the standards of the American with Disabilities Act and Title 24 of the California Administrative								
SL	The City will continue to provide funding for the purpose of eliminating access barriers in public and non-profit facilities.	CDBG	▪ # of persons with new or improved access to public facility/ improvements	2005	1			
				2006	1			
				2007	1			
				2008	1			
				2009	1			
			MULTI-YEAR GOAL				5	
Objective 6: Provide loans to businesses through the Section 108 program to encourage the acquisition/construction of commercial and industrial centers for job creation for economic empowerment of low- and moderate-income individuals.								
EO	Continue to administer Economic Development Programs to help stimulate local economy thereby helping to retain and/or create new jobs.	CDBG	▪ # of jobs created ▪ # of persons who were unemployed prior to taking jobs created by the activity	2005	4			
				2006	4			
				2007	4			
				2008	4			
				2009	4			
			MULTI-YEAR GOAL				20	

Appendix F: Summary of Specific Annual Objectives

Specific Objective	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	Annual Budget Amount
	Specific Annual Objectives							
Community Development Strategy								
Objective 7: Expand and improve the quality and quantity of public service programs								
SL	Continue to support and funding of local public service agencies to meet a variety of needs.	CDBG	<ul style="list-style-type: none"> ▪ # of Households assisted ▪ # of households with new or improved access to the benefit 	2005	1000			
				2006	1000			
				2007	1000			
				2008	1000			
				2009	1000			
			MULTI-YEAR GOAL				5000	