



5 YEAR STRATEGIC PLAN

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

STRATEGIC PLAN SECTIONS

GENERAL

HOUSING

HOMELESS

COMMUNITY DEVELOPMENT

NON-HOMELESS SPECIAL NEEDS

OTHER NARRATIVE

GENERAL

The General Section contains narrative responses to questions in the following areas:

- A. Executive Summary: objectives, outcomes and past performance.
- B. Strategic Plan: mission and available funds.
- C. General Questions: areas in which investment will be directed, basis for allocating investments geographically and obstacles to meeting underserved needs
- D. Managing the Process (91.200(b)): lead agency, process by which the Consolidated Plan was developed and public consultation process.
- E. Citizen Participation (91.200(b)): summary of the process, citizen comments, efforts to broaden participation, outreach to minorities and persons with disabilities and responses to comments.
- F. Institutional Structure (91.215(i)): description of institutional structure, strengths and gaps in the City's delivery system and strength and gaps in the public housing delivery system.
- G. Monitoring (91.230): monitoring standards and procedures to ensure compliance with program and planning requirements.
- H. Priority Needs Analysis and Strategies (91.215(a)): basis for assigning priorities and obstacles to meeting underserved needs.
- I. Lead-based Paint (91.215(g)): number of housing units containing lead-based paint and actions to evaluate and reduce lead-based paint hazards.

The numbers in parentheses refer to specific sections of the Code of Federal Regulations (CFR).

There are numerous words and phrases unique to the Consolidated Plan and housing and community development programs. Technical Appendix A contains definitions for the terms and phrases contained in the Strategic Plan narratives.

A. Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

5 Year Strategic Plan Executive Summary:

1. Background

a. Community Development Block Grant Program

The CDBG Program is authorized under Title I of the Housing and Community Development Act (HCDA) of 1974, as amended. Prior to 1974, there were numerous federal programs, which addressed community development issues. CDBG grew out of the consolidation of eight categorical programs under which communities competed nationally for funds. The categorical programs included:

- Open Space
- Urban Renewal
- Neighborhood Development Program Grants

- Historic Preservation Grants
- Model Cities Supplemental Grants
- Loans for Public Facilities
- Neighborhood Facilities Grants
- Water and Sewer Grants

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following, principally for persons of low and moderate income:

- Decent housing
- A suitable living environment
- Expanded economic opportunities

To achieve these goals, the CDBG regulations set forth eligible activities and national objectives that each activity must meet. As recipients of CDBG funds, grantees - such as Monterey Park - are charged with ensuring that these requirements are met.

b. HOME Program (HOME Investments Partnership Program)

HOME is authorized by Title II of the 1992 Cranston-Gonzalez National Affordable Housing Act. HOME provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low- and moderate-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide. Localities - such as Monterey Park - that are eligible for HOME funding are called participating jurisdictions.

c. 2010-2015 Consolidated Plan

The City will be submitting the 2010-2015 Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan has the following important functions:

- It is a planning document for the City, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- It acts as the application for federal funds under HUD's formula grant programs such as the CDBG program.
- It is a strategy to be followed in carrying out HUD programs; and
- It acts as a management tool for assessing performance and tracking results.

The Consolidated Plan contains a Strategic Plan that is a planned course of action for addressing the City's priority housing and community development needs over the five-year period of July 1, 2010 through June 30, 2015. Based on community participation, the public consultation process, a needs assessment, and public hearings, the Strategic Plan focuses on meeting the following needs:

- Improvements to the existing housing stock
- Affordable housing in existing and new buildings
- Public services
- Fair housing
- Code enforcement
- Accessibility improvements
- Infrastructure improvements
- Planning and program administration

2. Objectives and Outcomes

HUD regulations at 24 CFR 91.220(e) requires the City to identify objectives and outcomes for CDBG and HOME funded activities in accordance with a Federal Register Notice dated March 7, 2006. The paragraphs below and on the next page describe the objectives and outcomes.

a. Objective Categories

The objective categories include Decent Housing, a Suitable Living Environment, and Economic Opportunity.

Providing Decent Housing includes a wide range of housing activities possible under CDBG and HOME. It focuses on housing programs where the purpose of the program is to meet individual family or community needs and does not include programs where housing is an element of a larger community-wide improvement effort. The latter programs are more appropriately reported under Suitable Living Environment.

Creating a Suitable Living Environment relates to the activities the City will undertake to benefit communities, families or individuals by addressing issues in their living environment.

Creating Economic Opportunities applies to those activities that the City will undertake which are related to economic development, commercial revitalization or job creation.

b. Outcome Categories

The three outcome categories include Availability/Accessibility, Affordability and Sustainability.

The *Availability/Accessibility* category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. Accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people where they live.

The *Affordability* category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability also refers to an activity that lowers the cost, improves the quality, or increases the affordability of a product or service to benefit a low-or moderate-income household.

Sustainability (Promoting Livable or Viable Communities) applies to projects where an activity or activities aim at improving communities or neighborhoods, helping make them livable or viable by providing benefit to persons of low and moderate income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

In accordance with the HUD guidelines, Table 1 describes the nine possible objective and outcome categories.

Table 1
City of Monterey Park
Consolidated Plan Outcome/Objective Categories

Objective/Outcome	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 2 identifies the City of Monterey Park's objective and outcome categories for CDBG and HOME funded activities in accordance with Federal Register Notice dated March 7, 2006. During the five-year period, the City will fund activities in four objective/outcome categories - DH-2, SL-1, SL-3 and EO-1.

Table 2
City of Monterey Park
Consolidated Plan/Strategic Plan - 2010-2015
Objectives and Outcomes

DH-2 - Affordability for the purpose of creating Decent Housing
HOME Housing - Housing Rehabilitation Program
HOME Housing - Affordable Housing Incentives Program
SL-1 Improve Availability/Accessibility for the Purpose of Creating a Suitable Living Environment
CDBG - After School Program
CDBG - Adult Literacy
CDBG - Child Care Services
CDBG - Community Fund
SL-3 Improve Sustainability for the Purpose of Creating a Suitable Living Environment
CDBG - Fair Housing
CDBG - Code Enforcement
CDBG - ADA Improvements
CDBG - ADA Wheelchair Curb Cuts
EO-1 Improve Availability/Accessibility for the Purpose of Creating Economic Opportunity
CDBG - Section 108 Loan Repayment

3. Evaluation of Past Performance

Table 3 identifies 10 projects included in the prior ConPlan and a comparison of the proposed to actual accomplishments through mid-year 2009. Three projects have actual accomplishments exceeding proposed accomplishments: code enforcement, handicapped access ramps and special economic development. The City also may meet the proposed accomplishments for ADA improvements to public and community facilities and reconstruction of alleys. However, the City is unlikely to meet the proposed accomplishments for the other projects: fair housing, public services, housing rehabilitation and affordable housing incentives program.

During this Consolidated Plan update process, a careful review was made of the realistic goals/accomplishments for each proposed activity. The 2010-2015 proposed accomplishments are based on an evaluation of past accomplishments with the allocated resources as well as the experience of the subrecipients.

**Table 3
City of Monterey Park
Evaluation of Past Performance -- 2005-2009**

Project Title	Project Description	2005-2010 Proposed Accomplishments	Total Accomplishments thru 2009
Code Enforcement Program	Enforcement of City codes in L/M areas	5,000 housing units	6,739 housing units
Fair Housing Program	Working with the Housing Right Center to resolve housing discrimination and landlord-tenant issues	1,500 people	982 people
Public and Community Facilities	Install disabled friendly ramps and doors to comply with ADA requirements at all City facilities	5 public facilities	4 public facilities
Public and Community Facilities	Install street handicapped access curb cuts		39 ramps
Public Improvements	Reconstruction of deteriorated alleys	1 alley	0 alleys
Special Economic Development	Technical support or low interest loans to local business to foster job creation or retention	20 businesses	82 businesses
Public and Community Services	Fund public and community services for the youth, seniors, disabled, homeless and other population in need	16,000 persons	8,704 persons
Commercial Rehabilitation Program	Commercial façade improvements in Redevelopment Project Areas	12 projects 36-45 businesses	6 projects 23 businesses
Housing Rehabilitation Program	Loans and grants to meet critical repair needs, eliminate code violations, and make energy conservation improvements	60 housing units	17 housing units completed
Affordable Housing Incentive Program	Financial assistance to developers and owners for the acquisition, rehabilitation and/or development of new affordable housing	Approximately 35 households	10 households

B. Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

1. Mission Statement

The City's mission statement is:

The City of Monterey Park seeks to develop and ensure the highest quality of life for its citizens and businesses, Through a continuing partnership with the community, the City strives to improve services and to promote the health, safety and welfare for the public in the most cost effective manner.

2. Available Funds

a. CDBG Funds

The priorities and accomplishment objectives outlined in this Strategic Plan are based on assumptions about future funding levels for the Consolidated Plan projects. HUD has not yet announced the 2010 funding levels for CDBG entitlement grantees. The City of Monterey Park has based its available resources on the anticipated availability of \$975,000 for the July 1, 2010 through June 30, 2011 period. Because the CDBG program is subject to annual Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, projected funding and projected accomplishments could change in the years ahead. The Program Year Action Plans provide for a mechanism to update projections and to revise, as necessary, planned projects, activities and accomplishments. Table 4 shows the Strategic Plan 5-Year CDBG Budget based on the anticipated level funding of \$975,000 per year.

Table 4
City of Monterey Park
PY 2010-2015 *Draft* Strategic Plan CDBG Budget

Project/Activity	Proposed Funding
After School	\$90,000
Adult Literacy	\$100,000
Child Care	\$159,150
Community Fund	\$335,000
Fair Housing	\$125,000
Code Enforcement	\$1,225,000
ADA Improvements	\$150,000
ADA Wheelchair Curb Cuts	\$97,721
Section 108 Loan Repayment	\$1,742,129
Planning and Administration	\$855,000
Total	\$4,879,000

Source: City of Monterey Park Economic Development Department

b. HOME Funds

Table 5 shows the Strategic Plan 5-Year HOME Budget based on the anticipated funding level of \$500,000 per year plus \$1,000,000 of carryover funds. Pursuant to the HOME program regulations, 15% of the projected HOME funds reserved for non-profit housing development projects and 10% is reserved for program administration. The balance of \$2,875,000 is allocated to the Housing Rehabilitation Program.

Table 5
City of Monterey Park
PY 2010-2015 *Draft* Strategic Plan HOME Budget

Project/Activity	Proposed Funding
Housing Rehabilitation Program	\$1,125,000
Affordable Housing Incentives	\$1,750,000
CHDO Project	\$375,000
HOME Administration	\$250,000
Total	\$3,500,000

Source: City of Monterey Park Economic Development Department

c. Monterey Park Redevelopment Agency Funds

The Monterey Park Redevelopment Agency (RDA) funds are generated mainly through property tax increment, which is that portion of the property tax revenues collected annually from all properties in the Project Areas. The Agency expects \$54.5 million in gross tax increment over the next five years. The Agency anticipates expenditures of about \$52.5 million over the next five years, of which an estimated 28% will be used for operational expenses. Projects and programs include Land Acquisition, Business Attraction, Small Business Assistance and Infrastructure.

d. Monterey Park Redevelopment Agency Housing Set Aside Fund

California Redevelopment Law requires a redevelopment agency to deposit at least 20% of all gross tax increment revenues generated in its project area to a separate Low and Moderate Income Housing Fund. This Fund must be used for the purpose of increasing, improving or preserving the supply of low and moderate income housing units within the community. To meet these objectives agencies may expend funds on land acquisition, building acquisition, construction of new units, on and offsite improvements, rehabilitation of existing units, a portion of principal and interest payments on bonds, and subsidies to buyers or renters.

Therefore, the Redevelopment Agency's Low and Moderate Income Housing Set-Aside Fund is an important resource that contributes to addressing the housing needs described in the Consolidated Plan. The fund is projected to have a balance of \$5.2 million at the start of FY 2010-2011.

e. Housing Assistance Program/Voucher

The Housing Authority of the County of Los Angeles (HAcoLA) administers the Section 8 Housing Choice Voucher Program. This program provides rental assistance to the City's extremely low and very low income households. Annually, federal funding supports the Housing Assistance Payments, Voucher Administration, Family Self Sufficiency Coordinator and other administrative costs of the Housing Authority.

f. Low Income Housing Tax Credits

Another potential resource is the Low Income Housing Tax Credit (LIHTC) Program. Congress created the federal LIHTC Program in 1986 to replace traditional housing tax incentives, such as accelerated depreciation, with a tax credit that enables low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available and are

generally referred to as the 9% and 4% credits. These terms refer to the approximate percentage of a project's "qualified basis" a taxpayer may deduct from their annual federal tax liability in each of 10 years.

Two affordable housing developments have obtained Low Income Housing Tax Credits:

- Abajo Del Sol - 61 assisted housing units - 1000 Abajo Drive
- Monterey Park Senior Village - 57 assisted housing units - 1935 Potrero Grande Drive

C. General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

5 Year Strategic Plan General Questions response:

1. Geographic Areas in which Assistance will be Directed

Assistance will be directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one *that is available to benefit all the residents of an area* which is 1) primarily residential, and 2) where 51% of the population is low/mod income.

An estimated 25% of the five-year CDBG funding amount will be directed to the low- and moderate-income neighborhoods. This percentage figure includes the projected funding for Code Enforcement [\$1,225,000 of \$4,879,000 total]. The low/mod income neighborhoods include the following:

<u>Census Tract</u>	<u>Block Groups</u>
4817.11	4
4817.12	1, 4
4817.13	1, 2
4817.14	1, 2
4820.02	4
4821.01	3
4822.01	2
4827.01	3

Exhibit 1 shows the boundaries of the census tracts and block groups.

Fifteen percent of the five-year CDBG funding amount will be allocated to Public Services and the Community Fund. These projects will meet the national objective of benefiting low and moderate-income persons.

Twenty percent of the five-year CDBG funding amount is allocated to Planning and Administration activities, which include fair housing services.

2. Basis for Allocating Investments

The basis for allocating investments reflects the results of input from the following:

- Monterey Park Consolidated Plan Community Workshop - December 17, 2009
- Housing & Community Development Needs Survey
- Public Consultation (e.g., homeless assistance providers, fair housing providers)
- City of Monterey Park General Fund Budget, FY 2009-2010
- Housing market conditions and influences
- 2008-2014 Housing Element of the General Plan
- Monterey Park Redevelopment Agency 2009-2014 Redevelopment Implementation Plan
- Los Angeles Homeless Services Authority, 2009 Priorities
- City Council Predevelopment Public Hearing

The allocation of funds is based on a relative priority ranking for federal CDBG funds of High, Medium, Low or No Such Need, described as the following:

High Priority. Activities to address this need will be funded by the City using Federal CDBG or HOME funds during the five-year Consolidated Plan period.

Medium Priority. If CDBG or HOME funds are available, activities to address this need may be funded by the City during this five-year period. Also, the City may take other actions to help non-profit groups locate other sources of funds.

Low Priority. The City will not fund activities to address this need using CDBG or HOME funds during the five-year period, but other entities' applications for Federal assistance might be supported and found consistent with this Plan. In order to commit CDBG program monies to a Low Priority activity, the City would have to amend the Consolidated Plan through a formal process required by the Consolidated Plan rules.

No Such Need. The City finds that there is no need or that this need is already substantially addressed. The City will not support other entities' applications for Federal assistance for activities where no such need has been identified.

3. Obstacles to Meeting Underserved Needs

The Consolidated Plan describes and, to the extent possible, quantifies a variety of housing and community development needs. Among these needs are:

- Housing (cost burdens, substandard housing)
- Homelessness (sheltered and unsheltered homeless)
- Special population needs (elderly, frail elderly, disabled persons)
- Neighborhood infrastructure needs
- Fair housing
- Public services

In addition, the Consolidated Plan examines the housing needs in the community through the Housing Needs Assessment (Technical Appendix C) and Housing Market Analysis (Technical Appendix D).

Underserved needs include rental assistance for lower income households that are cost burdened. The primary obstacle to meeting this need is limited resources and the expense of rental assistance. The Section 8 rental assistance available from HUD and the HAcoLA is limited. However, it is too expensive for the City to establish a long-term rental assistance program of its own.

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the lack of funding available to the public and private agencies who serve the needs of low-income and moderate-income residents. The regional and local economies are under stress as unemployment grows

and incomes fall, all of which have an impact of reducing City revenues from property, sales and transient occupancy taxes. These adverse conditions impact the funds available to meet the underserved needs of low/moderate income persons. While needs may be at their peak - due, in part, to job losses and income reductions - resources to satisfy these needs are scarce and dwindling.

The major obstacle to meeting these underserved needs is that they cannot be satisfied entirely through CDBG and HOME funds alone. However, over time - such as the five-year period of the Consolidated Plan - some of these needs can be met.

D. Managing the Process (91.200 (b))

1. **Lead Agency.** Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

5 Year Strategic Plan Managing the Process response:

1. Lead Agency

The City of Monterey Park Economic Development Department is the lead agency for overseeing the development of the Consolidated Plan and administration of the CDBG and HOME programs. The major public and private agencies responsible for administering programs covered by the Consolidated Plan include: Economic Development Department and non-profit subrecipients that administer programs addressing public service needs.

2. Process by which the Consolidated Plan was Developed

The City's Economic Development Department took the lead in developing the Consolidated Plan. The Department accomplished the following:

Organized and conducted a Community Workshop on December 17, 2009

- Prepared, distributed and analyzed a Housing and Community Development Survey
- Consulted with other City Departments including City Manager, Development Services and Public Works
- Organized and carried out the Community Fund public service application process
- Organized and conducted a pre-development public hearing before the City Council
- Consulted with adjacent local jurisdictions

3. Describe the Public Consultation Process

Through the public consultation process, numerous agencies, groups and organizations participated in the process of developing the Consolidated Plan by providing information and insights on a variety of housing and community development needs. The public consultation included: housing services, social services, disabled services, fair housing services, health services, homeless services, lead based paint resources, and entities serving special needs populations.

Technical Appendix B contains a list of the entities consulted during the public consultation process. The input provided by these entities is incorporated, as appropriate, in the Consolidated Plan narratives as well as the technical appendices.

In accordance with Section 91.100(4) of the Consolidated Plan regulations, Monterey Park notified adjacent units of general government of priority nonhousing community development needs by transmitting to each City the pertinent sections of the Draft Consolidated Plan. The adjacent cities include Alhambra, Montebello and Rosemead.

In accordance Section 91.100(5) of the Consolidated Plan regulations, Monterey Park consulted with agencies having metropolitan-wide planning responsibilities. Monterey Park and the three adjacent cities are members of the Southern California Association of Governments (SCAG). Over the past four decades, SCAG has evolved as the largest of nearly 700 councils of government in the United States, functioning as the Metropolitan Planning Organization for six counties: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. As the designated Metropolitan Planning Organization, the Association of Governments is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management and air quality. Additional mandates exist at the state level.

E. Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

5 Year Strategic Plan Citizen Participation response:

1. Summary of Citizen Participation Process

The City's citizen participation process included:

- Community Workshop - December 17, 2009
- Housing and Community Development Survey
- Pre-development Public Hearing held by the City Council - March 3, 2010
- Circulation of the Draft Consolidated Plan for a 30-day period
- Public Hearing held by the City Council to consider approval of the Consolidated Plan

The Community Workshop, held on December 17, 2009 at the Langley Senior Center, was attended by 11 Monterey Park residents. The Economic Development Department staff gave a PowerPoint presentation that described potential funding resources, the scope of eligible activities, and examples of completed projects. In addition, a survey questionnaire was filled out by the residents attending the Workshop. During the Community Workshop, the residents' comments on needs emphasized a continuing need for housing rehabilitation assistance, particularly grants to help improve homes. Staff was asked to provide information on examples of eligible housing improvements, the amount of loans and grants, and the nature of deferred loans.

Additionally, interest was expressed by the residents on the types and locations of affordable housing developments for lower income households. Other needs expressed by the residents included CDBG assistance to start businesses and to fund public services such as a “Living Well Resource Center.”

Finally, general questions were asked regarding the nature of the CDBG program and how affordable housing projects are funded by HOME funds and Low Income Housing Tax Credits.

Listed below are the individual oral or written comments made at the December 17, 2009 Community Workshop:

- Make more curbs wheelchair accessible
- Youth aquatic program for grade 1 -12, where children can easily integrate with school physical education department, and children get credits within the school profile and grade to encourage water-safe life style for growing children.
- A.D.A. sliding doors at library
- Funds to rehabilitate an owner occupied residential property with a rental unit
- Funds for mentally ill persons
- Business start up grant
- Information on the types and locations of affordable housing developments for lower income households

b. Housing and Community Development Survey

Listed below are the resident survey results:

- Neighborhood Improvement Needs
 - ✓ Sidewalk Improvements - high priority
 - ✓ Security Fencing - high priority
 - ✓ Street Improvements - medium priority
 - ✓ Street Lights - low priority, 2 responses
 - ✓ Storm Drain Improvements - low priority
- Public Service Needs
 - ✓ Senior Services - high priority, 2 responses
 - ✓ Health Care Services - high priority, 3 responses
 - ✓ Youth Recreation - high priority
 - ✓ Literacy Services - high priority
 - ✓ Transportation Service - high priority
 - ✓ Employment Training - high priority
 - ✓ Anti-Crime Programs - high priority
- Housing Needs
 - ✓ Low cost Loan to Improve Home - high priority, 2 responses
 - ✓ Reduce Housing Costs - 1 high priority and 1 medium priority
 - ✓ Help in Buying a Home - high priority
 - ✓ Improve Apartments - 1 high priority and 1 low priority

2. Summary of Citizen Comments or Views

a. Pre-Development Public Hearing

The City Council conducted a noticed public hearing on March 3, 2010. The purpose of the public hearing was to satisfy the requirement for a pre-development public hearing by addressing:

- Housing and community development needs
- Development of proposed activities
- Review of program performance

Comments at this public hearing are as follows:

- A pastor from a Monterey Park church received the City's flyer regarding the public hearing. He would like funds to start a Family Promise Program in Monterey Park. This organization helps homeless families with children.
- The program director of the East Los Angeles College Disabled Student Program expressed thanks for funding from the city for many. She requested that funding for the Community Fund Program continue for the next five years.
- The program director of the San Gabriel Valley Center, a Homeless, Alcohol, and Drug Abuse Family Service Center requested that funding be continued for the Homeless Program provide to the City.
- A recipient of the HOME Residential rehabilitation program expressed her appreciation for the rehab performed on her home. She has received many compliments from her neighbors.
- One City Council person requested that funds be used for a Housing Program for Returning and Homeless Veterans.
- The same City Council person also requested a program to address physical remodeling for elderly seniors who lives in their own homes.

b. Draft Consolidated Plan

The Draft Consolidated Plan will be available for review from March 25, 2010 through April 23, 2010. A public notice announcing the availability of the Consolidated Plan for review and comment will be published in a local newspaper prior to the start of the review period. Three newspapers will publish the notice: Chinese Daily News, La Opinion and Monterey Park Progress. The public notice will state that the Draft Consolidated Plan is available for public review at the following locations:

- Economic Development Department
320 West Newmark Avenue
Monterey Park, CA 91754
- Langley Senior Center
400 West Emerson Avenue
Monterey Park, CA 91754
- Monterey Park Bruggemeyer Library
318 S. Ramona Avenue
Monterey Park, CA 91754

Public comments will be summarized after the end of the 30-day review period.

c. Public Hearing to Adopt the Consolidated Plan

The City Council will hold a public hearing to adopt the Consolidated Plan on May 5, 2010. Public comments will be summarized after that public hearing is held.

3. Summary of Efforts to Broaden Public Participation

The City's outreach effort to minority populations and non-English speaking persons was accomplished through the Community Workshop and Housing and Community Development Survey. In early December 2009, the City mailed an invitation to residents of CDBG low/moderate income neighborhoods to attend the Community Workshop. In addition, at the Community Workshop interpretive services were provided in Chinese and Spanish.

Outreach efforts to persons with disabilities were accomplished through the public consultation process. The consultation process included interviews with organizations representing the views and interests of the disabled including:

- California Department of Rehabilitation
- California Department of Developmental Services
- Los Angeles County Department of Public Health
- County In Home Supportive Services Program
- Community Rehabilitation Services, Inc.

The latter is a Center for Independent Living. CILs are private, nonprofit corporations that provide services to maximize the independence of individuals with disabilities and the accessibility of the communities they live in. Centers are funded in part by the Department of Education, Rehabilitation Services Administration, Independent Living Branch.

4. Responses to Comments

To be added following the City Council public hearing.

F. Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

5 Year Strategic Plan Institutional Structure response:

1. Description of Institutional Structure

Public agencies, for-profit and non-profit organizations all play a role in the provision of affordable housing and support services. Specifically, a number of City departments, HUD, the State of California, Housing Authority of the County of Los Angeles, and Monterey Park Redevelopment Agency represent the public sector. The role of these organizations and gaps in the delivery system are discussed below and on the next page.

The City Manager, under the direction of the City Council, manages the activities of the Economic Development Department, which coordinates economic development activities throughout the City and is responsible for the preparation and implementation of this Consolidated Plan.

Other City departments responsible for implementing this Strategy include the Development Services Department, the Monterey Park Redevelopment Agency, Public Works Department, Parks and Recreation Department, and Police Department. All of these departments also report to the City Manager and City Council.

The Economic Development Department manages the CDBG and HOME programs, including the filing of grant applications and administration of funds made available for City and Redevelopment Agency programs.

The Planning Division of the Development Services Department performs development review for residential subdivisions, apartment projects, mobile home parks, group quarters, and second units. Together with the Building and Code Enforcement Divisions, the Planning Division oversees the permitting process and regulates compliance with zoning and building codes. The Planning Division is also responsible for long-range planning, which includes preparation of the City's General Plan, including the Housing Element, which must be updated every five years. Finally, the Planning Division implements the density bonus program required by State law.

Pursuant to State redevelopment law, the Monterey Park Redevelopment Agency sets aside 20% of the tax increment generated from within two redevelopment project areas for low and moderate-income housing. Agency funds must be used to increase, improve and preserve the City's supply of low and moderate-income housing available at affordable housing costs to persons and families of low and moderate income. The Agency is responsible for implementation of inclusionary housing, replacement housing, and tenant relocation requirements of State redevelopment law.

The Housing Authority, administered by the Los Angeles County Community Development Commission, oversees the Section 8 Rental Assistance program for Monterey Park.

For-profit developers work in conjunction with the City and non-profit housing developers are increasingly employed to provide affordable housing in the community. Private lenders are utilized to finance projects through permanent loans. Social service providers complement operation of the housing facilities.

The City is constantly working to ensure that all of these groups work effectively together and that no gaps exist in the provision of both housing and social services for low and moderate-income residents.

There are many support organizations that include as part of their mission the provision of assistance to individuals and families with special needs. Special needs populations in the City include the homeless, elderly and frail elderly persons, disabled persons, persons with AIDS and related diseases, persons with substance abuse problems, families and individuals living below poverty, lower income families with dependent children, and those who are at risk of becoming homeless. In addition, fair housing services coordinated by the Housing Rights Center are an important component of the Strategic Plan.

All sub-recipients are required to execute detailed performance agreements with the City and must report performance of their activities (programmatic and financial) on either a monthly or quarterly basis. These reports are reviewed by both finance personnel and housing staff to ensure that all aspects of performance per the contracts have been satisfied. No payments are made prior to approval of programmatic and financial reports. In addition, staff meets with sub-recipients (on-site) on a rotating basis to review accounting procedures and client eligibility records.

2. Strengths and Gaps in the Delivery System

a. Strengths

The institutional structure to address housing needs is in place. The County of Los Angeles Housing Authority administers the Section 8 Housing Choice Voucher program in the City of Monterey Park. The City has adopted a *Housing Element* that outlines a multi-year housing program and describes the agencies responsible for implementing that program. The Redevelopment Agency has also prepared a multi-year housing program that identifies actions to be taken and the roles of for-profit and non-profit developers. The Economic Development Department/Redevelopment Agency has a wealth of experience in working with the private sector to attain the community's housing goals, including public-private partnerships that have produced affordable housing developments.

Strategic planning to address the needs of homeless persons through a continuum of care (C of C) homeless system is in place. Each major component of a CofC homeless delivery system exists to serve Monterey Park's homeless. The institutional structure to address the needs of special populations consists of entities charged with the responsibility to help meet the needs of population groups such as the elderly, substance abusers, and persons living with AIDS. For example, among the agencies charged with addressing these needs are:

- County of Los Angeles Department of Public Social Services
- Los Angeles County Area Agency on Aging
- County of Los Angeles Department of Public Health, HIV Epidemiology Program
- County of Los Angeles, Community and Senior Services

b. Gaps

The CDBG program focuses on housing and community development activities. Up to 15% of the City's CDBG funds may be expended on public services. The City and/or nonprofits on a subrecipient basis can administer public service programs. Some nonprofits have a mission to address the needs of special populations. Gaps in the institutional structure have been created by the State's fiscal crisis. For example, some organizations that were previously funded by the State have lost their funding and have cutback services or no longer are able to exist. This situation has increased the competition for CDBG public services funding.

A gap has been knowledgeable and effective non-profit housing organizations that can carry out HOME-funded CHDO projects. However, this gap has recently been filled and the City is presently working with a CHDO on the acquisition and rehabilitation a rental housing development.

3. Public Housing Delivery System

The City of Monterey does not have its own Housing Authority. The County of Los Angeles Housing Authority administers the Section 8 - Housing Choice Voucher - rental assistance program - and the public housing program. The Housing Authority has adopted a 5-Year Public Housing Agency Plan and an Annual Plan. The Plans indicate that among the Housing Authority's goals are to "improve public housing management" and "renovate or modernize public housing units."

The City is not involved in the day-to-day administration or policy making of the Housing Authority. However, the City does plan to review and comment on the Housing Authority's 5-Year and Annual Plans as they are updated.

G. Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

This part describes the City's compliance with the five monitoring requirements that are contained in 91.230 and the Consolidated Plan Checklist. These requirements include topics such as standards and procedures and ensuring compliance with City housing codes.

1. Standards and Procedures

The City monitors each funded activity to ensure compliance with the CDBG and HOME regulations, national objectives, and subrecipient agreement. The City requires any sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a four-year period.

Pursuant to the CDBG contract, progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

The City further ensures compliance with the Strategic Plan and Action Plan by placing guidelines or conditions in its contracts with consultants that ensure implementation of the annual monitoring goals.

All CDBG funds are disbursed on a reimbursement basis. Invoices must be submitted for payment and must include a description of activities being reimbursed. Audit reports are further required at the close of the year.

2. Monitoring of City's Performance

The Performance Measurement System is used to monitor the City's performance in meeting its goals and objectives as set forth in the Strategic Plan and Action Plan. The results of implementing the Performance Measurement System are described in the Consolidated Plan Annual Performance and Evaluation Report (CAPER), which is completed by early September of each Program Year.

3. Ensuring Compliance with Planning and Monitoring Requirements

The City makes every effort to comply with all CDBG, HOME and Consolidated Plan regulations. The Citizen Participation Plan ensures input from the community prior to action to approve or amend the Consolidated Plan or Action Plan. Housing rehabilitation, construction and professional services agreements are prepared to guarantee compliance with applicable CDBG and HOME program regulations. CDBG subrecipient agreements also contain language consistent with the program regulations. Additionally, the City continues on-site monitoring of CDBG recipients and housing units assisted by HOME funds and subject to affordability covenants.

4. Compliance with Housing Codes and On-Site Inspections

The City has established program guidelines that require all rental units must meet the City's Housing Code, Building Code and Zoning Code.

In order to verify compliance with property standards and the information submitted by owners on tenant's incomes, rents and other requirements during a project's period of affordability, the City conducts on-site inspections of HOME properties according to the total number of units in a project as follows:

- 1-4 units every 3 years
- 5-25 units every 2 years
- 25 or more units annually

5. Monitoring of Subrecipients

As previously described, the City requires sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a four-year period. Progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

H. Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Assigning Priorities

The four relative priorities are High, Medium, Low and No Such Need. These priorities are defined on page 11. HUD as identified nine priority needs *categories*. Table 6 assigns the priority need levels to each of the nine categories.

Table 6
City of Monterey Park
Strategic Plan Priorities

Priority Need Category	Priority Level
Homeless/HIV/AIDS	H
Non-Homeless Special Needs	H
Rental Housing	H
Owner Occupied Housing	H
Public Facilities	M
Infrastructure Improvements	H
Economic Development	L
Public Services	H
Other - Code Enforcement	H

Source: City of Monterey Park Economic Development Department

The priorities have been assigned to each category based on the following:

- Community Workshop
- Public consultation process
- Housing and Community Development Needs Survey results
- Pre-Development Public Hearing
- Past CDBG funding allocations
- City will continue to fund public services at the 15% cap
- Input from City Departments
- Needs identified in the Housing Element and Redevelopment Implementation Plan

Homeless/HIV/AIDS: The allocation of CDBG funds to public services can address a portion of these needs. The City in the past has funded agencies providing outreach and other services to homeless people.

Non-Homeless Special Needs: The City plans to allocate CDBG funds for public services that address the needs of special populations such as the elderly, frail elderly and disabled. Additionally, ADA improvements will address the needs of disabled people.

Rental Housing: HOME funds will be used to provide affordable rental housing. Rental housing will be provided through the HOME-funded Affordable Housing Incentives and CHDO Programs.

Owner-Occupied Housing: HOME funds will be allocated to the Housing Rehabilitation Program, which provides grants and loans to low/moderate income owners to improve their homes.

Public Facilities: The City may allocate CDBG funds to a public facility.

Infrastructure Improvements: The City plans to expend CDBG funds on ADA improvements and curb ramps.

Economic Development: The City does not plan to allocate CDBG funds to economic development. The City's Redevelopment Agency is implementing several economic development activities.

Public Services: A high priority was assigned to public services because CDBG funds can help to address the needs of homeless people, non-homeless special needs populations and other low and moderate income persons.

Code Enforcement: This need has been addressed in the past by CDBG funds and it is anticipated that CDBG funds will continue to be invested on code enforcement.

Based on the priorities described above, the Strategic Plan funding allocations were developed as shown in Table 7 below.

**Table 7
City of Monterey Park
Strategic Plan Priorities and
Five-Year Funding Allocations**

Priority Need Category¹	Plan to Fund²	Estimated Funding Allocation	Five-Year Goal
Homeless/HIV/AIDS	Y	Included in Public Service Allocation Below	TBD ³
Non-Homeless Special Needs	Y	Included in Public Service Allocation Below	TBD
Rental Housing	Y	\$2,125,000	8 housing units
Owner Occupied Housing	Y	\$1,125,000	55 housing units
Public Facilities	N	TBD	TBD
Infrastructure Improvements	Y	\$247,721	10 projects
Economic Development	Y	TBD	TBD
Public Services	Y	\$684,150	TBD
Planning/Administration	Y	\$1,105,000 ⁴	N/A
Other - Code Enforcement	Y	\$1,225,000	
Other - Fair Housing	Y	\$125,000	1,100 people
Other - Section 108 Payment		\$1,742,129	N/A
Total		\$8,379,000	

Notes:

¹Categories listed represent Priority Need Categories as shown in the Consolidated Plan Management Process (CPMP) Project Description tables.

²A “Y” indicates that the Priority Need listed will or may be funded within the 5-year Consolidated Plan period. It further represents all High and Medium priority activities established through the Consolidated Plan’s public participation process as seen in the Priority Non-Housing Community Development Needs Table 20 (HUD Table 2B) on pages 61-63.

³Five-year goals will be established following City Council approval of the public service projects for Program Year 2010-2011.

⁴Includes CDBG and HOME program administration.

2. Obstacles to Meeting Underserved Needs

As previously stated, the primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding available to the public and private agencies who serve the needs of low- and moderate-income residents. Adverse economic and financial conditions impact the funds available to meet the underserved needs of low/moderate income persons. While needs may be at their peak - due, in part, to job losses and income reductions - resources to satisfy these needs are scarce and dwindling. The major obstacle, therefore, to meeting these underserved needs is that they cannot be satisfied entirely through CDBG funds alone. However, over time - such as the five-year period of the Consolidated Plan - some of these needs can be addressed.

I. Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

5 Year Strategic Plan Lead-based Paint response:

1. Estimate of the Number of Housing Units Containing Lead-Based Paint Hazards

a. Pre-1979 Owner and Renter Occupied Housing Units with Lead Based Paint

According to HUD, approximately 40% of the homes in the United States have lead-based paint somewhere in the unit. HUD established national averages to estimate the number of housing units having lead-based paint. According to these national averages, approximately 90% of housing units built before 1940, 80% of units built from 1940 to 1959, and 62% of units built between 1960 and 1979 contain lead-based paint. Table 8 on the next page estimates the number of housing units with lead-based paint that are occupied by extremely low, low, and moderate-income owner and renter households. The estimates are based on the national averages combined with City data on the age of housing and owner and renter household incomes,

The City's housing stock contains 16,200 housing units built before 1979. About 4,850 housing units that are occupied by low/moderate income households have lead based paint in the unit. Of this 4,850 total, about 63% and 37% are renter- and owner-occupied, respectively. Renters occupy fewer units built before 1979 than owners. However, a higher percentage of renters compared to owners have extremely low, low and moderate incomes. An estimated 3,048 and 1,810 pre-1979 low/moderate income renter- and owner-occupied housing units respectively have lead based paint in the unit. For both owners and renters, the majority of housing units with lead-based paint are occupied by moderate income households.

**Table 8
City of Monterey Park
Estimated Units with Lead-Based Paint Hazards by Income Group**

Year Built	Total Units Built Before 1978	Units Occupied by Extremely Low-Income Households	Units Occupied by Low-Income Households	Units Occupied by Moderate-Income Households	Percent with LBP	Extremely Low, Low, and Moderate-Income Units with LBP
Owners						
Before 1940	556	38	37	73	90%	133
1940-1959	5,651	390	379	740	80%	1,207
1960-1978	2,839	196	190	372	62%	470
Total	9,046	624	606	1,185	-	1,810
Renters						
Before 1940	750	151	131	162	90%	400
1940-1959	2,738	550	476	591	80%	1,294
1960-1978	3,666	737	638	792	62%	1,344
Total	7,154	1,438	1,245	1,545	-	3,038

Note: Estimates of extremely low, low, and moderate-income occupancy based on 2000 census figures of: homeowners - 6.9% extremely low, 6.7% low, and 13.1% moderate-income; and renters - 20.1% extremely low, 17.4% low, and 21.6% moderate-income

Note: Age intervals are 1960-1969 and 1970-1979. Estimate to 1978 was established through interpolation of the number of units built between 1970 and 1979.

Source: U.S. Census 2000, Summary File 3, Table H36 "Tenure by Year Structure Built". CHAS Databook; Income Level by Tenure Table construction by Castañeda & Associates

b. High Risk Areas for Children

The City consulted with the Los Angeles County Department of Public Health Childhood Lead Poisoning Prevention Program (CLPPP). The CLPPP indicates that lead can damage a child's brain and nervous system. Lead poisoning is especially dangerous for children under the age of six because their rapidly growing and developing bodies absorb more lead. It can cause permanent learning and behavioral problems that make it difficult for children to succeed in school.

The CLPPP together with federal and state agencies has identified high risk areas. The CLPPP used the 2000 Census, 2003 vital records, and surveillance data to identify the areas where children are at high risk for lead poisoning. Three risk factors were used to identify high-risk: 1) children aged one and two, 2) pre-1950 housing, and 3) Medi-Cal deliveries. Medi-Cal deliveries refer to live births whose expected sources of payment for delivery were Medi-Cal, as indicated on the birth record data. Those babies will be likely to stay on Medi-Cal when they are growing up. Therefore, the number of Medi-Cal deliveries is proxy for the number of young children on Medi-Cal.

The three risk factors ranked all 2,054 census tracts in Los Angeles County. The top 25% of census tracts in the entire County on all three risk factors are designated as high-risk areas. The same methodologies were applied to each of the eight Service Planning Areas (SPAs) and the top 25% census tracts within each SPA were also selected. As a result, 96 census tracts were identified as the high-risk areas. Seventy-nine of these census tracts are located within 17 cities, and the other 17 census tracts are not incorporated. The 17 census tracts are: 4610.00, 5308.01, 5310.00, 5311.01, 5313.02, 5315.01, 5317.01, 5317.02, 5318.00, 5319.01, 5329.00, 5330.00, 5348.03, 5350.00, 5351.01, 6001.00, and 6002.02.

None of the high risk census tracts are located in Monterey Park.

The 17 cities were prioritized based on number of high-risk census tracts, and number of EBLs (Elevated Blood Levels) within the past five years. Additional to the 17 unincorporated census tracts, 10 of the 17 cities are selected for primary prevention activities. The ten cities are: Compton, El Monte, Huntington Park, Inglewood, Los Angeles, Lynwood, Palmdale, Pomona, San Fernando and South Gate.

2. Actions to Evaluate and Reduce Lead-Based Paint Hazards

a. Private Sector Actions

U.S. Code 4852d requires disclosure information upon the transfer of residential property. The California Association of Realtors (C.A.R) provides a form for use in both sale and rental transactions. In purchase transactions, a buyer has 10 days, unless otherwise agreed in the purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

In the C.A.R form, buyers are further instructed as follows:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

The C.A.R form also provides a disclosure for rental properties, which states the following:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (owners) must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive the federally approved pamphlet on lead poisoning prevention.

b. HUD Actions

In order to better protect children and families against lead poisoning; in 1999 HUD instituted revised lead-based paint regulations focused on the following five activities:

- Notification - disclosure, distribution of pamphlet, notice of lead hazard evaluation or presumption, and notice of lead hazard reduction activity
- Lead Hazard Evaluation - visual assessment, paint testing, and risk assessment or lead hazard screen
- Lead Hazard Reduction - paint stabilization, interim controls, and abatement
- Ongoing Maintenance - inspect and maintain lead hazard reduction work
- Response to Children with Environmental Intervention Blood Lead Level - sharing and comparing information, risk assessment, interim controls or abatement, and notices of disclosure

c. City of Monterey Park Actions

Efforts to reduce lead based paint hazards are integrated into the Monterey Park’s housing rehabilitation programs. The City has prepared guidelines to provide a quick overview of the requirements to comply with the HUD regulations under their Lead Safe Housing Rules (24 CFR, Part 35), which requires *notification, evaluation, and reduction* of lead-based paint hazards in housing receiving federal assistance. This regulation applies to all residential properties built prior to 1978.

There are four lead-based paint notification requirements for all HUD-funded projects:

Lead Hazard Information Pamphlet: Occupants and owners of HUD assisted properties must receive the EPA/HUD/Consumer Product Safety Commission (CPSC) lead hazard information pamphlet, or EPA-approved equivalent. This pamphlet is provided to the property owners and occupants during the application phase of the grant and/or loan process.

Disclosure: Property owners of HUD-assisted properties must provide lessees with available information or knowledge regarding the presence of lead-based paint hazards prior to leasing a residence.

Notice of Lead Hazard Evaluation or Presumption: Occupants and owners must be notified of the results of any lead hazard evaluation work or the presumption of lead-based paint or lead hazards. A copy of the lead report or risk assessment must be provided to the property owner to fulfill this requirement

Notice of Lead Hazard Reduction: Occupants and owners must be notified of the results of any lead hazard reduction work. A copy of the lead clearance must be provided to the property owner to fulfill this requirement

Evaluation methods include visual assessment, paint testing, and risk assessments. Lead based reduction requirements involve three approaches to addressing lead based paint hazards in HUD funded rehabilitation projects. These approaches are a function of the cost of the rehabilitation jobs as follows:

- “Do No Harm” Jobs of less than \$5,000
- “Identify and Control Lead Based Paint Hazard” Jobs of \$5,000 to \$25,000
- “Identify and Abate Lead Based Paint Hazard” Jobs of more than \$25,000

In addition, the City will continue to work with the County’s Childhood Lead Poisoning Prevention Program to provide information to City residents on lead hazards, lead poisoning prevention, and lead-based paint abatement.

d. Housing Authority Actions

The County of Los Angeles Housing Authority provides Section 8 rental assistance to 373 households/housing units in Monterey Park, which represents about 4% of the City’s entire rental housing stock. According to Chapter 10 - Housing Quality Standards and Inspections - of the Housing Authority’s Administrative Plan, the rental assistance program is subject to the requirements of the Lead-Based Paint Poisoning Prevention Act and the Residential Lead-Based Paint Hazard Reduction Act of 1992. Applicable regulations are detailed in 24 CFR §35. The Housing Authority will be responsible for the collection of LBP disclosure information; conducting Visual Assessment inspections; assuring that Clearance Examinations are conducted; collect data regarding Elevated Intervention Blood Lead Level (EIBLL) cases, and informing owners of their responsibilities.

Owners of units built before 1978 are required to disclose to lessees all available information about the presence of lead-based paint or lead-based paint hazards and provide any available record or reports pertaining to the presence of lead based paint or lead-based paint hazards, before the lease is enacted. Lessees must also receive a copy of the lead hazard information pamphlet, “Protect Your Family From Lead in Your Home.”

For all new contracts, the Housing Authority will require owners to certify that they have met all applicable lead-based paint disclosure requirements. If applicable, the Housing Authority will require owners to submit a copy of the lead-based paint disclosure statement, and any inspection reports. The Housing Authority will include a sample lead-based paint disclosure form and a lead hazard information pamphlet in voucher issuance packets for participants. Materials will be made available directly to owners upon request. For units built before 1978, the Housing Authority will not approve an owner lease without receiving all applicable lead-based paint disclosure information.

DRAFT

HOUSING

The Housing Section contains narrative responses to questions in the following areas:

- J. Housing Needs (91.205): analysis of existing and estimated needs, specific housing problems and racial or ethnic groups with disproportionately greater housing needs.
- K. Priority Housing Needs (91.215(b)): identification of priority housing needs, how the housing market and severity of housing problems provided the basis for determining relative priorities, basis for assigning relative priorities to each category of priority needs and identification of obstacles to underserved needs.
- L. Housing Market Analysis (91.210): describe the significant characteristics of the housing market, describe housing expected to be lost from the assisted housing inventory and indicate how housing market characteristics influence the use of funds for different housing strategies.
- M. Specific Housing Objectives (91.215(b)): describe the housing priorities and specific objectives and describe how public and private resources will be used to address identified needs.
- N. Needs of Public Housing (91.210(b)): describe the needs of public housing including the number, physical condition and restoration and revitalization needs.
- O. Public Housing (91.210): describe the strategy to address housing needs and restoration and revitalization needs, how local plan will address public housing needs and identify if housing authority is designated as “troubled” by HUD.
- P. Barriers to Affordable Housing (91.210(e) and 91.215(f)): explain public barriers to affordable housing and strategy to remove or ameliorate the negative effects of policies that serve as barriers.

The numbers in parentheses refer to specific sections of the Code of Federal Regulations (CFR).

J. Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

5 Year Strategic Plan Housing Needs response:

1. Housing Needs Assessment

Technical Appendix C contains the Monterey Park's *Housing Needs Assessment*, which discusses projected housing needs, housing assistance needs, and specific housing problems such as cost burdens and substandard housing units.

a. Projected Housing Needs Over the Next Five Years

The Southern California Association of Governments (SCAG) has developed the official projections of housing needs for the City of Monterey Park. SCAG is responsible for developing the Regional Housing Needs Assessment (RHNA). The RHNA projects a need of 1,141 housing units over the eight and one-half year period from January 1, 2006 through June 30, 2014. Over the next five-years, the projected housing need is about 670 housing units based on an annual average of 134 housing units per year.

b. Housing Assistance Needs

Housing assistance needs include:

- Cost burden - when more than 30% of one's income is spent on housing costs
- Overcrowding
- Living in substandard housing without kitchen or plumbing facilities

Table 9 shows the housing assistance needs of renters and owners by the three income groups mentioned by the ConPlan guidelines. About 81% of the estimated 5,278 low/mod income renters experience one or more housing problems. By comparison, about 57% of the 2,823 owners have housing problems.

Table 9
City of Monterey Park
Renters and Owners with Housing Assistance Needs
By Income Group-2000

Income Group	Renters	% With any Housing Problems*	Owners	% With any Housing Problems*
Extremely Low 0-30% MFI	1,794	73.3%	725	74.6%
Low 31-50% MFI	1,553	93.4%	710	57.0%
Moderate 51-80% MFI	1,931	78.8%	1,388	48.5%
Total	5,278	81.2%	2,823	57.4%

*Note: Any housing problems means cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households", May 2004. [Data current as of 2000]

Table construction by Castañeda & Associates

Technical Appendix C - *Housing Needs Assessment*- contains more detailed statistics.

c. Categories of Persons with Housing Assistance Needs

Different categories of persons experience housing assistance needs. These persons may include the elderly, single persons, large families, public housing residents, families on the Section 8 and public housing waiting lists, persons with HIV/AIDS and their families and persons with disabilities. There is overlap among these categories - for example, the elderly, single persons, disabled and persons on the Section 8 waiting list. Because of the overlap, it is not possible to state that one specific group has a larger number of persons in need compared to another. Families and persons on the Section 8 and public housing waiting lists have multiple housing needs. Many have extremely low incomes, are elderly or frail elderly, and some also may have disabilities. Because of their extremely low incomes, these persons/families are cost burdened and, perhaps, living in overcrowded conditions and substandard housing.

d. Specific Housing Problems

Specific housing problems encompass cost burden, severe cost burden, overcrowding and substandard housing. Of these housing problems, cost burden - when lower income households spend 30% or more of their income on housing costs - is the most prevalent. Cost burden is a major problem because when housing costs exceed ability to pay; other family needs are sacrificed - health care, childcare, food, insurance, transportation, for example. Therefore, the most serious problem confronting low- and moderate-income households is paying more than they really can afford for housing.

Table 10 shows the number of cost burdened renters by income group. Altogether about 3,600 renters were cost burdened, a number that represents 68% of all low/mod income renters. About 1,860 renters were severely cost burdened, a number that comprises 35% of all low/mod income renters. That means that more than one of every three renters have low/mod incomes and allocate one-half or more of their income on housing costs.

Table 10
City of Monterey Park
Cost Burdened Renters - 2000

Income Group	Cost Burdened 30%+ of Income	Severe Cost Burden 50%+ of Income
Extremely Low	1,197	1,116
Low	1,371	624
Moderate	1,043	124
Total	3,611	1,864

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households", 1990 and 2000.

Table construction by Castañeda & Associates

Cost burdens have not declined since the 2000 Census. The *2006-2008 American Community Survey-3 Year* data reveal that 58% of *all* Monterey Park renters are cost burdened. As previously indicated, this is a severe problem because after rent payments are made, many households do not have enough money to pay for other basic needs.

The Section 8 - Housing Choice Voucher - rental assistance program - public housing units and new affordable rental housing developments are three key ways in which the cost burden problems of renter households are addressed.

2. Disproportionately Greater Need

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

a. Renters

White and Black renters have about the same percentage of low/moderate income households. However, Hispanic and Asian renters are higher at 51.8% and 64.6%, respectively. The other population groups have lower percentages of low/moderate income households but they represent a small percentage of all households.

All renter groups experience high rates of housing assistance needs. The Pacific Islander population has a disproportionate housing need when compared to the average percentage of all households. However, this population group comprises a small percentage of all households.

b. Owners

White and Hispanic owners have similar percentages of low/moderate income households. However, there are no Black low/moderate income owner households.

About 58% of all low/moderate income owners experience housing assistance needs. However, only the Native American population group exceeds this percentage by more than 10%. However, this population group represents a small percentage of all the City's households.

K. Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

5 Year Strategic Plan Priority Housing Needs response:

1. Identify Priority Housing Needs and Activities

1. Priority Housing Needs and Activities

The priority housing needs are reflected in this narrative. Pursuant to HUD's guidance, the priority need levels reflect the relative priority for the use of federal CDBG funds only. It does not reflect the City's priorities for expenditure of the Redevelopment Agency's Low and Moderate Income Housing Fund. The City's housing needs are based on Technical Appendix C - Housing Needs Assessment, *2008-2014 Housing Element* and the Redevelopment Agency's *Redevelopment Implementation Plan - 2010-2014*.

HUD's relative ranking priorities are described on page 11.

HUD guidance indicates that the City should complete Table 11 (Table 2A) as a summary statement of priorities, unmet needs, and goals for assisted households. Table 11 contains entries for:

- Household Types
- Household Income Groups
- Priority Need Level
- Unmet Need
- Goals

What these terms mean, as well as the instructions for completing this table, are explained in Attachment A, starting on page 81. The Table 11 entries are explained below:

Total Needs in 2000: Households with housing assistance needs are derived from the housing needs assessment based on the numbers of households experiencing any housing problem. However, these estimates are based on 2000 Census data; since then a portion of the households already have been assisted by various programs. But other households are now experiencing such needs due to unemployment and reduce wages. As a result of these two factors, the estimates have remained the same as in the prior ConPlan.

Special Needs: The total goals for special populations are already included in the estimates for renter and owner households.

Housing Goals: These include anticipated accomplishments under the following programs: additional extremely low and very low income households to be assisted by the Section 8 Housing Choice Voucher Program; Housing Rehabilitation Program; Affordable Housing Incentives Program; and CHDO projects.

Section 215 Goals: These goals are for affordable housing units that fulfill the criteria of Section 215 of the National Affordable Housing Act. For rental housing, a Section 215 unit occupied by a low/mod household and bears a rent that is less than the Section Fair Market Rent or 30% of the adjusted income of a family whose income does not exceed 65% of the area median income. For ownership housing, a Section 215 for-sale unit is one to be purchased by a low/mod household and the sales price does not exceed HUD's mortgage limit. A Section 215 rehabilitated unit is one occupied by a low/mod household and has an after rehabilitation value that does not exceed the HUD mortgage limit. Most households to be assisted under the City programs satisfy the Section 215 definitions.

The renter goals will be met by affordable rental housing that will be provided through the HOME-funded Affordable Housing Incentives and CHDO Programs. It is anticipated that these HOME funds will be combined with other funds to acquire and rehabilitate existing rental housing. The goals have been distributed among the different household types and incomes in accordance to each group's proportion of the total renter cost burden needs.

The owner goals reflect the number of households that will likely be assisted by the Housing Rehabilitation Program, which provides loans and grants to low/moderate income homeowners.

Table 11
City of Monterey Park
Summary of Priority Housing Needs and Goals
(Table 2A - Priority Needs Summary Table)

Priority Housing Needs		Income	Priority Need Level	Total Needs in 2000	Goals
Renter	Small Related	0-30%	High	485	3
		31-50%	High	608	4
		51-80%	High	475	3
	Large Related	0-30%	High	219	2
		31-50%	High	340	2
		51-80%	High	156	1
	Elderly	0-30%	High	327	2
		31-50%	High	240	2
		51-80%	High	135	1
	All Other	0-30%	Medium	101	0
31-50%		Medium	107	0	
51-80%		Medium	48	0	
Owner	0-30%	High	448	10	
	31-50%	High	333	20	
	51-80%	High	569	25	
Special Needs ¹		0-80%	High	1,739	
Total 215 Goals					75
Total 215 Renter Goals					20
Total 215 Owner Goals					55

¹Special needs are addressed within each of the other stated renter and owner goals.

2. Analysis of How the Characteristics of the Housing Market and Severity of Housing Problems and Needs Provide the Basis for Determining Relative Priorities

a. Housing Market Influences

The housing market influences not only housing priorities and the use of CDBG and HOME funds, but also the selection of strategies to meet needs. 91.215(b)(2) identifies four key affordable housing strategies:

- Rental Assistance
- Production of New Units
- Rehabilitation of Old Units
- Acquisition of Old Units

Rental assistance subsidies in existing units are extremely expensive. On average, the Housing Authority of the County of Los Angeles provides \$8,000 to \$9,000 of rental assistance annually to *each* of Monterey Park's 373 assisted households. For the City to create a HOME-funded Tenant Based Rental Assistance Program would be just as expensive. Therefore, the City will address rental assistance needs by continuing to participate in the Housing Authority's Section 8 Housing Choice Voucher program.

The *production of new affordable housing units* also is strongly influenced by housing market factors. As land and construction costs have escalated over the past few years, the subsidy amount needed to bridge the affordability gap has grown larger and larger.

Both CDBG and HOME funds can be effectively used to contribute to the production of new affordable housing units. The Strategic Plan allocates \$2,250,000 of HOME funds to provide incentives for the acquisition, rehabilitation, and/or development of affordable housing.

The gap between what low/mod-income families can afford and the cost of new housing is very wide. For that reason, the Strategic Plan priorities, objectives and proposed accomplishment only can be reached if HOME funds leverage other funds. Consequently, the City will work with nonprofit and private developers to secure additional funds. These may include one or more of the following:

- Redevelopment Agency's Affordable Housing Set-Aside
- Industry Housing Funds
- Low Income Housing Tax Credits
- HUD's Section 811 Program
- State housing programs.

In Monterey Park, there are an estimated 1,200 owner- and renter-occupied housing units suitable for rehabilitation. The *rehabilitation of older units* is not as adversely affected by housing market forces, as is on-going rental assistance, production of units, or even the acquisition of older units. Many homeowners intend to remain living in Monterey Park and could be helped by the City's rehabilitation grant and loan programs. The Strategic Plan, thus, recognizes a continuing need to provide financial assistance to encourage the rehabilitation of older units.

The *acquisition of older units* has been an important element of Monterey Park's affordable housing strategy. Older units are usually less expensive than the newly produced housing. The Strategic Plan allocates HOME funds for the acquisition and rehabilitation of the older housing stock.

b. Severity of Housing Problems

As in most communities, the major housing problem is overpaying, or *cost burdened households*, resulting in a major need for on-going rental assistance. There are about 3,400 Monterey Park *renter* householders whose annual income fall below the 80% MFI threshold and who have monthly rents exceeding 30% of income. Small families, consisting of two to four persons, comprise 46% of all cost burdened renters.

Besides rental assistance, the other severe problem is *down payment assistance* for renters who want to buy their first home. Monterey Park's existing home prices exceed the home purchasing ability of almost all renter householders with incomes of less than 80% MFI. In the past, the City has addressed these needs by implementing a 1st Time Homebuyer Program, participating in the Section 8 rental assistance program, and contributing to the development of new affordable housing. But in 2010, the affordability gap is still large - cause particularly by the per unit costs of apartment units - thereby making it exceedingly difficult to increase the affordable housing supply.

3. Basis for Assigning the Priority Given to each Category of Priority Needs

High Priority is given to all extremely low and very low-income renter households. This priority reflects the fact that Section 8 Housing Choice Voucher rental assistance and public housing units serve these populations. Additionally, moderate-income households are not as severely impacted by cost burdens as are extremely low-income and low households.

High priority is given to all low and moderate-income groups. This priority reflects the fact that HOME-funded programs will address the needs of these income groups and household types.

Medium priority is given to special populations and all remaining income groups and household types. This priority reflects the fact that the City recognizes the housing needs of these household groups and will take actions to help nonprofit organizations seek and obtain funding to meet their needs.

4. Identify any Obstacles to Meeting Underserved Needs

Providing decent, safe and sanitary housing has always been a financial challenge to all levels of government. The main cause of the financial challenge is the *affordability gap*, or the dollar difference between what low/moderate income families can afford and the cost of new or existing housing.

Another obstacle is that there is stiff competition for the gap financing that is available from Federal and State sources. Often several sources of gap financing must be combined to produce affordable housing.

The combination of low incomes and high housing costs are the major obstacles to meeting underserved needs for affordable housing. The City plans to address these obstacles by leveraging, when possible, Federal CDBG and HOME dollars with other resources such as the Redevelopment Agency's Low and Moderate Income Housing Fund and Industry Housing funds.

Yet another obstacle is site availability. There are a limited number of sites available for affordable housing developments. Often the available sites do not match the location and amenity criteria of funding programs such as Low Income Housing Tax Credits.

L. Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

5 Year Strategic Plan Housing Market Analysis responses:

1. Significant Characteristics of the Housing Market

Technical Appendix D contains the Housing Market Analysis. The significant housing market characteristics include:

- The City's housing stock contains about 20,900 housing units. Single-family detached dwellings comprise 57% (11,800) of the housing stock. Multi-family dwellings (5+) comprise 23% (4,800) of the housing stock.
- Monterey Park's homeownership rate is 53%.
- Population growth continues in the City as 5,000 people were added to Monterey Park's population between 2000 and 2008.
- Population and job growth within the City and surrounding communities will continue to generate a demand and need for housing.
- The City's low vacancy rate of 3.2% provides an indicator of the need and demand for housing.
- The cost of new owner and rental housing far exceeds the ability to pay of low and moderate-income households.
- One of every 10 persons in the labor force is unemployed and this reduces the effective demand for housing. The City's unemployment rate is less than that of Los Angeles County.

More detailed information is contained in Technical Appendix D.

2. Affordable Housing Inventory and Units Expected to be Lost From the Inventory

The City's affordable housing inventory includes seven projects:

- Golden Age Village 120 senior units
- Lions Manor 125 senior units
- Monterey Park Plaza 67 senior units
- Abajo del Sol 60 senior units
- Pacific Bridge a group home
- Pacific Development 7 units
- Monterey Park Senior Village 57 units

Table 12 shows the inventory of affordable housing and identifies Lions Manor as a project potentially at-risk of converting to market rate housing.

The Chinese/American Golden Age Association constructed its 120-unit Golden Age Manor, in 1980, utilizing HUD's Section 202 program. The monthly rent for these units is based on 30% of the senior's income. This project is not at-risk of converting to market rate housing. Golden Age Village is owned by a non-profit organization and is not eligible to convert to non-low income uses. However, the project receives Section 8 rental assistance.

Lion's Manor, a 126-unit project funded by the Lions Club organization, was constructed in 1978.

Monterey Park Plaza is a 67-unit senior rental development located at 200 West Newmark Avenue. The project financing includes HUD HOME funding and the Section 202 program. The project developer/owner is TELECU. This project has long-term affordability controls extending 40 years from 1997, or 2037.

Abajo del Sol is a 60-unit low and moderate-income senior development that replaced the Clarkedale Villas, a luxury hilltop condominium complex that was damaged by the 1987 Whittier Earthquake. The Corridor Economic Development Corporation and The Bedford Group developed the project, which was partially funded by the City. This project has long-term affordability controls extending 55 years from 1998, 2053.

Pacific Bridge is a HOME-assisted project with long-term affordability extending 30 years from 1998, or 2028.

Pacific Development is a seven unit complex that was financially assisted by HUD's Section 202 elderly housing programs and HUD HOME funds.

Monterey Park Senior Village is a 57 unit senior complex developed through the Low Income Housing Tax Credit Program.

Affordable housing units at Lions Manor are potentially at risk of converting to market-rate. However, because Lions Manor is operated by a non-profit organization, it has a low risk of converting to market rate. There are alternatives to preserving at-risk units such as those at Lions Manor, with adequate funding availability. Options include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

With regard to the other developments, the City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

**Table 12
City of Monterey Park
Inventory of Affordable and At-Risk Housing**

Project	Assisted Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units At Risk
Golden Age Village 330 N. Rural Dr.	120	Section 202	40-Year Affordability Covenant	3/1/2021	--
		Section 8	5 year Contract	11/30/2010	
Lions Manor 215 N. Chandler Ave.	125	HFDA/ Section 8	Long Term Contract	06/15/2018	125
TECLACU Monterey Park	66	Section 202	Capital Advance for Elderly Housing	09/30/2007	--
		RDA	Affordability Covenant	10/23/2037	
Abajo Del Sol 1000 Abajo Dr.	61	HFDA/LIHTC	Affordability Covenant	2055	--
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6	Section 202	5 Year Contract	01/31/2018	--
		RDA	Affordability Covenant	03/2025	
Pacific Housing Development 322 E. Newark Ave.	7	Section 202	5 Year Contract	06/30/2011	--
		RDA	Affordability Covenant	03/2060	
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/LIHTC	Affordability Covenant	2055	--
Total	442				125

Source: HUD Database, accessed November 2007; National Housing Trust Special Report; Section 202/811 properties in California 2006; City of Monterey Park, 2008

3. How the Housing Market Will Influence Use of Funds

The cost of private market land and buildings influence how the City will use available CDBG and HOME funds to address the community's housing needs. Cost burdens are due to the high rents of existing apartments compared to the ability to pay of low/moderate income renters. This gap in ability to pay can be filled by rental assistance. However, such rental assistance is too expensive for the City to establish its own program. As a result, the City will address this market constraint through the Section 8 Housing Choice Voucher rental assistance program.

Creating affordable housing can be accomplished in existing and new buildings. Given the scarcity of land and its high cost, the City will focus HOME funds on the acquisition and rehabilitation of existing apartment buildings. In this way, the existing housing stock will be renovated as additional affordable units will be created.

Another market constraint is the availability of home improvement financing at a reasonable cost. Many low/moderate income owners live in homes that need repairs and rehabilitation. HOME funds will be used to help these homeowners improve the existing housing stock and maintain its affordability.

M. Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5 Year Strategic Plan Specific Housing Objectives response:

1. Priorities and Specific Objectives

Rental assistance - through the Section 8 Housing Choice Voucher Program - will assist 373 existing households.

As previously noted, HOME funds will be used on housing rehabilitation and affordable housing incentives. An additional 20 affordable rental units will be created by the Affordable Housing Incentives Program. The specific owner housing assistance objective is to improve 55 homes occupied by extremely low, low and moderate income households.

2. Resources Available to Address Identified Needs

Resources to address identified needs include \$1,875,000 of HOME funds for the Housing Rehabilitation and Affordable Housing Incentives Program and \$375,000 for CHDO projects. Additional housing units will be rehabilitated through the expenditure of the Redevelopment Agency's Low and Moderate Income Housing Fund. HUD and the Housing Authority of the County of Los Angeles provide the financial resources for the Section 8 Housing Choice Voucher Program.

N. Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

The City does not have its own public housing authority. The Housing Authority of the County of Los Angeles administers the Section 8 Housing Choice Voucher program within the City of Monterey Park. Public housing is not located in the City.

According to the County of Los Angeles Housing Authority, the Section 8 program as of late 2009 has a waiting list of 178,429 applicants, of which 35% are Black, 32 % are White, 5% are Asian, and 8% are reported as Other. Twenty-seven percent of applicants reported Hispanic ethnicity and 7% did not disclose an ethnicity. About 17% of those on the waiting list are elderly and 18% are disabled. The amount of time spent on the waiting list often varies and can be as long as several years.

The Housing Authority reports the Public Housing program as of late 2009 has a waiting list of 112,974 applicants of which 38% are African American, 15% White, 3% Asian, 29% Hispanic, 1% American Indian, 1% Pacific Islander, and 13% identified as 'Other' or declined to state. Approximately 28% of public housing applicants are elderly and 21% are non-elderly disabled. The waiting period for public housing applicants is about three to five years, depending on household member size. With respect to accessibility needs, a large number of the families on the waiting list are disabled,

O. Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

5 Year Strategic Plan Public Housing Strategy response:

1. Public Housing Agency Strategy

The City does not have its own Housing Authority. The Housing Authority of the County of Los Angeles serves unincorporated area, Monterey Park and 61 additional participating cities located in the County.

2. How Plan Helps to Address Needs of Public Housing

The County of Los Angeles Housing Authority has developed a five-year Strategic Plan and an Annual Plan. The Plans guide the actions of the Housing Authority to address the needs of extremely low and very low income families and includes goals to increase the supply of affordable housing, promote self-sufficiency and asset development, ensure equal opportunity and affirmatively further fair housing, and to achieve consistency with each jurisdiction's Consolidated Plan.

3. "Troubled" Public Housing Agency

The County of Los Angeles Housing Authority is not a "troubled" public housing agency.

P. Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

5 Year Strategic Plan Barriers to Affordable Housing response:

1. Public Policy Impacts on the Cost of Housing and Affordable Housing

Potential barriers to the development, maintenance and improvement of affordable housing include property tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential development. The State of California requires all cities and counties to periodically update their Housing Element of the General Plan. One mandated component of the Housing Element is an analysis of "governmental constraints," a term that has the same meaning as the Consolidated Plan "barriers to affordable housing." More specifically, Government Code Section 65583(a) requires that a housing element include:

"An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...."

In 2009, the City completed a *Housing Element Update* that provided an analysis of barriers/constraints to the production of affordable housing. Some, but not all, of the barrier analysis is based on the information contained in the City's adopted Housing Element. Other components of the barrier analysis are based on State law, the General Plan, and Zoning Ordinance.

a. Property Tax Policies

Property tax policies have been established by Proposition 13, which limits taxes to a percentage of the assessed valuation of residential properties. The City of Monterey Park does not impose a local property tax.

b. Land Use Controls/Zoning Ordinance

Land costs are a major component of the total costs to produce new housing. The numbers of units permitted per acre - that is, residential densities, impacts land costs, especially in nearly built-out communities.

The City provides for numerous regulatory incentives to overcome any barriers posed by land use controls and zoning ordinance standards. These regulatory incentives include density bonuses, second units, a Senior Housing Overlay Zone, and efficient processing to encourage the development of affordable housing.

In addition, very low and low and senior housing assisted with public funds is exempted from the voter requirements of Measure L.

c. Building Codes

The Housing Element discusses the impact of building codes as a potential barrier to affordable housing.

Monterey Park has adopted the California Building Code, 2001 Edition, and the Uniform Building Code, 2007 Edition (which includes international code), with a number of amendments specific to the City. These amendments are predominantly related to increasing structural stability and strength in case of a seismic episode, including structural plain concrete composition, the spacing of continuous ties for diaphragms, and the quality of nails. While the incorporation of these measures may slightly raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic episode. As such, no restrictions or amendments have been adopted that would constrain the development of housing.

Enforcement of building code standards does not constrain the production or improvement of housing in Monterey Park but instead serves to maintain the condition of the City's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development.

d. Fees and Charges

The Housing Element discusses the impact of fees and charges as a barrier to affordable housing. For larger projects, site plan review is a recommended preliminary review process, but is not a requirement. Landscaping plan check is required for major projects, and environmental review fees are required for discretionary projects. As such, an average single family unit that is less than 3,000 square feet would only require impact fees totaling \$4,678, and not be subject to planning fees. An average large-scale multi-family development that did not include a development agreement, variances, or code changes would require payment of approximately \$1,440 in planning fees (plus an additional \$315 for a recommended site plan review) and impact fees per unit. Thus, an average multi-family unit would likely pay approximately \$5,008 in both planning and impact fees. Total typical fees for residential developments in Monterey Park, including both planning review and impact fees, are less than those of surrounding communities.

e. Growth Limits

Measure L requires that any change or amendment to the General Plan Land Use Element, Zoning Map, or Zoning Ordinance which would effectively change the permitted uses of land must be approved by a simple majority of voters in a regular or special municipal election. This includes changes that would

increase permitted densities, change land use or zoning designations, or change the definitions of zoning or land use categories. Exemptions from the voter approval rule include very low-income and low-income dwelling units or senior citizen projects funded or subsidized pursuant to the provisions of federal, State, or local laws or programs.

f. Policies That Affect Residential Investment Rate of Return

The City does not have a rent control ordinance. Affordable housing developments, however, must maintain affordability for defined periods of time. The affordability controls are established per HOME program regulations, the California Redevelopment Law (CRL) and the requirements of State and Federal programs.

2. Strategy to Remove or Ameliorate Negative Effects of Public Policies that Serve as Barriers to Affordable Housing

In the *Housing Element Update*, the City has established barrier removal goals, policies and programs. These are summarized below:

Goal 2

Remove or reduce governmental constraints on affordable housing development.

Policy 2.1 Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, ordinances, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.

Policy 2.2 Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

Policy 2.3 Provide appropriate definitions and zoning designations in the Zoning Ordinance to allow and facilitate the development of housing for extremely low-income and special needs persons.

The *Housing Element Update* contains specific programs to attain the goal and implement the policies.

Additionally, the City has reduced barriers to affordable housing by encouraging high density, mixed-use projects. For example, since adoption of the General Plan, the City has processed several applications for mixed-use developments that include residential components:

- The Atlantic Times Square is located at the gateway of Atlantic Boulevard and Hellman Avenue, right off of the I-10 Freeway. This mixed-use development will feature a 14-screen AMC Theater, 24 Hour Fitness, retail, dining and 210 high-quality condominiums. The development is currently under construction and anticipated to open at the start of 2010. The project will provide 210 units with 10% of the units completed.
- The Monterey Park Towne Centre, a five-story mixed-use project, was approved at a density of 49.77 dwelling units per acre. The project includes 109 residential units.
- Piet M is a 6-story mixed-use project. The first level is commercial followed by 5 stories including 54 residential units.
- The Villa Garfield development includes 88 affordable, senior units, as part of a mixed-use development.

HOMELESS

The Homeless Section contains narrative responses to questions in the following areas:

- Q. Homeless Needs (91.205(b) and 91.215(c)): provide a concise summary of the nature and extent of homelessness including low income individuals currently housed by are at imminent risk of homelessness.
- R. Priority Homeless Needs (: identify the homeless and homeless prevention priorities and indicate the priority level assigned to chronically homeless persons.
- S. Homeless Inventory (91.210(c)): provide a concise summary of existing facilities and services that assist homeless persons and families with children and subpopulations.
- T. Homeless Strategic Plan (91.215(c)): describe the homeless strategy including the overall system, eliminating chronic homelessness, homeless prevention, institutional structure and discharge coordination policy.
- U. Emergency Shelter Grants (ESG): does not apply to Monterey Park.

The numbers in parentheses refer to specific sections of the Code of Federal Regulations (CFR).

Q. Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs– The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5 Year Strategic Plan Homeless Needs response:

1. Background

The City's population estimate is 64,874 persons. Homeless persons, whether living in cars, under freeways, garages, on the street or emergency shelters, are small in number when compared to the community's total population. But the severity of the problems of not having a roof over one's head is so severe that addressing these needs is a paramount goal of the Consolidated Plan, according to HUD.

Providing decent housing is the major goal of the programs covered by the Consolidated Plan regulations. "Decent housing," according to these regulations, "includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless...."

Information for the *Homeless Needs Assessment* was gathered from the public consultation process and the data sources listed below:

- Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009, 20 pages
- San Gabriel Valley Council of Governments, *Regional Homeless Services Strategy - Phase 1 Report*, October 10, 2008, 99 pages
- San Gabriel Valley Council of Governments, *San Gabriel Valley Regional Homeless Services Strategy*, Final Report, March 2009, 22 pages plus exhibits
- Shelter Partnership, Inc., *A Strategic Housing Plan for Special Needs Populations in Los Angeles County*, September 2003, 164 pages plus Appendices A-F. Prepared for the County of Los Angeles, New Directions Task Force, Interagency Operations Group, Special Needs Housing Alliance
- U.S. Department of Housing and Urban Development, *State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data*, "Housing Problems Output for All Households", May 2004. [Data current as of 2000]

2. Estimates of Homeless Individuals and Families

a. Background

HUD considers a person homeless when he or she resides in one of the following places:

- In places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter;
- In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution;
- Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; or
- Is being discharged within a week from an institution in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and he/she lacks the resources and support networks to obtain housing.

People can become homeless because of issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household's homeless experience.

b. Homeless Counts

Estimates of Monterey Park's homeless individuals and families was developed through the consultation process of homeless and social service agencies and based on the 2009 homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA).

Table 13 shows the 2009 count of sheltered and unsheltered homeless persons by Service Planning Area (SPA). Monterey Park is located in SPA 3, which experienced an 80% decrease in the number of *unsheltered* homeless persons between the 2007 (8,985) and 2009 (1,770) counts. Because estimates at

the jurisdiction level were not included in the LAHSA 2009 count, Monterey Park’s unsheltered homeless estimate could be based on the same rate of decrease experienced in SPA 3. However, the City’s estimate of 25 unsheltered homeless persons is based on the estimate included in the *San Gabriel Valley Regional Homeless Services Strategy*. There are no sheltered homeless in Monterey Park.

**Table 13
Los Angeles Continuum of Care
Sheltered and Unsheltered Homeless Persons - 2009**

Area	Sheltered		Unsheltered		Total
	Number	Percent	Number	Percent	
Los Angeles Continuum of Care*	14,050	33%	28,644	67%	42,694
Antelope Valley (SPA 1)	444	18%	1,975	82%	2,419
San Fernando Valley (SPA 2)	1,515	46%	1,797	54%	3,312
San Gabriel Valley (SPA 3)	1,010	36%	1,770	64%	2,780
Metro Los Angeles (SPA 4)	5,121	46%	5,972	54%	11,093
West Los Angeles (SPA 5)	1,707	31%	3,831	69%	5,538
South Los Angeles (SPA 6)	2,157	25%	6,357	75%	8,514
East Los Angeles (SPA 7)	1,236	27%	3,281	73%	4,517
South Bay (SPA 8)	810	21%	3,144	79%	3,954
Unknown SPA	50	9%	517	91%	567

*Includes City of Los Angeles

Note: All percentages rounded to whole numbers

Source: Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009

Table construction by Castañeda & Associates

c. Homeless Subpopulations

Information on the characteristics of the homeless subpopulations is based on the LAHSA 2009 count and the *Regional Homeless Services Strategy*. Table 14 shows the LAHSA estimates of San Gabriel Valley’s homeless subpopulations. Eighty-seven percent of the Valley’s homeless are individuals, according to the LAHSA estimates. The largest subpopulation is persons with substance abuse problems.

**Table 14
San Gabriel Valley
Subpopulations by Los Angeles Continuum of Care - 2009**

Subpopulation	Number
Chronic Homeless	399
Families (Members of)*	370
Individuals (Single)*	2,410
Persons with AIDS or HIV Related Illness	70
Persons with Mental Illness	602
Persons with Substance Abuse Problems	957
Veterans	412
Victims of Domestic Violence	252
Youth-Unaccompanied (Under 18)	115

Source: Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009

Table construction by Castañeda & Associates

Table 15 compares the LAHSA and *Regional Homeless Services Strategy* estimates of the homeless subpopulations. With the exception of substance abusers, the subpopulation percentages differ considerably.

**Table 15
Homeless Subpopulations Comparison**

Special Populations	LAHSA	SGVCG
Chronic Homeless	14%	33%
Domestic Violence Victims	9%	30%
HIV/AIDS	2.5%	4%
Mental Illness	22%	33%
Substance Abusers	34%	38%
Veterans	15%	8%
Youth	4%	8%

Source: Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009
 San Gabriel Council of Governments, *San Gabriel Valley Regional Homeless Services Strategy, Final Report*, March 2009, 22 pages plus exhibits

Table construction by Castañeda & Associates

The meaning of each subpopulation is listed below:

- Chronic Homeless: chronically homeless persons per HUD definition.
- Persons with Aids or HIV-Related Illness: homeless population who had experienced or been diagnosed with AIDS or HIV-related illness in the last 12 months.
- Persons with mental illness: homeless population who had experienced or been diagnosed with mental illness (e.g. bipolar disorder, schizophrenia, etc.) in the past 12 months
- Persons with substance abuse problems: homeless population who had experienced or been diagnosed with alcohol problems or dependency or been diagnosed with drug problems in the past 12 months.
- Veterans: homeless population (men and women) who were or are in the military, National Guard, or reserves, or they were a combat veteran, or provided a discharge status, or stated they were receiving veteran disability income.
- Victims of domestic violence: homeless population (men and women) who reported they had been physically abused by a spouse or partner.
- Youth-Unaccompanied: youth under the age of 18 and unaccompanied by adult(s).

Monterey Park’s unsheltered homeless subpopulations are based on the characteristics of the LAHSA SPA 3 homeless population percentages. The most predominant subpopulations are substance abuse, mental illness, veterans and chronic homelessness. Refer to Table 16.

**Table 16
City of Monterey Park
Homeless Subpopulations**

Special Populations	Number	Percent
Chronic Homeless	3	14%
Domestic Violence Victims	2	9%
HIV/AIDS	1	2.5%
Mental Illness	5	22%
Substance Abusers	8	34%
Veterans	4	15%
Youth	1	4%

Note: LAHSA homeless subpopulations percentages applied to homeless count of 25.

d. Chronic Homelessness

“Ending chronic homelessness in the next decade is a top objective” of the FY 2003 Federal Budget. That means the goal of ending chronic homelessness is to be attained by 2012.

According to HUD, a person who is “chronically homeless” is an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for more than one year, OR has had at least four (4) episodes of homelessness in the past three (3) years. In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency shelter. A disabling condition is defined as a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions.

It is estimated that three of Monterey Park’s 25 unsheltered homeless are chronically homeless individuals.

e. Extent of Homelessness by Racial and Ethnic Group

Nearly half (47%) of the total number of homeless persons in the Los Angeles CoC were Black/African American and more than one-fourth (29%) were Hispanic/Latino. Whites/Caucasians, American Indians/Alaskan Natives, and Asians/Pacific Islanders represented a little less (24%) than one-fourth of homeless persons. Table 17 shows the race and ethnicity backgrounds of the homeless persons.

**Table 17
Los Angeles Continuum of Care
Race/Ethnicity of Homeless Persons - January 2009**

Race/Ethnicity	Number	Percent
Black/African American	19,886	47%
Hispanic/Latino	12,631	29%
White/Caucasian	8,924	21%
American Indian/Alaskan Native	783	2%
Asian/Pacific Islander	470	1%
Total	42,694	100%

Source: Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009

It is not known if Monterey Park's homeless persons have the same race and ethnicity characteristics as the entire Los Angeles CofC. However, it is likely that the majority of homeless persons would be Black/African American and Hispanic/Latino.

f. Individuals and Children at Imminent Risk of Homelessness

Some additional individuals and families are at imminent risk of becoming homeless. The Consolidated Plan must describe the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but threatened with homelessness. The latter term includes families on the waiting list to obtain rental assistance and extremely low-income renters that are spending more than half their income on monthly rents.

The number and characteristics of persons and families on the Section 8 and Public Housing waiting lists are described on page 39.

As of the end of January 2010, there are 854 Monterey Park residents on the Section 8 waiting list.

Table 18 provides an estimate of 1,115 renters who have extremely low-incomes and are severely cost burdened (i.e., spending 50% or more of their income on monthly rent). These households are threatened with homelessness because sudden income losses would make it difficult to pay the rent on time. Two thirds of those householders at imminent risk of homelessness are small and large families with children.

Table 18
City of Monterey Park
Renters Threatened with Homelessness
(Extremely Low Income and Severe Cost Burden)

Household Type	Number of Households	Percent
Elderly	270	24.2%
Small Family	500	44.9%
Large Family	230	20.6%
All Other	115	10.3%
Total	1,115	100.0%

Source: U.S. Department of Housing and Urban Development, *State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data*, "Housing Problems Output for All Households" May 2004. [Data current as of 2000]

As of January 2010, the Housing Authority provides Section 8 rental assistance to 425 Monterey Park households.

R. Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

5 Year Strategic Plan Priority Homeless Needs response:

1. Homeless and Homeless Prevention Priority Needs and Allocation Priorities

Figure 1 displays the components of the Continuum of Care Homeless System. Using the results of the CoC planning process, the City's priority needs and allocation priorities are:

- Homeless individuals
- Homeless subpopulation of chronically homeless
- Homeless families with children

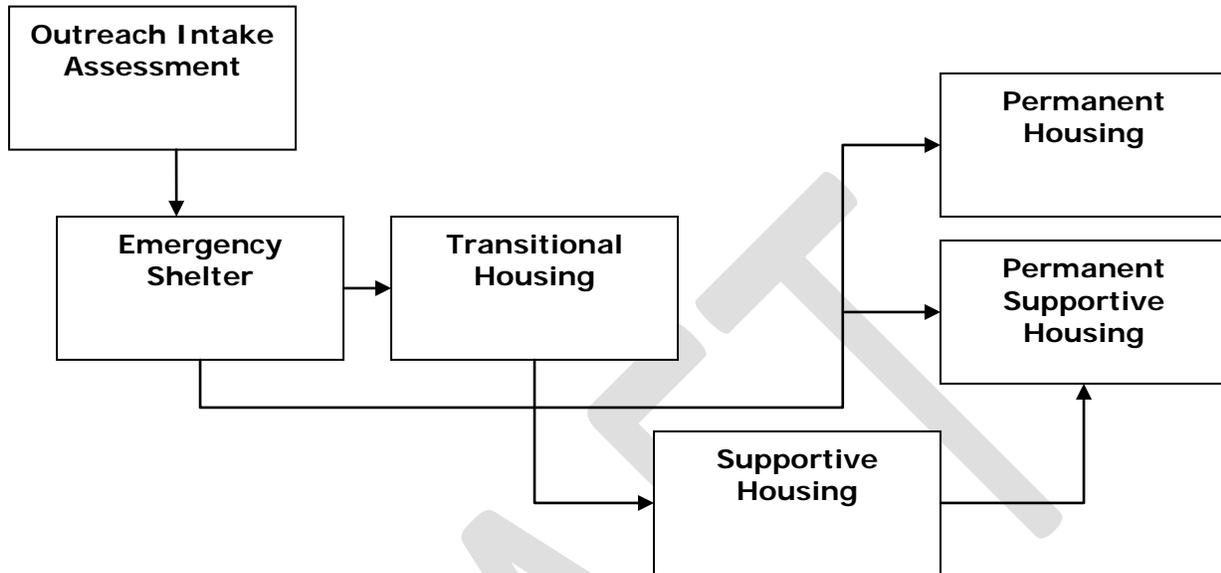
The priority needs and allocation priorities are based on estimates that indicate individuals comprise the vast majority of the City's homeless population.

An important part of LAHSA's efforts to support, create and sustain solutions to homelessness in the County of Los Angeles includes advocating for better programs, funding, and legislation at the federal, state and local levels. A major policy priority of LAHSA is to:

Prevent homelessness by advocating for funding and policy that preserves the net amount of affordable housing stock and reduces the number of people discharged into homelessness from public systems of care.

The City of Monterey Park strongly supports this policy priority.

Figure 1
City of Monterey Park
Components of a
Continuum of Care Homeless System



2. High Priority to Chronically Homeless Persons

The chronically homeless are one of the City's high priorities. Chronically homeless persons comprise about 14% of Monterey Park's unsheltered homeless. There is a need/gap in services and housing for the unsheltered homeless. The gaps are being addressed by the strategic planning efforts of the LAHSA, San Gabriel Valley Council of Governments and City of Monterey Park. A major policy priority of LAHSA is to:

Reduce chronic homelessness by advocating for capital, operating and services funding to increase permanent supportive housing. Advocate for new programs and resources that move the most vulnerable individuals directly into housing.

S. Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5 Year Strategic Plan Homeless Inventory response:

The City's actions to address the needs of homeless persons are based on a Continuum of Care strategy that emphasizes -

- Homeless prevention
- Outreach and needs assessment
- Emergency assistance
- Short-term housing
- Permanent supportive housing

1. Homeless Prevention Elements

Most of the prevention activities in the Los Angeles County Continuum of Care are administered by mainstream agencies.

- *Income Supports*, which prevent families from becoming homeless include General Relief, CalWORKS (California version of Temporary Aid to Needy Families, TANF), Food Stamps, SSI and Section 8.
- *General Relief (GR)* is the income source of last resort, providing single adults \$221 per month. GR is time limited based on an individual's "employable" recipients who participate in job development activities to obtain GR for up to nine months in any year. The GROW program includes job search assistance, vocational assessment, education and training and work experience. It also pays for transportation, books, supplies, uniforms and tools necessary for work. People not considered "employable" are not subject to time limits.
- *CalWORKS* is California's implementation of Welfare to Work. Both the City and County of Los Angeles have the greatest shares of the State's long-term TANF recipients and percentage of unemployed person's. Los Angeles County has the largest caseload of any jurisdiction except for the State of California.
- *Social Security (SSI)* provides elderly and disabled persons with monthly stipends, and provides survivor benefits to surviving spouses with dependent children under age 16. Qualified immigrants are eligible for Supplemental Security income and State Supplemental Payment (SSI/SSP), and nonqualified immigrants may be eligible for State Cash Assistance Program for Immigrants (CAPI).
- *Food Stamps* were once coupons but have now been changed into a debit card system with a dollar value provided to low-income households to ensure that their nutritional needs are met. By covering a substantial portion of a household's food budget, food stamps lessen the need for a family to choose between food and rent. A family of three can expect to receive approximately \$356 per month in food stamps if they meet the eligibility criteria (\$1,504 per month or less).

- *Section 8* subsidies are provided to clients by virtue of living in a subsidized unit (project based) or by being awarded a Section 8 voucher (tenant based). A low-income household receiving Section 8 will be responsible for paying approximately 30% of its total income towards rent. This subsidy enables families or disabled individuals earning very low incomes to live in a decent, safe and sanitary housing. This resource has been diminishing since HUD began converting Section 8 certificates to vouchers and requiring that landlords sign new contracts for this program. While this resource has been critical to preventing homelessness or helping homeless families return to permanent housing, many landlords are opting not to continue participating in the program, making it difficult for households in need of a rental subsidy to find housing.
- *Rental Assistance* is provided countywide through rent-to-prevent eviction programs managed by Beyond Shelter and LAHSA. The rental assistance program administered by Beyond Shelter relies on selected referring service providers to screen and provide ongoing case management as needed to clients. These programs are very labor-intensive, as they require extensive pre-screening to ensure that the presented needs are valid, and that the assistance will, in fact, prevent homelessness.

2. Outreach and Needs Assessments

The City of Monterey Park provides CDBG public service funding to the California Hispanic Commission on Drug and Alcohol Abuse (CHCADA). This organization operates a Homeless Outreach Program, which canvasses the City an average of twice a month to contact homeless persons. Through this outreach effort, CHCADA contacts the homeless persons, describes the services provided and offers to homeless the opportunity to be placed in a shelter. During a recent three month period, four homeless individuals were contacted by CHCADA.

Access Centers are key entry points into homeless services throughout the Los Angeles County Continuum of Care. The Centers serve as a one-stop shop for people with multiple needs, offering on-site services including: mental health care, crisis counseling, case management, mail and message pickup, child care, medical care, legal aid, job training, and substance abuse treatment.

The Access Center in closest proximity to Monterey Park is located in West Covina (415 S. Glendora Avenue, 91790).

The services provided at the Access Centers are listed below:

- Case Management
- Substance Abuse Treatment
- Mental Health Treatment
- Medical Care
- Job Training
- Housing Placement
- Transportation

3. Emergency Assistance/Supportive Services for Homeless Individuals and Families

Listed below are known income supportive services:

Income Supports

Department of Public Social Services
Pasadena CalWORKS, Food Stamps, GAIN
Medi-Cal Office
955 N. Lake Avenue and
1460 N. Lake Avenue
Pasadena, CA 91104

4. Short-Term Housing

a. Emergency Shelters/Housing

LAHSA defines emergency shelter as including temporary shelter and services that are designed to facilitate homeless individuals and families transition from sleeping in places not meant for human habitation to appropriate housing. Emergency shelter is provided free of charge for a maximum of 90 days per client. On a case-by-case basis, clients may remain for a period longer than 90 days if they require a longer period to accomplish a specific goal. Funding may be discontinued if more than 25% of the clients remain in the project longer than 90 days.

There are no emergency shelters located in Monterey Park. LAHSA's inventory for Service Planning Area 3 shows that the City is located near shelters that are located in El Monte, Pomona and West Covina. These shelters have 32 beds for homeless individuals and 65 beds for persons in families with children.

Through actions included in the City's recent Housing Element, efforts will be made to facilitate the development of emergency shelters. According to Program 7 of the Housing Element, homeless shelters will be a permitted use in the Office-Professional Zone. Homeless shelters will be subject to the City's standard permitting processes including Design Review Board approval for new buildings and exterior remodels and plan check. Conditions for approval will be clearly specified in the Zoning Ordinance and will be similar to conditions required for similar uses in the same zones.

b. Transitional Housing

LAHSA defines transitional housing as facilitating the movement of homeless individuals and families to permanent housing within 24 months. Services provided in transitional housing must promote residential stability and increased skill level or income in order to prepare homeless persons to live in a permanent or permanent supportive housing setting. LAHSA's inventory for emancipated foster youth and other populations is presented below:

Emancipated Foster Youth

Department of Children & Family Services
DCFS Transitional Housing Program for Homeless Young People
Age: 18-21
284 beds throughout Los Angeles County

The DCFS office in closest proximity to Monterey Park is located at --

Department of Children and Family Services
Pasadena Office
32 E. Colorado Street
Pasadena, CA 91101

Other Populations

LAHSA's inventory shows 10 providers in Service Planning Area 3 having a capacity of 114 beds for individuals and 29 beds for persons in families with children. The populations served by these providers include the dually diagnosed, domestic violence, disabled, youth and adults. The providers are located in cities such as El Monte and Pomona.

5. Permanent Supportive Housing

Permanent supportive housing is long-term, community based housing that includes supportive services designed to enable homeless persons to live independently as possible. Permanent housing can be provided in one structure or several structures at one site or in multiple structures at scattered sites.

LAHSA's inventory indicates no permanent supportive housing located in Monterey Park. In Service Planning Area 3, a permanent housing project has been developed in Pomona.

T. Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "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." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

5 Year Homeless Strategic Plan response:

1. Strategic Planning to End Homelessness

The City's current system to address homelessness includes:

- Coordination of City efforts with those of LAHSA and the San Gabriel Valley Council of Governments to reduce the number of homeless persons and families.
- Providing opportunities for homeless assistance providers to compete for CDBG public service funds.
- Continued support of the Section 8 Housing Choice Voucher program as a means to prevent homelessness.

Additionally, in an effort to help improve actions to help the homeless, the City participated in the development of the *San Gabriel Valley Regional Homeless Services Strategy*. The Strategy effort was lead by the San Gabriel Valley Council of Governments and was adopted in April 2009. Monterey Park is located in Cluster Two of the San Gabriel Valley. The priorities selected for Cluster Two include:

- 47 developed units of Permanent Supportive Housing (PSH) in small PSH projects and affordable housing set-asides
- 100 scattered-site rent-subsidized units leased in the private market
- One Access Center
- 60-90 emergency shelter beds for singles
- 40-60 transitional housing beds for singles
- Scattered-site, master-leased short-term housing for 125 families

The *Regional Homeless Services Strategy* establishes the development of Permanent Supportive Housing as the #1 priority. The Strategy describes such housing as follows:

- Permanent supportive housing is a combination of deeply affordable housing with onsite supportive services designed to end homelessness for people who have multiple barriers to housing stability, including people who have been homeless for the longest periods of time and are struggling with chronic health and mental health conditions.
- Supportive housing can be created through a variety of housing models to blend into the existing fabric of the community. Models include apartments, townhouses and single family homes that exclusively house formerly homeless persons, apartment buildings or townhouses that mix special-needs housing with general affordable housing, and rent subsidized apartments leased in the private market.

Cluster Group Two - in which Monterey Park is located - expressed interest in both (1) scattered-site leasing options and (2) supportive housing unit set-asides in affordable housing developments (“mixed population housing developments”).

One Access Center is the #2 priority in Cluster Two. The *Regional Homeless Services Strategy* describes Access Centers as follows:

- Access centers, also known as multi-service centers, represent another entry point for homeless individuals and families into the continuum of care. While these programs vary in their operations, they are generally designed to function as a “one stop shop” for homeless clients to access basic services and referrals to off-site services. Some access centers are able to offer a more comprehensive set of services by co-locating a number of service providers in one facility. Co-locating provides a more efficient and effective way for clients to receive services aimed at ending their homelessness.

Emergency Shelter and Transitional Housing is the #3 priority in Cluster Two. The *Regional Homeless Services Strategy* describes Emergency Shelters as follows:

- In general, emergency shelter allows clients to stay from one night up to six months. By and large, emergency shelter provides basic on-site services such as case management, meals and clothing.

The *Regional Homeless Services Strategy* describes Transitional Housing as follows:

- Transitional housing falls within the category of short-term housing, which provides a temporary residence for homeless clients. Transitional housing allows clients to remain for a longer period of time, often up to two years. Transitional housing offers a more structured program with a higher level of on-site services including mental health counseling, substance abuse counseling and legal assistance, all of which are designed to help clients exit homelessness.

2. Homeless and Special Needs Gaps Analysis

Table 19 provides an estimate of the unmet need or gap in the inventory to accommodate the homeless population. The total homeless population is estimated to be 25 unsheltered persons. Unmet need/gaps exist for both emergency shelter and transitional housing beds for individuals (22) and families (3). Attachment B (page 84) explains the entries to this table.

**Table 19
City of Monterey Park
Homeless and Special Needs Populations**

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	0	0	4
	Transitional Housing	0	0	4
	Permanent Supportive Housing	0	0	8
	Total	0	0	16
Persons in Families With Children				
Beds	Emergency Shelter	0	0	0
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	9
	Total	0	0	9

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	0 (A)	0 (A)	16 (E)	16 (E)
2. Homeless Families with Children	0 (A)	0 (A)	3 (E)	3 (E)
2a. Persons in Homeless Families with Children	0 (A)	0 (A)	9 (E)	9 (E)
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	0 (E)		3	3
2. Seriously Mentally Ill	0 (E)			
3. Chronic Substance Abuse	0 (E)			
4. Veterans	0 (E)			
5. Persons with HIV/AIDS	0 (E)			
6. Victims of Domestic Violence	0 (A)			
7. Youth	0 (A)			

Sources: Source: Los Angeles Homeless Services Authority, *2009 Greater Los Angeles Homeless Count Report*, November 2009.

A: Administrative Records
E: Estimates

3. Homeless and Homeless Prevention Priorities

The City's homeless priorities are identified within the framework of the Homeless and Special Needs Populations Chart (HUD Table 1A). The priorities reflect the need to maintain the continued availability of existing facilities and services and to contribute to the achievement of the regional homeless services priorities for Cluster Two of the San Gabriel Valley. Therefore, City's priorities are:

- Continue to provide CDBG public service funding for street outreach and referral services.
- Continue to support the priorities of the *Regional Homeless Services Strategy* within Monterey Park and other communities of San Gabriel Valley:
 - ✓ Permanent Supportive Housing (PSH) in small PSH projects and affordable housing set-asides
 - ✓ Scattered-site rent-subsidized units leased in the private market
 - ✓ Maintain the existence of the West Covina Access Center.
 - ✓ Emergency shelter beds for singles
 - ✓ Transitional housing beds for singles
 - ✓ Scattered-site, master-leased short-term housing for families
- Prevent homelessness by continuing and expanding, if possible, the number of households assisted by the Section 8 Housing Choice Voucher rental assistance program.
- Prevent homelessness by preserving the existing stock of affordable housing.

4. Institutional Structure

Monterey Park is not a direct homeless provider. The City provides CDBG funds to nonprofit homeless assistance providers.

5. Discharge Coordination Policy

HUD regulations at 24 CFR 91.225 and 91.325 now require states and local jurisdictions receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds to develop and implement a "Discharge Coordination Policy, to the maximum extent practicable." Such a policy should include 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 to immediately result in homelessness for such persons.

The City of Monterey Park does not receive funding from the sources cited in the preceding paragraph. However, Attachment C (page 86) describes the County discharge coordination policy.

U. Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.
--

5 Year Strategic Plan ESG response:

This Strategic Plan narrative does not apply to the City of Monterey Park.

COMMUNITY DEVELOPMENT

The Community Development Section contains narrative responses to questions in the following areas:

- V. Community Development (91.215(e)): identify priority non-housing community development needs, basis for assigning relative priority, identify obstacles to meeting underserved needs, identify specific long-term and identify short-term community development objectives.
- W. Anti-Poverty Strategy (91.215(h)): describe goals, programs and policies for reducing the number of poverty level families, describe linkage between affordable housing and anti-poverty strategies and describe extent to which strategy will reduce the number of poverty level families.
- X. Low Income Housing Tax Credit Coordination (91.315(k)): does not apply to Monterey Park.

The numbers in parentheses refer to specific sections of the Code of Federal Regulations (CFR).

V. Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

1. Priority Non-Housing Community Development Needs

The City's priority non-housing community development needs include:

- Public services
- Fair housing
- Code enforcement
- Accessibility improvements
- Infrastructure improvements
- Planning and program administration

2. Basis for Assigning Priorities

The priorities were assigned based on the input provided by the following:

- Community Workshop
- Public consultation process
- Housing and Community Development Needs Survey results
- Pre-Development Public Hearing
- Past CDBG funding allocations
- City will continue to fund public services at the 15% cap
- Input from City Departments
- Needs identified in the Housing Element and Redevelopment Implementation Plan
- City Council public hearing on the Draft Consolidated Plan

Priority non-housing community development needs are reflected in Table 20 (HUD Table 2B-Non-Housing Community Development Needs). Pursuant to HUD's instructions, the priority need level reflects the relative priority for federal CDBG funds only and are assigned a priority level according to the official HUD ranking system. The ranking system is defined on page 11.

Five Year and Annual Goals are stated in Table 20. The Annual Goals listed in Table 21 reflect the activities which are planned to be accomplished in PY 2010-2011. The column for "Percent of Goal Completed" is filled in at the end of the City's first Program Year.

3. Obstacles for Meeting Underserved Needs

Limited resources are a primary obstacle to meeting underserved needs identified in the Consolidated Plan. The solution to this problem can be achieved by actively engaging other community development partners to recognize and share local priorities to address underserved needs. An example of this effort is partnering with nonprofits serving Monterey Park in order to expand the services provided to the community's low and moderate income persons.

4. Specific Long-term and Short-term Community Development Objectives

The City's long-term and short-term objectives are noted below:

- Code Enforcement 7,500 housing units in five years
 1,500 housing units in Program Year 1
- Fair Housing Provide services to 1,100 people in five years
 Provide services to 220 people in Program Year 1
- ADA Improvements Complete 3 projects in five years
 Complete 0 projects in Program Year 1
- Curb Ramps Complete 35 projects in five years
 Complete 7 projects in Program Year 1
- Adult Literacy Provide services to 1,250 people in five years
 Provide services to 250 people in Program Year 1
- After School Provide services to 250 people in five years
 Provide services to 50 people in Program Year 1
- Child Care Provide services to 90 children in five years
 Provide services to 18 children in Program Year 1
- Public Services To be determined following City Council approval of public services funding

Table 20
City of Monterey Park
Priority Community Development Needs
(Table 2B)

Community Development Activity	Priority Need Level	Dollars to Address Need	5 Yr Goal	PY 2010-2011 Goal	Percent Goal Completed
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	\$1,225,000	7,500 housing units	1,500 housing units	
Public Facility (General)					
Senior Centers	L				
Handicapped Centers	L				
Homeless Facilities	L				
Youth Centers	L				
Neighborhood Facilities	L				
Child Care Centers	L				
Health Facilities	L				
Mental Health Facilities	L				
Parks and/or Recreation Facilities	L				
Parking Facilities	L				
Tree Planting	L				
Fire Stations/Equipment	L				
Abused/Neglected Children Facilities	L				
Asbestos Removal	L				
Non-Residential Historic Preservation	L				
Other Public Facility Needs: Library Facilities	L				

Community Development Activity	Priority Need Level	Dollars to Address Need	5 Yr Goal	PY 2010-2011 Goal	Percent Goal Completed
Infrastructure (General)					
Street/Alley Improvements	H	\$97,721	35 curb cuts	7 curb cuts	
Sidewalks	M				
Solid Waste Disposal Improvements	L				
Flood Drainage Improvements	L				
Other Infrastructure: Street Lighting	L				
Public Services (General)					
Senior Services	H	TBD	TBD	TBD	
Handicapped Services	H	TBD	TBD	TBD	
Legal Services	M				
Youth Services	Y	\$90,000	250 people	50 people	
Transportation Services	M				
Substance Abuse Services	M				
Battered and Abused Spouses	M				
Employment/Training Services	M				
Crime Awareness	M				
Fair Housing Activities	H	\$125,000	1,100 people	250 people	
Tenant Landlord Counseling	H	Included above	Included above	Included above	
Child Care Services	M	\$159,150	90 children	18 children	
Health Services	M				
Abused and Neglected Children	M				
Mental Health Services	M				

Community Development Activity	Priority Need Level	Dollars to Address Need	5 Yr Goal	PY 2010-2011 Goal	Percent Goal Completed
Lead Hazard Screening	L				
Other Services: Homeless Services	M				
Other Services: Graffiti Removal	L				
Other Services: Clean-Up of Abandoned Lots & Buildings	L				
Other Low Income Services	H	\$525,000	TBD	TBD	
Economic Development (General)					
C/I Land Acquisition/Disposition	L				
C/I Infrastructure Development	L				
C/I Building Acq/Const/Rehab	M				
Other C/I	M				
ED Assistance to For-Profit	M				
ED Technical Assistance	M				
Micro-enterprise Assistance	M				
Other: Job Creation & Retention	M				
Other Community Development Needs					
Planning Administration	H	\$855,000	N/A	N/A	N/A
Trash & Debris Removal	L				
Special Needs: HIV/AIDS Centers & Services	L				
Special Needs: Accessibility Improvements	H	\$150,000	3 projects	0 projects	

W. Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

5 Year Strategic Plan Antipoverty Strategy response:

1. Goals, Policies and Programs for Reducing the Number of Poverty Level Families

a. Poverty Estimates

Although there are different types of poverty, the most common meaning refers to “income poverty,” or the lack of sufficient income to meet minimum consumption needs. Poverty then refers to persons who are income poor and, perhaps, have no income at all. According to the U.S. Census Bureau, the poverty thresholds are dollar amounts used to determine poverty status. The Office of Management and Budget (OMB) in Statistical Policy Directive 14 established the official measure of poverty.

The poverty thresholds were originally derived in 1963-1964 using U.S. Department of Agriculture food budgets designed for families under economic stress. At the core of the poverty definition was the economy food plan - that is, the least costly of four nutritionally adequate food plans designed by the USDA. The poverty thresholds have been the subject of much criticism. For example, the official measure does not take into account California’s higher cost of living and regional differences - urban versus rural - within the State.

By way of example, the 2008 poverty threshold for a four person family was \$22,025.

Table 21 shows the various sources of income and the mean income for some of Monterey Park’s households. About of three of every 10 households has social security as an income source with the \$13,387 being the mean income. With regard to other sources of income or benefits: 8.6% of all households have supplemental social security income, 2.7% have cash public assistance and 3.6% have food stamp benefits.

The most recent estimates for Monterey Park indicate that 12.3% (7,888 of 64,128 mid-year 2007 population estimate) people have poverty level incomes. Table 22 shows the poverty rates for three different family/household types. The poverty rate for all families is 9.2%. Women (no husband present) with children have very high poverty rates.

b. Goals, Policies and Programs

All communities share a goal to eradicate poverty. The City recognizes that a goal to reduce poverty will contribute to the economic well being of individuals and families. The families whose income increases above the poverty level will be able to live independent of public and private assistance.

Anti-Poverty Goal: To reduce poverty level incomes below current levels by 2015. This goal will be monitored - in part - by the results of Census 2010 which are likely to be released in 2012.

**Table 21
City of Monterey Park
Household Income and Benefits - 2008**

Source of Income Or Benefits	Number of Households	Percent of All Households	Mean Income
Social Security	5,935	29.6%	\$13,387
Retirement	2,546	12.7%	\$24,723
Supplemental Social Security	1,724	8.6%	\$11,104
Cash Public Assistance	541	2.7%	\$7,411
Food Stamp Benefits	722	3.6%	----

Note: number of households based on DOF estimate of occupied housing units

Source: American FactFinder, U.S. Census Bureau, *2006-2008 American Community Survey 3-Year Estimates, Selected Economic Characteristics*

Table construction by Castañeda & Associates

**Table 22
City of Monterey Park
Percentage of Families Whose Income in the Past
12 Months is Below the Poverty Level -2008**

Family/Household Type	With Children <18 years	With Children < 5 Years Only	All
Married Couple Families	8.1%	1.8%	6.8%
Female Householder, No Husband Present	35.5%	16.7%	16.9%
All Families	14.3%	3.2 %	9.2%

Source: American FactFinder, U.S. Census Bureau, *2006-2008 American Community Survey 3-Year Estimates, Selected Economic Characteristics*

Table construction by Castañeda & Associates

Anti-Poverty Policy #1: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Anti-Poverty Policy#2: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes such as United Way of America Greater Los Angeles, Los Angeles County Department of Public Social Services and Los Angeles County Community and Senior Services. The latter is a Community Action Agency established under the Economic Opportunity Act of 1964 to fight America's war on poverty. Community action agencies help people to help themselves in achieving self-sufficiency.

Anti-Poverty Program: Allocate CDBG public service funds to projects and activities that will help persons and families who have incomes below the poverty level.

c. Coordination of Affordable Housing Initiatives with Anti-Poverty Strategy

1) *Housing Element of the General Plan*: According to the Housing Element Update: “Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable child care and for the location of family housing sites in close proximity to recreational facilities and public transit.”

The City can encourage child care facilities through density bonuses. SB 1818, which took effect on January 1, 2005, revised the State density bonus law - Government Code Section 65915-65918. The law requires all cities to adopt an ordinance that specifies how compliance with Section 65915-65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities.

The recently updated *Housing Element Update* states that the City will revise the existing Density Bonus Ordinance in compliance with State law to encourage the development of extremely-low, low and moderate income housing units throughout the City. The revision to the Zoning Ordinance shall provide the specific density bonus provisions and incentives, as established in Government Code Section 65915 and subsequent revisions thereof.

2) *Section 8 Housing Choice Voucher Program*: The County of Los Angeles Housing Authority administers this rental assistance program. The County of Los Angeles Housing Authority assists 373 Monterey Park households. The City continues to support this program and encourages the Housing Authority to apply for additional Section 8 certificates as the opportunity becomes available in the future.

3) *Family Self-Sufficiency Program*: During the Consolidated Plan period, the City will continue to support the Family Self-Sufficiency Program operated by the County of Los Angeles Housing Authority. Family Self-Sufficiency promotes the development of local strategies to enable families to achieve economic independence and self-sufficiency. The program is designed to provide supportive services for families who are residents within the Housing Authority’s jurisdiction. Supportive services include but are not limited to childcare, education, transportation, counseling, job preparation, vocational training and home ownership workshops.

Upon becoming employed, FSS participants continue to pay rent in accordance with the Housing Authority’s housing choice voucher procedures. Whenever the participant’s rent increases, the Housing Authority establishes an interest bearing Escrow Account in their name. If the family successfully completes the contract obligations within five years, the family can apply to graduate from the program and receive the accrued portion of their escrow account.

The general concept of the escrow account is that FSS families continue to pay rent in accordance with their incomes (even as their incomes increase due to employment income). As a rule, the amount of the increase in earned income is escrowed. Because there are other factors that affect the family rent, it will not necessarily be dollar for dollar. The amount escrowed for the family will depend on whether the family is considered a very low- or low-income family.

4) *Child Care Services*: According to the *California Budget Project*, access to child care is a policy that contributes to helping the working poor to make ends meet. The *California Budget Project* states:

Quality child care can be prohibitively expensive to low-income working families. Some families are able to obtain assistance through California’s child care programs, which provide low-cost child care for eligible families. However, state and federal funding for child care programs has failed to keep pace with the need.

The National Center for Children in Poverty suggests a strategy to reduce low-income families work related expenses through child care and after school care programs. The Center also recommends making housing available to the many low-income children in both working and jobless families who are without this basic resource.

During the Consolidated Plan period, the City will support the use of CDBG funds on child care services.

5) *TANF Agency - Los Angeles County Department of Public Social Services*: TANF refers to the Temporary Assistance for Needy Families (TANF) program. Under the welfare reform legislation of 1996, (the Personal Responsibility and Work Opportunity Reconciliation Act - PWRORA - Public Law 104-193), TANF replaced the welfare programs known as Aid to Families with Dependent Children (AFDC), the Job Opportunities and Basic Skills Training (JOBS) program and the Emergency Assistance (EA) program. The law ended federal entitlement to assistance and instead created TANF as a block grant that provides States, territories and tribes federal funds each year. These funds cover benefits, administrative expenses, and services targeted to needy families. TANF became effective July 1, 1997, and was reauthorized in February 2006 under the Deficit Reduction Act of 2005.

States receive a block grant to design and operate their programs to accomplish the purposes of TANF. These are:

- Assisting needy families so that children can be cared for in their own homes
- Reducing the dependency of needy parents by promoting job preparation, work and marriage
- Preventing out-of-wedlock pregnancies
- Encouraging the formation and maintenance of two-parent families

In California, CalWORKs Temporary Assistance is the TANF financial help for eligible needy families who have lost or had a reduction in their income. The program is designed to provide families the means to meet their basic needs in times of hardship while helping them to enter or re-enter the workforce and become self-sufficient.

The amount of assistance a family can receive each month depends upon many factors. The number of eligible family members, their special needs, the household income and values of real and personal property all affect the cash aid total. Although most of the information needed to determine eligibility must be verified through third party documentation, it is kept confidential and is not used for any purpose that is not directly related to the administration of the program.

The CalWORKs temporary assistance program is administered by the Los Angeles County Department of Public Social Services.

2. Extent to which the Strategy will Reduce (or assist in Reducing) the Number of Poverty Level Families

a. Quantified Objective

The City's specific objective is a reduction of 10% in the number of people who are living with incomes below the poverty level. The numerical objective is 788 fewer persons (10% of 7,888) than estimated by the *2006-2008 American Community Survey*. This objective will be met by implementation of the poverty reduction strategies and by employment growth as the economy improves.

b. Strategy Impacts on Reducing the Number of Poverty Level Families

1) *Section 8 Rental Assistance*: The Section 8 Housing Choice Voucher program helps to reduce poverty by supplementing the income of extremely low and very low income families. Assuming an average monthly rental assistance payment of \$600, the annual amount of assistance would be \$7,200. That amount equals about one-third of the poverty level income for a husband, wife and two related children less than 18 years of age. Families whose annual income was about \$14,000 would effectively be lifted above the poverty income threshold by the rental assistance. (A family having an income of \$14,000 could afford a monthly rent of \$350 based on the allocation of 30% of their income on housing costs.)

2) *TANF Housing Programs*: The mission of the Department of Public Social Services (DPSS) is to enrich lives through effective and caring service. DPSS, in commitment to reduce and prevent homelessness among its CalWORKs families, implemented, in April 2004, the DPSS Housing Program. The Program includes a number of benefits and services designed to assist homeless families and families at risk of

homelessness to move out of their current situation and into affordable permanent housing. The benefits and services provided under the DPSS Housing Program are temporary shelter payments, permanent housing payments, moving assistance, assistance to prevent eviction, rental subsidy, and relocation assistance to voluntary case management services.

Temporary shelter payments provide for 16 consecutive days of assistance ranging from \$65 to \$125 per night, depending on family size. Moving assistance provides for move-in costs such as last month's rent, key deposits, cleaning fees and utility deposits. Relocation assistance up to \$1,500 pays for moving expenses such as a truck rental for eligible CalWORKS families who need to move so that they can accept a job offer of 20 or more hours per week or keep a job they already have.

Sources for the poverty statistics include:

California Budget Project, "2007 Incomes Declined, Poverty Increases," August 26, 2008

California Budget Project, *Hard Work and a Fair Shot: Helping California's Low-Income Working Families Make Ends Meet*, August 2007, pg. 4

Center for Budget and Policy Priorities, Barbara Sand, *The Family Self-Sufficiency Program: HUD's Best Kept Secret for Promoting Employment and Asset Growth*, April 2001

Los Angeles County Department of Public Social Services, Housing Program Descriptions

Public Policy Institute of California, *Poverty in California*, March 2009.

Public Policy Institute of California, Deborah Reed, *Poverty in California: Moving Beyond the Federal Measure*, May 2006

National Center for Children in Poverty, *The Changing Face of Child Poverty in California*

U.S. Census Bureau, *How the Census Bureau Measures Poverty*

U.S. Census Bureau, Office of Management and Budget, *Statistical Policy Directive No. 14, Definition of Poverty for Statistical Purposes*

U.S. Department of Housing and Urban Development, Office of Policy Development and Research, *Evaluation of the Family Self-Sufficiency Program: Retrospective Analysis, 1996 to 2000*, April 2004

X. Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

- | |
|---|
| <ol style="list-style-type: none">1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families. |
|---|

3-5 Year Strategic Plan LIHTC Coordination response:

This Strategic Plan narrative does not apply to the City of Monterey Park.

NON-HOMELESS SPECIAL NEEDS

The Non-Homeless Special Needs Section contains narrative responses to questions in the following areas:

- Y. Specific Special Needs Objectives (91.215): describe priorities and specific objectives and how public and private resources will address identified needs.
- Z. Non-Homeless Special Needs (91.205(d) and 91.210(d)): estimate number of persons in various subpopulations that are not homeless but may require housing or supportive services; identify the priority housing and supportive service needs; describe basis for assigning priorities; describe existing services and facilities; justify use of HOME funds for rental assistance.
- AA. Housing Opportunities for People with AIDS (HOPWA): does not apply to Monterey Park.
- BB. Specific HOPWA Objectives: does not apply to the City of Monterey Park.

Y. Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

1. Priorities and Objectives

The non-homeless special needs populations include the:

- Elderly
- Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Persons with alcohol or other drug addiction
- Victims of domestic violence
- Public housing residents (does not apply in Monterey Park)

Supportive housing refers to affordable housing that also provides supportive services on a continuing basis to its residents. Specific objectives and accomplishments are difficult to project due to the amount of housing subsidies required, which are exceedingly large, and the complexities of combined financing. The City has provided HOME funds for development of supportive SRO housing for developmentally disabled adults.

During the five-year period of the Strategic Plan, the City will allocate CDBG public service funds to social service agencies addressing the needs of the non-homeless special populations such as seniors and other low/moderate people.

Table 23 identifies the estimated number of persons or households that comprise the special needs population. In addition the relative priority assigned to each subpopulation is noted.

**Table 23
City of Monterey Park
Non-Homeless Special Needs Populations**

Subpopulation	Need Indicator	Relative Priority
Elderly	13,948 persons 62+ 7,288 households 62+ 850 low/mod income cost burdened elderly renters 650 low/mod income cost burdened elderly owners	H for public services
Frail Elderly	1,150 persons	H for public services
Disabled	3,642 households	H for public services
AIDS	40-124 persons	M for public services
Alcohol/Drug Addiction	3,900-4,800 persons	M for public services
Domestic Violence	persons	M for public services

M = Medium Priority, meaning the City may fund an eligible activity.
H = High Priority, meaning the City will fund an eligible activity.

2. Available Resources

Apart from CDBG funds, the City does not directly receive funds that can be allocated to address the housing and supportive housing needs of the non-homeless special needs populations. Financial resources, however, are obtained by County and regional agencies whose mission is to address the needs of these population groups. For example, among the agencies charged with addressing these needs are:

- County of Los Angeles Department of Public Social Services
- Los Angeles County Area Agency on Aging
- County of Los Angeles Department of Public Health, HIV Epidemiology Program
- County of Los Angeles, Community and Senior Services

In addition, some nonprofits address the needs of Monterey Park's special populations.

Z. Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs. *Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

5 Year Non-homeless Special Needs Analysis response:

1. Estimate the Number of Persons in Various Subpopulations

a. Elderly and Frail Elderly

As of January 1, 2009, there are an estimated 13,948 persons 62 years of age or older, representing 21.5% of the City's total population. There are almost 7,300 housing units occupied by persons 62 years of age or older. These estimates are based on the DOF population estimates, *2006-2008 American Community Survey* and elderly percentages and ratios that existed when Census 2000 was taken.

Monterey Park's frail elderly is based on the seniors 65+ with a self-care disability. A self-care disability means difficulty dressing, bathing, or getting around inside the home. According to Census 2000, there were an estimated 1,150 seniors 65 years of age or older with a self care disability.

As of January 1, 2009, there are an estimated 850 and 650 low/moderate income (<80 MFI) elderly renters and owners who are cost burdened, respectively. These estimates are based on the DOF population estimates, *2006-2008 American Community Survey* and elderly percentages and ratios that existed when Census 2000 was taken.

Rental assistance is needed by the elderly low/moderate income renters. However, such financial assistance is unavailable to owners. Shared housing can be of some help to elderly homeowners. Under shared housing arrangements, the able-bodied pay rent and do chores for the elderly homeowners.

Census 2000 indicates that of the City's 12,447 elderly persons (62 years+), 43.5% are men and 56.5% are women. The ratio of elderly women to elderly men, which was 1.30, means that many of the elderly experiencing special needs probably are older women living alone. They also may be disabled and/or frail and experience difficulty in maintaining their homes. In addition, 47% of the community's elderly are in the 75+ age bracket.

All of these data are indicators of supportive service needs such as chore help, home and yard maintenance, emergency home repairs, and nutrition.

b. Disabled

The ConPlan must include estimates of the numbers of persons with mental, physical, and developmental disabilities. The Census 2000 disability-specific categories are given below:

- Sensory disability: blindness, deafness, or a severe vision or hearing impairment.
- Physical disability: a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disability: difficulty learning, remembering, or concentrating.
- Self-care disability: difficulty dressing, bathing, or getting around inside the home.
- Go-outside disability: difficulty going outside the home alone to shop or visit a doctor's office.
- Employment disability: difficulty working at a job or business.

Monterey Park has just more than 3,600 households with mobility or self-care limitation, representing 19% of all the City householders. Of this total, 1,800 of the disabled householders had low/moderate incomes. The condition of "mobility or self-care limitations" includes all households where *one or more persons* has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home.

In general, the *special housing needs* of the disabled populations include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence.

c. HIV/AIDS

The Los Angeles County Department of Health Services, Office of AIDS Programs and Policy (OAPP), coordinates the collection, analysis and release of HIV-related data and provides system support for data systems. The central source of HIV-related data is the, HIV Epidemiology Program. That Program office aggregated Monterey Park AIDS data at the zip code level to establish a citywide count. In Monterey Park [zip code 91754], 40-124 persons are living with AIDS, as of December 2008.

d. Alcohol and Drug Abuse

The Substance Abuse and Mental Health Services Administration's Office of Applied Sciences recently reported the results of the *2008 National Survey on Drug Use and Health*. The survey found that among persons 12 years of age or older the rate of illicit drug use in large metropolitan counties was 8.5%. This percentage rate applied to Monterey Park's population 12+ (56,570) yields an estimate of 4,800 persons which have used illicit drugs which include: marijuana/hashish, cocaine (including crack), heroin, hallucinogens, inhalants or prescription-type psychotherapeutics used non-medically.

The 2008 survey found that the rate of heavy drinking was 6.9% of the population 12 years of age or older. This percentage rate applied to Monterey Park's population 12+ yields an estimate of 3,900 persons who have been heavy drinkers. Heavy use is defined as five or more drinks in the same occasion on each of 5 or more days in the past 30 days.

e. Domestic Violence

According to California Penal Code 13700(b), domestic violence means abuse committed against an adult or a fully emancipated minor who is a spouse, former spouse, cohabitant, former cohabitant, or person with whom the suspect has had a child or is having or has had a dating or engagement relationship. Law enforcement agencies record the total number of domestic violence calls, incidents in which weapons are involved, and, if so, what type of weapon. The data are reported for California, regions, cities and jurisdictions. Statistics are based on California Department of Justice data.

Table 24 shows the number of domestic violence related calls for assistance in Monterey Park and adjacent communities for a nine-year period from 2000 through 2008. Based on the average rate of 1.08 calls per 1000 population, the estimated number of calls in 2009 would be 70. Therefore, it is estimated that 70 persons would be affected by domestic violence calls. Monterey Park's average rate is lower than that of all other surrounding communities.

Table 24
Domestic Violence - Related Calls for Assistance

City/Incidents	2000	2001	2002	2003	2004	2005	2006	2007	2008	Average
Monterey Park										
Number of Incidents	107	96	85	66	67	48	39	27	75	
Total Population	60,051	61,400	62,577	63,290	63,753	64,187	64,188	64,079	64,176	
Rate Per 1000	1.78	1.56	1.36	1.04	1.05	0.75	0.61	0.42	1.17	1.08
Alhambra										
Number of Incidents	127	125	172	176	179	153	131	151	119	
Total Population	85,757	86,809	87,857	88,731	89,462	89,972	89,052	88,747	88,754	
Rate Per 1000	1.48	1.44	1.96	1.98	2.00	1.70	1.47	1.70	1.34	1.68
Montebello										
Number of Incidents	139	149	131	140	138	150	137	136	137	
Total Population	62,150	62,892	63,698	64,577	65,044	65,238	65,220	65,135	65,291	
Rate Per 1000	2.24	2.37	2.06	2.17	2.12	2.30	2.10	2.09	2.10	2.17
Rosemead										
Number of Incidents	161	190	184	148	146	159	119	133	132	
Total Population	53,505	54,554	55,244	56,132	56,556	56,815	56,970	56,948	57,095	
Rate Per 1000	3.01	3.48	3.33	2.64	2.58	2.80	2.09	2.34	2.31	2.73
San Gabriel										
Number of Incidents	84	87	97	71	84	83	63	63	40	
Total Population	39,804	40,340	40,916	41,492	41,799	42,097	42,190	42,338	42,521	
Rate Per 1000	2.11	2.16	2.37	1.71	2.01	1.97	1.49	1.49	0.94	1.81

Source: State of California, Criminal Justice Statistics Center, *Crime in California, 2000-2008*.
California Department of Finance, Population Estimates, January 1, 2000 - January 1, 2008.
Table constructed by Castañeda & Associates

2. Identify the Priority Housing and Supportive Service Needs of Persons Who are Not Homeless But May or May Not Require Supportive Housing

a. Elderly

The Los Angeles County Area Agency on Aging recently completed its *2009-2012 Area Plan - Moving Forward to Save Lives*. The data gathered from the Needs Assessment clearly showed that seniors had a concern about a wide variety of issues and the level of concern varied. After computing the results of the survey, the top five needs were as follows:

- Dental Insurance (inadequate or lacked it)
- Physical Exercise
- Pneumonia Shot
- Prescription Drug Insurance
- Safety information/Safety Issues

b. Frail Elderly

By definition, the frail elderly need assistance to perform daily living activities. The frail elderly may experience difficulty eating, bathing, toileting, etc. by oneself and/or difficulty using the telephone, getting outside, shopping, and doing light house work, etc. by oneself. The frail elderly may be assisted by in-home care, or by residing in supportive housing arrangements.

The frail elderly actually are a sub-set of all the persons that may experience these supportive service needs. Census 2000 shows that 1,150 elderly persons experienced a self-care disability.

c. Persons with Disabilities

In general, the special housing needs of the disabled populations include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence.

The shortage of available, accessible, and/or affordable housing is an acute problem for most people with disabilities (PWD). More than any other population group, people with disabilities are more likely to experience acute housing problems - problems of stigma and discrimination, affordability, and access to safe and decent housing. This has limited their access to independent living in the community. One of the most important items needed for living independently is housing. Like most individuals, people with disabilities prefer to live independent and productive lives in their own homes. They have a need and desire for safe and decent housing.

d. Persons with HIV/AIDS and their Families

According to HUD, the lack of affordable and medically appropriate housing for persons living with HIV/AIDS and their families is an ongoing concern for AIDS housing providers, policy makers, and advocates across the country. Stable housing promotes improved health status, sobriety or decreased use of nonprescription drugs, and a return for some persons with AIDS to productive work and social activities. HUD has pointed out that stable housing is the cornerstone of HIV/AIDS treatment.

Recent studies, according to HUD, confirm that persons living with HIV/AIDS must have stable housing to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. Even though stable housing has been shown to be a necessary link to medical and supportive services, accessing housing is difficult as the wait for affordable housing increases in many communities across the country. Compounding the problem of waiting lists is access to housing with the services to care and treat the increasing number of persons living not only with HIV/AIDS but also with histories of homelessness, mental illness, and substance abuse.

Persons living with HIV/AIDS and their families may require housing that provides emergency, transitional, or long-term affordable solutions. A variety of HUD programs and projects provide such housing; however, this housing often is not the typical “house” structure. HIV/AIDS housing includes short and long-term rental assistance, live-in medical facilities, and housing sites developed exclusively for people living with AIDS.

e. Persons with Alcohol or Other Drug Addiction

Some of the key needs of this special needs population include:

- Stop their substance use
- Gain an active recovery program
- Protect themselves from HIV/STD infection and transmission
- Get needed medical treatment and maintain good health
- Improve their mental health and coping skills
- Build a stronger family and drug free social network
- Obtain stable housing and employment

f. Victims of Domestic Violence

Among the special needs are:

- Victim safety
- Short-term housing
- Legal support and advice
- Housing support such as crisis accommodation
- Community services such as support groups and counseling programs
- Counseling for children who experience domestic and family violence
- Family support and education programs

3. Describe the Basis for Assigning the Priority Given to Each Category of Priority Needs

The City’s priorities are based on the estimated amount and eligible uses of CDBG funds. Apart from CDBG funds, the City does not directly receive financial resources to address the needs of the non-homeless special subpopulations. CDBG funds may be used to fund public services up to a cap of 15%. Another factor in setting priorities is that the County and regional agencies receive funding dedicated to addressing the needs of special subpopulations such as those with substance abuse problems.

4. Identify Any Obstacles to Meeting Underserved Needs

CDBG funds alone are insufficient to address underserved needs. However, the primary purpose of CDBG funds is providing resources for housing and community development activities. Nonetheless, the lack of funding to address these needs is a major obstacle to meeting the underserved needs of non-homeless special needs populations.

5. Describe the Facilities and Services that Assist Persons Who are not Homeless but Require Supportive Housing

a. Elderly/Frail Elderly

There are currently two nursing facilities located within the City:

- Heritage Manor 99 bed capacity
- Monterey Park Convalescent Hospital 89 bed capacity

There are several located in adjacent cities. The closest ones to Monterey Park are:

- Lutheran Health Facility-2120 Carlos St. Alhambra, CA 91803
- Del Mar Convalescent Hospital-3136 N. Del Mar Ave. Rosemead, CA 91770
- San Gabriel Convalescent Center-8035 E. Hill Dr. Rosemead, CA 91770
- Green Acres Lodge-8101 E. Hill Dr. Rosemead, CA 91770
- Monterey Care Center-1267 San Gabriel Blvd. Rosemead, CA 91770

Another facility for the elderly is the residential care facilities for the elderly. It is assisted living facility which provides room and board as well as limited nursing and personnel care, along with cooking and cleaning services. It is commonly called community care, board and care, independent living or residential care. The city does not have any of these facilities. There are many in nearby cities, including the cities of El Monte, West Covina and Covina

There are no Continuing Care Retirement Communities (CCRCs) located in Monterey Park. The CCRCs closest to Monterey Park are located in the adjacent city of Alhambra. These facilities are: Scripps Kensington, The Alhambra and Marguerite Gardens.

b. Supportive Housing for the Disabled

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled. There are nine licensed facilities in Monterey Park with 44 beds. All of these facilities are for the developmentally disabled. The City also has provided HOME funds for the development of supportive SRO housing for developmentally disabled adults.

The closest facility for mentally disabled persons is located in Rosemead (Springfield Manor) which has 32 beds.

c. Housing for People with AIDS/HIV

Residential Care Facilities for the Chronically Ill (RCFCI) are facilities with a maximum licensed capacity of 25. Care and supervision is provided to adults who have Acquired Deficiency Syndrome (AIDS) or the Human Immunodeficiency Virus (HIV). There are no licensed RCFCI facilities located in Monterey Park. The facilities nearest Monterey Park are located in Los Angeles, Inglewood and Long Beach. Four facilities are located in Los Angeles with a capacity of 96 beds. Three facilities are located in Long Beach with a capacity of 32 beds. One facility is located in Inglewood with a capacity of six beds.

d. Supportive Housing for Alcohol or Drug Addicted Persons

Pursuant to Health and Safety Code Section 11750, the California Department of Alcohol and Drug Programs licenses residential facilities that provide nonmedical recovery, treatment, and detoxification services for users of alcohol and other drugs. Such a treatment facility is defined as “any premises, place, or building that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol, drug, or alcohol and drug recovery treatment or detoxification services. These treatment facilities are different from residential care facilities that are subject to the California Community Care Facilities Act and from facilities that simply provide a cooperative living arrangement for persons recovering from alcohol or drug problems. The latter “sober living environments” are not subject to licensing by the Department

In order to determine if residential facilities are located in Monterey Park a review was completed of the State inventory of licensed facilities (State of California Department of Alcohol and Drug Programs, Licensed Residential Facilities and/or Certified Alcohol and Drug Programs). The review indicates that no 24-hour residential nonmedical alcoholism or drug abuse recovery or treatment facilities are located in Monterey Park. Additionally, no nonresidential programs that have voluntarily applied for certification by the State are located in the City.

Alcohol- and drug-free houses (also known as sober living homes) are important in supporting treatment and recovery services in a community by helping recovering persons to maintain an alcohol- and drug-free lifestyle. Residents are free to organize and participate in self-help meetings or any other activity that helps them maintain sobriety. The house or its residents do not and cannot provide any treatment, recovery, or detoxification services; do not have treatment or recovery plans or maintain case files; and do not have a structured, scheduled program of alcohol and drug education, group or individual counseling, or recovery support sessions. Persons typically become residents of an alcohol- and drug-free house after being in a licensed non-medical residential alcohol or other drug recovery or treatment facility. However, participation in a licensed facility is not necessarily a prerequisite for residency.

Alcohol- and drug-free houses are not required to be licensed nor are they eligible for licensure. By definition, they do not provide alcohol or drug recovery or treatment services and are, therefore, not subject to regulation or oversight by the State Department of Alcohol and Drug Programs (ADP).

These houses have three things in common:

- They ensure that a person who is in recovery lives in an environment that is free from alcohol and drug use.
- The residents themselves reinforce their recovery through support with other recovering persons.
- The residents are free to voluntarily pursue activities to support their recovery, either alone or with others.

Three sources were consulted to determine whether Monterey Park has sober living homes: Sober Living Network, Sober Living Houses and Sober Living: Intervention America - National Resource on Recovery. These sources indicate there are no sober living facilities in the City.

The Alcohol and Drug Program Administration of the County of Los Angeles Department of Health Services contracts with community-based programs to provide treatment and recovery services to persons seeking help for their problems. These programs offer a wide array of services, including those targeting the needs of specific populations such as adolescents, women and cultural groups. Two providers are located in Monterey Park.

6. Use of HOME or Other Tenant Based Rental Assistance

The City receives HOME funds but does not plan to provide tenant based rental assistance.

AA. Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

5 Year Strategic Plan HOPWA response:

The City of Monterey Park does not received HOPWA funds.

BB. Specific HOPWA Objectives

- | |
|---|
| <ol style="list-style-type: none">1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan. |
|---|

5 Year Specific HOPWA Objectives response:

The City of Monterey Park does not received HOPWA funds.

DRAFT

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Attachment A Consolidated Plan Instructions Table 2A - Priority Summary Needs Table

General Instructions

The HUD guidance on Table 2A indicates that the City should complete Table 2A as a summary statement of priorities, unmet needs, and goals for assisted households. Table 2A contains entries for:

- Categories of Residents
- Household Income Groups
- Priority Need Level
- Unmet Need
- Goals

Meanings of Table 2A Terms

Household Types

Priorities, unmet needs and goals must be stated for five categories of residents --

Small Related: A household of 2 to 4 persons that includes at least one person related to the householder by blood, marriage, or adoption.

Large Related: A household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption.

Elderly: A one or two person household in which the head of the household or spouse is at least 62 years of age.

All Other: A household of one or more persons that does not meet the definition of a small related, large related, elderly, or special populations household. This category includes all households with only unrelated individuals present except those qualifying as elderly or special populations households.

Special Needs Populations: A household of one or more persons that includes persons that have mobility impairments or disabilities, (i.e., mental, physical, developmental, persons with HIV/AIDS and their families) or persons with alcohol or other drug addiction that may require housing with supportive services.

Income Categories

The four income categories, expressed as percentages of the median family income (MFI) for the Los Angeles County "area" include --

0-30%: Subgroup with incomes of 0 to 30% of HUD-adjusted MFI for the area.

31-50%: Subgroup with income of 31 to 50% of HUD-adjusted MFI for the area.

51-80%: Subgroup with income of 51 to 80% of HUD-adjusted MFI for the area.

0-80%: Special needs populations.

Priority Levels

The HUD guidance indicates that Table 2A requires entering the letter H (for High), M (for Medium), L (for Low), to signify the relative priority to be given to each category of residents during the five-year period designated by the Strategic Plan. The three priority levels are:

High Priority. Activities to address this unmet need *will be funded by* the locality with *federal funds*, either alone or in conjunction with the investment of other public or private funds during the period designated by the Strategic Plan.

Medium Priority. If funds are available, activities to address this unmet need *may be funded by* the locality with federal funds, either alone or in conjunction with the investment of other public or private funds. Also, the locality will take other actions to help this group locate other sources of funds.

Low Priority. The locality *will not fund* activities to address this unmet need during the period designated in the Strategic Plan. The locality will consider *certifications of consistency* for other entities' applications for Federal assistance.

Unmet Need

Under this column, the City is to enter the estimated number of eligible households in need of assistance for the ensuing five-year period that are not currently receiving assistance. This number is the unmet need. The numbers included in this column for renters and owners are derived from the Housing Needs Table developed by HUD (for the CPMP Version 1.2 HsgNeed Spreadsheet). For the special needs unmet need, the figures are derived from the HUD CHAS tables on the low/mod households with mobility and self-care limitations.

Meanings of the Goals

The goals, as evidenced by HUD's instructions, must be carefully thought out because they not only establish a commitment for funding during the life span of the Strategic Plan but also provide the basis for the Annual Plan goals and eventually monitoring the City's performance in attaining the goals through CDBG and HOME program funding.

Assisted Household

For the purpose of identification of priority needs, goals, and specific objectives, an *assisted household* is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds. (The program funds providing the benefit(s) may be from any funding year or combined funding years.) A renter is benefited if the household or person takes occupancy of affordable housing that is newly acquired (standard housing), newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited if the home's rehabilitation is completed. A homebuyer is benefited if a home is purchased during the year. Households that will benefit from more than one program (e.g. a renter who receives rental assistance while occupying newly rehabilitated housing) must be counted only once. To be included, the household's housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards.

Goal

For each of the categories of residents and tenure type indicated, enter the 3-5 year and annual housing goals identifying the number of households to be assisted with housing with funding from all sources during the period of time designated in the strategy portion of this document. Note, the goal of affordable housing is not met by beds in nursing homes.

Total Goals

Enter the total number of households to be assisted with housing during the period of time designated in the strategy portion of this document.

Total Section 215 Goals

Enter the total number of households to whom the jurisdiction will provide affordable housing meeting the Section 215 criteria during the period of time designated in the Strategic Plan.

Total Section 215 Renter Goals

Enter the total number of renter households the jurisdiction will provide affordable rental housing meeting the Section 215 criteria during the period designated in the Strategic Plan.

A rental housing unit is considered to be an affordable housing unit if it is occupied by a extremely low-income, low-income, or moderate-income family or individual and bears a rent that is the lesser of (1) the Existing Section 8 Fair Market Rent for comparable units in the area or, (2) 30 percent of the adjusted income of a family whose income equals 65 percent of the median income for the area, except that HUD may establish income ceilings higher or lower than 65 percent of the median income because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Total Section 215 Owner Goals

Enter the total number of owner households the jurisdiction will provide affordable homeownership housing meeting the Section 215 criteria during the period of time designated in the Strategic Plan using funds made available.

(a) Housing that is for purchase (with or without rehabilitation) qualifies as affordable housing if it (1) is purchased by a extremely low-income, low-income, or moderate-income first-time homebuyer who will make the housing his or her principal residence; and (2) has a sale price that does not exceed the mortgage limit for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act.

Housing that is to be rehabilitated, but is already owned by a family when assistance is provided, qualifies as affordable housing if the housing (1) is occupied by a extremely low-income, low-income, or moderate-income family which uses the house as its principal residence, and (2) has a value, after (b) rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described in (a) above.

Attachment B
Consolidated Plan Instructions
Table 1A - Continuum of Care Housing Gap Analysis Chart

Instructions - Table 1A -- Continuum of Care Housing Gap Analysis Chart

HUD has developed instructions for filling out Chart 1A, which is a required part of the Strategic Plan. Chart 1A represents the need for additional emergency, transitional housing and permanent supportive housing resources. The estimated unmet need is based upon the status of the inventory at a point-in-time (one-day) and takes into account both existing beds and funded new beds that are not yet ready for occupancy but are under development. The entries in Chart 1A must be made according to the following instructions:

Current Inventory

Enter the number of existing beds currently serving the community. This includes only beds currently available for occupancy.

Under Development

Enter the number of funded beds not ready for occupancy but under development. No projects are under development in the City.

Unmet Need/Gap

Enter the number of beds determined to be the unmet need for each category.

Instructions - Table 1A -- Continuum of Care Homeless Population and Subpopulation Chart

Completing Part 1: Homeless Population

This required chart must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations

This part must be must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless

Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless

Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

DRAFT

Attachment C Discharge Coordination Policy

Institutions and facilities that discharge persons who potentially could become homeless are primarily operated by the County of Los Angeles. In 2005, the Los Angeles County Board of Supervisors adopted a policy of “zero tolerance” for discharging individuals from any County institution or facility or any County-sponsored program (where applicable) to homelessness. In 2006, the relevant County departments worked collectively to develop these policies. In some instances, such as foster care, additional standards apply from the State.

The City supports the County’s discharge policies that have the purpose of preventing homelessness. The City of Monterey Park, however, has no direct responsibility in carrying out these policies.

Foster Care

The Los Angeles County Department of Children and Family Services (DCFS) protocol requires a Transitional Independent Living Plan for every youth age 14 and older in “out of home care” to ensure they are not discharged into homelessness. This protocol complies with State Child Welfare regulations, which require completion of a Transitional Independent Living Plan (TILP) for youth between 15 ½ and 16 years who are in placement. The social worker is to ensure that the plan provides for “acquisition of safe and affordable housing, upon emancipation” (California Department of Social Services Manual of Policies and Procedures, Division 31-236(i)(12).

These case planning procedures are supported by the provision of State-sponsored transitional housing placement programs (THPP), authorized under Section 11403 of California Welfare and Institutions Codes. In addition, counties may also participate in the State’s license-exempt Transitional Housing Program - Plus (THP-plus), for emancipated foster youth, ages, 19-24 (Health and Safety Code, §1559.110 (e) and Welfare and Institutions Code, §11403.2).

Los Angeles County participates in both THPP and THP-plus programs.

Proposition 1C, passed by California voters in November 2006, provides \$50 million in funding for homeless emancipated foster youth.

Health Care

Los Angeles County public health care inpatient facilities have implemented a policy requiring that all persons exiting health care facilities receive assistance finding appropriate housing opportunities and needed supportive services. This policy states that persons leaving these institutions shall not be released into homelessness and to only utilize HUD McKinney-Vento funded emergency shelters, transitional, or permanent housing units as a last resort. Discharges are facilitated by social workers who evaluate each patient that reports being homeless to determine if there are discharge arrangements that can be made with family, friends or other support systems.

Additionally, the following activities further support these discharge planning efforts:

- The CoC Hospital Discharge Planning Task Force, facilitated by the Hospital Association of Southern California, conducts regular meetings with hospital administrators to improve discharge planning activities and to increase the availability of needed resources. This Task Force is working with a collaborative of homeless providers in the Central City East section of Los Angeles.
- Homeless Health Care Los Angeles conducts training for Kaiser Permanente discharge planning staff and LA County Hospital.

- The County Department of Health Services, in partnership with local private hospitals in this CoC, have secured \$1.2 million in County funding to increase the number of 24-hour recuperative care beds by 45 over the next year. This program will provide medical oversight for homeless individuals being discharged from hospitals who no longer require acute care, but do require some medical/caregiver assistance. The project is expected to serve approximately 540 clients annually.
- Access to Housing for Health, a project of the County Department of Health Services, has obtained a commitment of 100 Section 8 housing subsidies from the City and County Housing Authorities (HACLA and HACoLA) and is working with contracted housing locators to place homeless former patients in permanent housing with supportive services.

Mental Health

In 2006 the Department of Mental Health (DMH) finalized and implemented discharge planning procedures for acute care hospitals, State mental hospitals and Institutions for Mental Disease (IMDs) that are designed to ensure that patients are not discharged to homelessness. Also in 2006, the DMH revised the Acute Psychiatric Inpatient contracts to include provisions for similar discharge planning. Additionally, the DMH monitors contracts to ensure compliance with State and Federal laws regarding discharge planning, ensuring compliance with required aftercare plans that are individualized, include family involvement when appropriate and physical, financial, and housing needs and accessibility to community services and resources are addressed. DMH has also developed program guidelines for Outreach and Engagement for Clients in Institutions for those clients in Assertive Community Treatment, AB 2034 and Full Service Partnerships Programs. The guideline states “the agency staff must work cooperatively with the institution to coordinate discharge. The agency staff shall assist with locating residential placement/housing...” These policies are further supported by housing resources provided by the Mental Health Services Act.

County

The Los Angeles County Jail, operated by the Los Angeles County Sheriff’s Department, has both policy and an extensive service component in place to prevent inmates being released into homelessness. The Department estimates that approximately 20,000 homeless people pass through the Jail system each year. Inmates identified as homeless are tracked and referred to the Department’s Community Transition Unit (CTU). The CTU provides case managers, including staff at night 6 days a week, to help assist homeless people prior to and during the release process. Those who are referred to the CTU are linked to services while serving their time, including General Relief through the Department of Social Services and various housing, drug rehabilitation and employment services. The CTU provides referrals to work source centers; a number of non-McKinney-funded housing and case management services (for example, Volunteers of America (VOA), the Weingart Center, Amity Foundation, Union Rescue Mission, Tarzana Treatment Center), sober living facilities and more. Bus tokens and taxi vouchers are also provided to ensure former inmates have transportation to their post-incarceration housing. Service providers also provide transportation for released inmates to a drop-in center and other nearby housing locations. The CTU also heads a countywide re-entry board to collaborate and build new-relationships with organizations throughout Los Angeles County to enable former inmates to return to their pre-incarceration communities while receiving supportive and housing assistance. The CTU is assisted by the Department of Mental Health who provides staff to jails assigned to assist transitioning homeless inmates into housing. This includes a discharge planning group of 6 case workers serving the severely mentally ill and 5 case managers and employment specialists serving the severely mentally ill under the State’s Mental Health Service Act.

State

The California State Department of Corrections and Rehabilitation has discharge policies to prevent recidivism, including ensuring adequate housing arrangements exist post-release. They additionally provide website listings for halfway housing as a housing resource. In April 2007, Governor Schwarzenegger announced a prison reform agreement that included creation of community-based re-

entry programs to reduce recidivism that recognizes the importance of housing as a key element to prevention. This initiative encompasses a range of service interventions, which ultimately require stable housing for success. In the LA CoC, the State-funded Going Home Los Angeles will have housing resources available to program participants.

DRAFT