Staff Report
July 1, 2026

ATTACHMENT 1
PY 2026-2027 Annual Action Plan

PY 2026-2027 ACTION PLAN



City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Table of Contents

Annual Action Plan

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) 1

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 6

AP-10 Consultation - 91.100, 91.200(b), 91.215(I) 7

AP-12 Participation – 91.105, 91.200(c) 11

AP-15 Expected Resources – 91.220(c)(1,2).....13

AP-20 Annual Goals and Objectives.....16

AP-35 Projects – 91.220(d).....18

AP-38 Project Summary.....20

AP-50 Geographic Distribution – 91.220(f).....23

AP-55 Affordable Housing – 91.220(g).....25

AP-60 Public Housing – 91.220(h).....27

AP-65 Homeless and Other Special Needs Activities – 91.220(i).....28

AP-75 Barriers to Affordable Housing – 91.220(j).....30

AP-85 Other Actions – 91.220(k).....33

AP-90 Program Specific Requirements 91.220(l)(1,2,4).....36

List of Appendices

Appendix A – Citizen Participation.....40

Appendix B – SF-424s and Certifications.....41

DRAFT

Executive Summary

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

Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of Monterey Park to prepare a Consolidated Plan (ConPlan) to receive funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The ConPlan is prepared every five years and is accompanied by Annual Action Plans for each program year.

The ConPlan serves four primary functions:

- A strategic planning document developed through public participation and community input.
- An application for federal funding under HUD's formula grant programs, including CDBG and HOME.
- A statement of the City's housing, community development, and economic development priorities.
- A five-year framework for implementing HUD-funded programs and activities.

The City of Monterey Park is an entitlement jurisdiction and receives an annual allocation of CDBG and HOME funds directly from HUD based on population and other federal formula factors.

The ConPlan serves several important functions for the City. It provides a strategic framework for addressing housing and community development needs, establishes priorities and funding strategies for federal resources, and guides program policies and investments over the five-year planning period. The ConPlan is informed by data analysis as well as input from residents, community stakeholders, service providers, and public agencies.

Each year during the ConPlan cycle, the City prepares a one-year Action Plan that describes how federal housing and community development funds will be allocated to address identified priority needs and serves as the City's annual application to HUD for CDBG and HOME funding. The Action Plan identifies funded activities, allocated resources, and anticipated outcomes, supporting programs and projects that provide decent housing, promote a suitable living environment, and expand economic opportunities for low- and moderate-income residents. This Action Plan outlines activities for the 2026–2027 program year, including one-year goals and expected accomplishments, with proposed funding allocations provided in Annual Goals and Objectives section (AP-20).

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategies and projects outlined in the Action Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be

coordinated with other federal and state grant programs and local initiatives to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2025-2029 Con Plan-Strategic Plan.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following General Objective Categories. The City of Monterey Park incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories - Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories - Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Monterey Park has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this ConPlan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year ConPlan. The Low Priority Need may be funded based on the availability of funds. The priorities for the FY 2025-2029 ConPlan established in consultation with residents and community groups will be prioritized in the following order:

High Priority

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

Evaluation of past performance

The City of Monterey Park is responsible for ensuring that all activities funded through its Action Plan meet one of the three national objectives established by HUD, with the exception of administrative

activities, and support the City's five-year priorities and strategies. Program effectiveness is measured through multiple tools, including a Five-Year Matrix, Action Plan Tables, HUD's Integrated Disbursement and Information System (IDIS), and the Consolidated Annual Performance and Evaluation Report (CAPER). These tools allow the City, HUD, community partners, and residents to track progress on both long- and short-term objectives.

Annual Action Plan Tables identify specific short-term objectives, planned activities, units of accomplishment, and expected outcomes for each program year. The City reports accomplishments in IDIS throughout the year, and at year-end, uses this data to update the Five-Year Matrix and Annual Action Plan Tables. The CAPER is published annually to summarize accomplishments, compare planned versus actual outcomes, and demonstrate how program activities contribute to long- and short-term ConPlan goals. Additional information regarding program accomplishments can be found in the City's most recent CAPER, available on the City's website.

Through this evaluation framework, the City ensures that HUD-funded programs are effectively addressing the housing, community development, and economic needs of its residents, particularly low- and moderate-income households and those with special needs.

During the current 2025–2026 program year, the City carried out a range of housing and community development activities designed to primarily benefit extremely low-, very low-, low-, and moderate-income residents, as well as individuals with special needs. The City is on track to meet or exceed the majority of its goals for the 2025–2026 program year. Building on this progress, many of these programs and activities will continue to be prioritized during the 2026–2027 program year.

Summary of citizen participation process and consultation process

In accordance with the City's Citizen Participation Plan, residents and stakeholders were provided opportunities to participate in the development of the PY 2026–2027 Action Plan through public hearings and public review processes. Efforts were made to encourage participation by low- and moderate-income persons, particularly those residing in areas where HUD funds are proposed to be used, as well as residents of predominantly low- and moderate-income neighborhoods. Additional efforts were made to encourage participation by minorities, non-English-speaking persons, and persons with disabilities.

Public Hearings – Two public hearings were conducted by the Monterey Park City Council in the Council Chambers located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

• May 20, 2026, at 6:30 p.m. – A notice of the first public hearing was published in the Monterey Park Progress newspaper on April 30, 2026. During the meeting, City staff received citizen input regarding community needs and priorities prior to final CDBG and HOME funding decisions for the PY 2026–2027 Action Plan.

• July 1, 2026, at 6:30 p.m. – A notice of the second public hearing was published in the Monterey Park Progress newspaper on May 21, 2026. During the meeting, City staff received citizen comments and presented the final PY 2026–2027 Action Plan for approval.

City Department Consultations – The City conducted consultations with representatives from various City departments to gather input and coordinate planning efforts related to the PY 2026–2027 Action Plan.

30-Day Public Review and Comment Period – The public review and comment period for the complete draft PY 2026–2027 Action Plan began on May 29, 2026, and concluded on June 30, 2026. Notice of the availability of the draft PY 2026–2027 Action Plan was published in the Monterey Park Progress newspaper on May 21, 2026.

Summary of public comments

No comments were received during the first public hearing.

INSERT comments were received during the public review and comment period.

INSERT comments were received during the second public hearing.

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

All comments or views received during the development and approval of the Annual Action Plan have been accepted by the City and taken into consideration as part of the planning process.

Summary

The City of Monterey Park's 2026–27 Action Plan includes all elements required by the HUD for entitlement jurisdictions. This Action Plan outlines how the City will allocate CDBG and HOME Investment Partnerships funds to address priority needs identified in the 2025–2029 ConPlan. Key components of the Action Plan include:

- Standard Form 424: The official application for federal funding.
- Sources of Funds: A description of potential private and public funding sources available to support ConPlan activities.
- Statement of Specific Annual Objectives: A summary of projects and activities planned to address the City's priority needs.
- Description of Activities and Outcome Measures: Detailed descriptions of community needs, projects to be funded with 2026–2027 CDBG and HOME allocations, and associated objectives, outcomes, and performance indicators.
- Geographic Distribution: Maps showing CDBG-eligible areas and the locations of Program Year 2026–2027 projects.
- Homeless and Other Special Needs: A description of activities targeting homeless individuals and non-homeless persons with special needs.
- Other Actions: Steps the City will take to address sub-strategies outlined in the ConPlan.

- Specific Program Requirements: A summary of expected CDBG and HOME funding available for the 2026–2027 program year.
- Certifications and Miscellaneous: Required HUD certifications and assurances.

Through this comprehensive framework, the City ensures that all federally funded activities are strategically aligned with ConPlan priorities, focused on low- and moderate-income residents, and designed to improve housing, community development, and economic opportunities for the residents of Monterey Park.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEREY PARK	Community Development Department
HOME Administrator	MONTEREY PARK	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Community Development Department leads the administration of CDBG and HOME funds and development of the Action Plan. The City is an entitlement community and receives CDBG and HOME funds directly from HUD.

Consolidated Plan Public Contact Information

City of Monterey Park
Timothy Hou, Director
Community Development Department
320 West Newmark Avenue
Monterey Park, CA 91754
(626) 307-1376
magarcia@montereypark.ca.gov

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

Introduction

HUD requires that jurisdictions encourage citizen participation in the development of the annual Action Plan. The City of Monterey Park maintains a Citizen Participation Plan to ensure residents and stakeholders have meaningful opportunities to provide input throughout the planning, implementation, and evaluation of the City's housing and community development programs.

The objectives of the Citizen Participation Plan include:

- Encouraging participation from residents, particularly low- and moderate-income persons in CDBG-eligible areas, including minorities, non-English speaking residents, and individuals with mobility, visual, or hearing impairments.

- Providing timely and accessible information about the Action Plan and its programs.

For the 2026–2027 Action Plan, the City conducted two public hearings. The first hearing informed the public about the CDBG program, obtained citizens' view on CDBG priorities, and received input and recommendations on funding. The second hearing presented the draft Action Plan, including public service and non-public service activities, for City Council review and approval of funding allocations for submission to HUD.

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

To outreach to various agencies and organizations, the City compiled an outreach list consisting of the following agencies, including:

- Boys & Girls Club of West San Gabriel Valley
- County of Los Angeles, Department of Health Services
- Family Counseling Services of West San Gabriel Valley
- Housing Rights Center
- Los Angeles County Development Authority
- Los Angeles Center for Alcohol & Drug Abuse
- Los Angeles County Public Health Department
- Los Angeles Homeless Services Authority
- Salvation Army
- Adjacent cities, County of Los Angeles, San Gabriel Valley Council of Governments, and Southern California Association of Governments.

These agencies were either contacted by phone, email, or notices. Staff made particular efforts to contact specific agencies that provide services to Monterey Park residents and businesses.

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

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (LACoC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were consulted. These include the Salvation Army Bell Shelter, East San Gabriel Valley Coalition for the Homeless, LAHSA, and L.A. CADA.

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

The City of Monterey Park does not receive ESG funds as part of its annual entitlement.

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

1	**Agency/Group/Organization**	Los Angeles Centers for Alcohol & Drug Abuse (L.A. CADA)
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	L.A. CADA was interviewed as part of the public outreach process. The City intends to include the results of stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
2	**Agency/Group/Organization**	Los Angeles County Department of Public Health
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Strategy Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Health was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
3	**Agency/Group/Organization**	Los Angeles County Development Authority (LACDA)
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Strategy Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	LACDA was interviewed as part of the public outreach process. The City intends to include the results of the stakeholder interviews and other social services to support the ConPlans' needs assessment findings and strategic planning goals.
4	**Agency/Group/Organization**	Los Angeles Homeless Services Authority (LAHSA)
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LAHSA was interviewed as part of the public outreach process. The City intends to include the results of the stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
5	**Agency/Group/Organization**	City of Monterey Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Shelter Policies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In order to obtain a comprehensive assessment of the needs and priorities within the community, the ConPlan process included consultation with Monterey Park citizens, service providers, City Council, and City staff. A public Community Needs Survey was posted on the City's website.

Table 2 – Agencies, groups, organizations who participated

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

The City consulted with all appropriate agencies.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City's Strategic Plan in the ConPlan will provide support to nonprofits that meet the social services needs of LMI residents with a direct emphasis on assisting the homeless.
City of Monterey Park Housing Element	City of Monterey Park	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City actively participates in regional planning initiatives within Los Angeles County for the implementation of the ConPlan, as outlined above. Additionally, the City collaborates with the State of California Department of Fair Employment and Housing to monitor reported fair housing data. The City also coordinates efforts in housing, economic development, air quality, and transportation with 28 cities and unincorporated areas of Los Angeles County through the San Gabriel Valley Council of Governments.

City of Monterey Park departments and city commissions that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through meetings, interviews and/or Community Survey.

Narrative (optional):

None.

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

Not applicable.

AP -12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

In accordance with the City's Citizen Participation Plan, residents and stakeholders were provided opportunities to participate in the development of the PY 2026–2027 Action Plan through public hearings and public review processes. Efforts were made to encourage participation by low- and moderate-income persons, particularly those residing in areas where HUD funds are proposed to be used, as well as residents of predominantly low- and moderate-income neighborhoods. Additional efforts were made to encourage participation by minorities, non-English-speaking persons, and persons with disabilities.

Public Hearings – Two public hearings were conducted by the Monterey Park City Council in the Council Chambers located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

- May 20, 2026, at 6:30 p.m. – A notice of the public hearing was published in the Monterey Park Progress newspaper on April 30, 2026. During the meeting, City staff received citizen input regarding community needs and priorities prior to final CDBG and HOME funding decisions for the PY 2026–2027 Action Plan.

- July 1, 2026, at 6:30 p.m. – A notice of the public hearing was published in the Monterey Park Progress newspaper on May 29, 2026. During the meeting, City staff received citizen comments regarding community needs and priorities and presented the final PY 2026–2027 Action Plan for approval

City Department Consultations – The City conducted consultations with representatives from various City departments to gather input and coordinate planning efforts related to the PY 2026–2027 Action Plan.

30-Day Public Review and Comment Period – The public review and comment period for the complete draft PY 2026–2027 Action Plan began on May 29, 2026, and concluded on June 30, 2026. Notice of the availability of the draft PY 2026–2027 Action Plan was published in the Monterey Park Progress newspaper on May 21, 2026

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Review & Comment Period	Non-targeted/broad community	Notices of and 30-day review period and public hearings were published in the Monterey Park Progress local newspaper.	No comments received.	N/A	N/A

2	Public Hearing	Non-targeted/broad community	The first public hearing was held on May 20, 2026, to consider approval of the proposed CDBG activities and budget for Fiscal Year 2026-2027. A second public hearing was held on July 1, 2026, to receive public comments and approve the Annual Action Plan.	No comments received.	N/A	N/A

Table 3 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City has been notified by HUD that it will be receiving an estimated $571,332 in CDBG funds for PY 2026–2027, and $302,097.03 in HOME funds. No program income is anticipated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Administration and Planning Public Improvements Public Services Economic Development	$571,332	$0	$0	$571,332	$1,713,996	Funding to support CDBG eligible programs/ activities from 2027-2029 throughout Monterey Park.
HOME	Public-federal	Administration and Planning Homeowner Rehab Multifamily Rental New and Rehab Acquisition	$302,097.03	$0	$0	$302,097.03	$906,291	Funding to support HOME eligible programs/ activities from 2027-2029 throughout Monterey Park.

Table 5 - Expected Resources – Priority Table

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

The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: The Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (State HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that help nonprofit affordable housing developers. An examples of the State HCD's non-competitive program is the Permanent Local Housing Allocation (PLHA) Program. Competitive State HCD programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many State HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low-Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal and state grant programs discussed above, the City would either competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs help local affordable housing developers and community organizations while others help directly to individuals. The Mortgage Credit Certificates (MCC) Program helps first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage

interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

The City will use its excess match carried over from prior years to fulfill its HOME match obligation. HOME regulations allow the excess match to be carried over and applied to future HOME project match liability.

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

The City does not own land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

Not Applicable.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing	2026	2027	Non-Housing Community Development	Citywide	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.	CDBG: $25,000	110 Persons Assisted
2	Increase Access to Affordable Housing	2026	2027	Affordable Housing	Citywide	Expand the supply of affordable housing; Preserve the supply of affordable housing	CDBG: $0 HOME: $172,958.14	Multi-Unit structures
3	Support Community Services	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Access to and supply of public services	CDBG: $0	0 Persons
4	Enhance Public Facilities and Infrastructure	2026	2027	Non-Housing Community Development	Low/Mod Census Tract	Improve City public facilities and infrastructure	CDBG: $297,066	3,000 Persons
5	Promote Economic Development	2026	2027	Non-Housing Community Development	Citywide	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.	CDBG: $135,000	6 Businesses
6	Support Efforts to Address Homelessness	2026	2027	Homeless Non-Housing Community Development	Citywide Low/Mod Census Tract	Increase access to and supply of homeless services and facilities	CDBG: $0	0 People

7	Support Programs through Program Administration	2026	2027	Planning and Administration	Citywide	Ensure the management of a compliant and efficient CDBG and HOME programs	CDBG: $114,266 HOME: $23,055	2 Other

Table 6 – Annual Goals

Goal Descriptions

1	**Goal Name**	Promote Fair Housing
	Goal Description	The City will continue to collaborate with entities assisting families and individuals seeking counseling and/or legal solutions to fair housing and discrimination problems.
2	**Goal Name**	Increase Access to Affordable Housing
	Goal Description	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.
4	**Goal Name**	Enhance Public Facilities and Infrastructure
	Goal Description	Activities that improve the quality of life for residents include improving parks and infrastructure, creating green streets, improving accessibility, and safe routes to school.
5	**Goal Name**	Promote Economic Development
	Goal Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
7	**Goal Name**	Support Programs through Planning Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed as a whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

AP-35 Projects – 91.220(d)

Introduction

The Action Plan focuses on activities to be funded with the two federal entitlement grants CDBG and administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

CDBG Program **-** CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income. There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

1. Benefiting low and moderate income persons;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet an urgent need that the grantee is unable to finance on its own.

The City is anticipating receiving approximately $571,332 in program year 2026-2027 CDBG funds. The City will be using $0 program income.

HOME Program **-** HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits. HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately $302,097 in PY 2026-2027 HOME funds.

Please refer to the following page for listing of projects.

The amounts listed are only estimates and all proposed activities' budgets will be proportionately increased or decreased from the estimated funding levels to match actual allocations.

Projects

#	Project Name	2026-2027 Allocation
CDBG		
1	CDBG Planning and Administration	$114,266
2	Fair Housing Services	$25,000
3	Public Facilities and Infrastructure	$297,066
4	Economic Development – Business Grant Program	$135,000

	TOTAL	**$571,332**
HOME		
1	HOME Planning and Administration	$30,209.70
2	CHDO Assistance	$45,314.55
3	Affordable Housing	$226,572.75
	TOTAL	**$302,097**

Table 7 – PY 2026-2027 Projects

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

Based on the Strategic Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2026-2027 to projects and activities that benefit low- and moderate-income people throughout the City.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources and the high cost of housing that is not affordable to low-income residents. The projects selected for funding represent programs designed to meet needs identified as high within the consolidated plan. Funding is limited, so not all projects requesting funding were able to be funded. The City strives to have a broad spectrum of programs to meet the needs of as many populations throughout Monterey Park as possible.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $114,266
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for CDBG operations.
2	**Project Name**	Fair Housing
	Target Area	Citywide
	Goals Supported	Expand fair housing choice and access
	Needs Addressed	Fair housing education
	Funding	CDBG: $25,000
	Description	Provide funding to handle fair housing cases and education.
	Target Date	6/30/2027
	Estimate the number and type of families tha will benefit from the proposed activities	110 Persons
	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
3	**Project Name**	Public Facilities and Infrastructure
	Target Area	LMI Areas
	Goals Supported	Enhance Public Facilities and Infrastructure
	Needs Addressed	Improve quality of life and accessibility
	Funding	CDBG: $297,066
	Description	Provide funding for conducting job fairs.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	2 Projects
	Location Description	LMI Areas
	Planned Activities	ADA sidewalk improvements, public facility improvements.
4	**Project Name**	Economic Development – Business Grant Program
	Target Area	LMI Areas
	Goals Supported	Enhance Public Facilities and Infrastructure
	Needs Addressed	Improve quality of life and accessibility
	Funding	CDBG: $135,000
	Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 Projects
	Location Description	LMI Areas
	Planned Activities	Provide programs and funding for economic development activities that will promote business retention and business creation.
4	**Project Name**	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	$30,209.70
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development and housing programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for HOME operations.
5	**Project Name**	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: $45,314.55

	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	To Be Determined
	Planned Activities	Assist a CHDO to provide affordable housing. The City may defer use of these funds to future years to add future HOME funds to complete a more substantial project.
6	**Project Name**	Affordable Housing
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: $226,572.75
	Description	Provide affordable housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 Household Housing Unit
	Location Description	To Be Determined
	Planned Activities	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.

Table 8 – Project Information

AP-50 Geographic Distribution – 91.220(f)

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

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Eligible LMI Block Groups	70
Community Wide	30

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Unless otherwise specified, all the City's HUD-funded housing and community development programs are generally available to eligible low- and moderate-income persons citywide. To prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to helping throughout the City.

An area benefit is an activity that meets the identified needs of low- and moderate-income persons residing in an area where at least 51 percent of the residents are low- and moderate-income persons. The benefits of this type of activity are available to all persons in the area regardless of income. The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

HUD provides estimates of the number of persons that can be considered Low-, Low- to Moderate-, and Low, Moderate-, and Medium-income persons based on special tabulations of data from the 2020–2024 0ACS five-year estimates. LMI percentages are calculated at various principal geographies provided by the Census Bureau. Because timely use of this data is required by regulation, any changes to the City's existing service area boundaries would need to be approved by the City Council. Each year, through the adoption of the City's Annual Action Plan, the City Council approves the service area boundaries as the City's official low- and moderate-income "Target Areas" and "Deteriorating Areas".

The City has traditionally used 100 percent of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum 70 percent low/mod benefit level for CDBG activities). To continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these special areas, the City will continue to direct CDBG resources to these special geographic areas.

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below delineate the affordable housing goals by population type and program type for PY 2026-27. The City will utilize several programs to achieve these goals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	0

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG funds for program year 2026-2027 to projects and activities that benefit low- and moderate-income people.

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

(1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR

(2) Perform a local market survey to determine the 95 percent of median purchase price limit.

The City of Monterey Park believes the 203(b) limits provided by HUD, for Los Angeles County, understate housing prices in Monterey Park. Therefore, staff performed its own analysis to determine the 95 percent of median purchase price limits.

To conduct a local market survey, the City must collect and present sales data by type of housing (for

example, one- to- four-unit, condos, townhomes, and manufactured housing) on all or nearly all of the one- family house sales in the entire City. The data must be presented in ascending order of sales price and include the address of the listed properties and their locations within the City.

The length of the reporting period varies with the volume of monthly home sales. If there are 500 or more housing sales per month within the within the City, a one-month reporting period must be used. If there are 250-499 sales per month, a two-month reporting must be used. If there are fewer than 250 sales per month, a three-month reporting period must be used. If the total number of sales reported is an odd number, the median is established by the price of the middle sale. If the total number of sales is an even number, the higher of the two middle numbers is considered the median.

Based on a comparison of local housing market listing prices and sales information, it was determined that the HOME Program After-Rehab Value Limits published by HUD do not accurately reflect current actual home purchase prices for the area. Therefore, as allowed by HUD, a local market survey was conducted for the City home sales for a three-month period using Chicago Title closed home sales data. This survey shows a median price for single-family of $965,000 in the City and a 95% median value price of $916,750 for single family homes. The median condominium of $738,000 and a 95% median value price of $701,100 for condominium sales (see Appendix B - HOME Program After-Rehab Value Limits).

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0-50 percent of Median Income) individuals and households in making rents affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There is a total of 21,087 Vouchers provided to County residents of which 1,138 are assigned to the elderly, 184 to homeless individuals, and 534 to disabled individuals. Specifically, Monterey Park annually receives approximately 432 housing vouchers. The largest percentage of voucher recipients, outside of Whites, is African American individuals.

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

There are no public housing units in the City of Monterey Park; therefore, this section does not apply.

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

LACDA manages a resident engagement process with their public housing. However, there is no public housing in the City.

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

There is no public housing authority in the City of Monterey Park. The City relies on the County of Los Angeles Housing Authority to address public housing needs and OCHA is not designated as troubled.

Discussion

See discussion above.

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

Introduction

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings and the public is invited. During the 2026-27 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless. The City of Monterey Park will continue to participate in LAHSA's annual homeless count to identify the needs in the community. The Neighborhood Engagement Team of the Monterey Park Police Department has dedicated employees who reach out to the homeless individuals in the community guiding them to the regional services provided by LAHSA.

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

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

The City will continue its efforts in the prevention and reduction of homelessness by supporting the LAHSA and its outreach programs and providing referrals to public assistance programs offered by the County. During the 2026-27 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue its efforts in addressing the emergency shelter and transitional housing needs by collaborating with agencies that provide shelter for the homeless. If additional CDBG funds become available, the City will reconsider funding public service agencies that assist in the emergency shelter and transitional housing needs of homeless persons.

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

The City will continue its efforts in helping homeless persons make the transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies to aid in preventing the recently homeless from becoming homeless again.

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

The City will continue its efforts in helping low-income individuals and families avoid becoming homeless. The City will also provide referrals to public assistance programs offered by other agencies in the County.

Discussion

Please see above.

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

Introduction:

Constraints to the provision of adequate and affordable housing can be posed by market, governmental, infrastructure and environmental factors. These constraints may result in housing that is not affordable to low- and moderate- income households or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of redevelopment in California. Although there are other funding sources for affordable housing such as four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program, it is unclear if additional affordable housing projects can be financed since affordable housing projects typically require multiple funding sources. The City is proactive in considering and seeking additional funding sources that will facilitate the construction of affordable housing, development of jobs, and improvement of the quality of life.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process may also add to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides, seismic hazards, or other special circumstances. These constraints affect the development of all housing, not just affordable housing. The City has revised the General Plan and updated the zoning ordinance to facilitate the provision of affordable housing and sustainable development.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park were last updated in FY 23-24, and adopted for an effective date of July 1, 2024.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation

activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

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

Affordable Housing Development Incentives

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development, such as:

- Continuing to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assisting in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Exploring ways to expedite affordable housing developments through the Design Review Board process.
- Investigating and developing list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Exploring funding available through County of Los Angeles CDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluating and assessing residual property taxes distribution under the Redevelopment Dissolution Laws and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Continuing to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).
- Continuing to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the Industrial Zone.

The responsible agency is the City's Community Development Department.

Section 8 Rental Assistance

Renter overpayment is a significant issue in Monterey Park, as in all Southern California. The City

addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding.

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0-50 percent of Median Income) individuals and households in making rents affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There is a total of 21,087 Vouchers provided to County residents of which 1,138 are assigned to the elderly, 184 to homeless individuals, and 534 to disabled individuals. Specifically, Monterey Park annually receives approximately 432 housing vouchers. The largest percentage of voucher recipients, outside of Whites, is African American individuals.

The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice voucher program. The HACoLA coordinates Housing Choice Voucher rental assistance on behalf of the City.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Monterey Park will provide for a variety of actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies. This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

Efforts to address obstacles to meeting underserved needs will include:

- The City will obtain data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age, and disability status. The City will compare who is being served to the demographic characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.
- The City will encourage and support the efforts of the Housing Authority of the County of Los Angeles to seek additional Section 8 Housing Choice Vouchers.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state, and local sources for special needs housing.

Actions planned to foster and maintain affordable housing

Monterey Park's annual CDBG and HOME entitlement allocations are limited. The City's HOME rehabilitation program assists with fostering and maintaining affordable housing for low- and moderate-income individuals and families with their housing needs. Another important element in the City’s approach to decent housing is the use of Section 8 Rental Vouchers administered through the County of Los Angeles Housing Authority.

Actions planned to reduce lead-based paint hazards

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City’s Housing Element and CDBG/HOME programs. The City’s goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family from Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is

required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

Actions planned to reduce the number of poverty-level families

While the City has no control over many of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti- poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training and increasing the number of higher paying local jobs. The City will coordinate with Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, and Asian Youth Center, and Chinatown Service Center in conjunction with the Employment Development Department, East Los Angeles Community College, and the County of Los Angeles Community Development Commission. These agencies provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Similarly, employers use some of these agencies to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic and Community Development Department will foster economic growth by encouraging economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An invigorated economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services, the City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

Actions planned to develop institutional structure

The City's Community Development Department is the key department involved in the 5-year Consolidated Plan and Annual Action Plan process. The Community Development Department is responsible for administration of the CDBG and HOME programs, including the Annual Action Plan, CAPER, and program monitoring.

Additionally, the City will focus on:

- Strengthening the working relationship with the Housing Authority of the County of Los Angeles by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure will involve review of the five-year and annual plans of the Housing Authority of the County of Los Angeles, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.
- Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Residential Rehabilitation Program. Local associations of realtors may help the City to develop ways of increasing homeownership among all populations.

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

The City has developed an inventory of public and private housing, health, and social services agencies. The City regularly updates the inventory and maintains a point of contact for each agency. Additionally, the City will obtain the agency-specific 5-Year Consolidated and 1-Annual Action Plans and maintain these plans in a resource binder to facilitate coordination in future program years.

Discussion:

See discussion above.

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

Introduction:

CDBG Program - CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

The City is anticipating receiving approximately $571,332 in PY 2026-2027 CDBG funds. The City does not have program income.

HOME Program - HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits. HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately $302,097 in PY 2026-2027 HOME funds. The City does not have any program income available, has no repayments planned and does not have any recaptured funds in local account.

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

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

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

Other CDBG Requirements

1.	The amount of urgent need activities	0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income	100%

CDBG Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

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

   Other forms of investment are local and federal funds.

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

   These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

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

   These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

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

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

APPENDICES

Appendix A

Citizen Participation

(To be Inserted in Final)

Appendix B

SF-424 Forms and Certifications

(To be Inserted in Final)