City Council of Monterey Park
The City Council Acting on Behalf of the Successor Agency of the Former Redevelopment Agency, the Housing Authority, the Monterey Park Financing Authority and the Monterey Park Geologic Hazard Abatement District Agenda

Regular Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, June 4, 2025
6:30 PM

Mission Statement
The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

Land Acknowledgment
We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information
Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos. Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

Public Participation
You may speak up to 5 minutes on an/each Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm.

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

1. Call to Order

Mayor

2. Flag Salute

The Monterey Park Fire Explorers

3. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

4. Agenda Additions, Deletions, Changes and Adoptions

5. Public Communications

6. Staff Communications

6.A. Fire Department

6.B. Library

6.C. Recreation and Community Services

7. Presentation

7.A. Terena Phan - Miss Los Angeles Chinatown 4th Princess

7.B. Recognition of Eagle Scout Project at Fire Station 61

8. Old Business

9. Consent Calendar

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

9.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of April 16, 2025 and April 21, 2025 and the regular meeting of April 16, 2025; and
2. Taking such additional, related, action that may be desirable.

9.B. Monthly Investment Report - April 2025

It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

9.C. Waive further reading and adopt an Ordinance amending Title 2 of the Monterey Park Municipal Code (“MPMC”) to dissolve the Design Review Board ("DRB").

It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed Ordinance; and
2. Taking such additional, related, action that may be desirable.

9.D. Authorizing the City Manager, or designee, to accept additional California Library Association Zip Book Grant funding and appropriate funding into 2024-25 Fiscal year budget

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to accept an additional $1,248 in California Library Association Zip Book grant funding to purchase books;
2. Authorizing the Finance Director to appropriate the $1,248 funding into the 2024-25 Fiscal Year budget; and
3. Taking such additional, related, action that may be desirable.

9.E. Receive and file a summary of The Windstorm and Firestorm Local Emergency

It is recommended that the City Council consider:

1. Receiving and filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a “project” as defined, respectively. This activity reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

9.F. Amendment to Agreement 1980-A with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Sixth Amendment with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel, in a form approved by the City Attorney, for on-call commercial plumbing services at City-owned facilities in an amount not to exceed $205,000. The Amendment extends the term through June 30, 2026; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

9.G. Receive and file the Cost Allocation Plan Study

It is recommended that the City Council consider:

1. Receiving and filing the Cost Allocation Plan study; and
2. Taking such additional, related, action that may be desirable.

9.H. Amendment to Agreement No. 2466-AB, and Task Order 2455-AA concerning the S. Garfield and S. Atlantic Water Projects

It is recommended that the City Council consider:

1. Authorize the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2466-AB with J.A. Salazar, to increase the contract amount by $153,612; for a total of $3,736,402, plus $346,728 contingency; and
2. Authorizing the City Manager to execute a revised Task Order 2455-AA1, in a form approved by the City Attorney, with SA Associates., for an additional $137,000 for a new not to exceed amount of $367,000 for construction management and construction inspection services; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

9.I. Amendment to agreement 2314-A with Corporate Coach Charters & Tours and increase the contract amount by $35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26

It is recommended that the City Council consider:

1. Approving an amendment to the agreement with Corporate Coach Charters & Tours to increase the contract amount by $35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26; and
2. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and there is no possibility that it may have a significant effect on the environment. Accordingly, no further review is required.

9.J. A Resolution of the City Council of the City of Monterey Park Recognizing the Month of June 2025 as LGBTQ+ Pride Month (As Requested by Council Member Lo)

It is recommended that the City Council consider:

1. Adopting the attached Resolution: and
2. Taking such additional, related, action that may be desirable.

9.K. A Resolution of the City Council of the City of Monterey Park Declaring June 6, 2025, National Gun Violence Awareness Day and June 7-8, 2025, as Wear Orange Weekend in Monterey Park (As Requested by Council Member Sanchez)

It is recommended that the City Council consider:

1. Adopting the attached Resolution: and
2. Taking such additional, related, action that may be desirable.

10. Public Hearing

10.A. Continued public hearing to consider introduction and first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards (ZCA 25-02)

It is recommended that the City Council consider:

1. Opening the public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). Pursuant to CEQA Guidelines §15062, the City Council finds and determines that this Ordinance is not subject to further review under CEQA because the previous CEQA documents adopted by the City Council (see Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance.

<u>Type of Action (Legislative; Quasi-Judicial; or Advisory):</u>
In considering the Zoning Code Amendment, the City Council acts in its discretionary legislative capacity. The City Council must make the following findings pursuant to MPMC § 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

These findings are included in the attached Ordinance.

10.B. Public Hearing and Approval of the FY2025-2029 Consolidated Plan, and FY2025-2026 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

It is recommended that the City Council consider:

1. Conduct a public hearing and receive public comments and testimony on the FY 2025-2029 Consolidated Plan ("CP"), and FY 2025-2026 Annual Action Plan ("AAP");
2. Approve and authorize the submittal of the FY 2025-2029 CP, and FY 2025-2026 AAP, including Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") funding recommendations;
3. Authorize the City Manager to execute all appropriate and necessary documents to receive funding and implement approved use and make necessary budget adjustments based on HUD's final allocation amount;
4. Authorize the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the AAP; and
5. Taking such additional, related, action that may be desirable.

11. New Business

11.A. Adoption of an Ordinance Updating the Fire Hazard Severity Zones ("FHSZ") Pursuant to Government Code section 51178

It is recommended that the City Council consider:

1. Introducing and waiving the first reading of an ordinance adopting the Office of the State Fire Marshal ("OFSM") finalized State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map;
2. Setting the second reading and Public Hearing for June 18, 2025; and

3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This activity contemplates administrative actions and will not result in any direct or indirect physical change in the environment. Accordingly, no further review is required.

12. City Communications (City Council)

13. Future Agenda Items

14. Closed Session (if Required; City Attorney to Announce)

15. Adjourn

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council

From: Maychelle Yee , City Clerk
Cindy Trang, Deputy City Clerk

Subject: Minutes

Recommendation:
It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of April 16, 2025 and April 21, 2025 and the regular meeting of April 16, 2025; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The minutes are a record of the official actions taken at the City Council meeting.

Background:
It is recommended that the City Council consider approving the minutes from the special meetings of April 16, 2025 and April 21, 2025 and the regular meeting of April 16, 2025.

Strategic Plan Goal:
N/A

Fiscal Impact:
N/A

Attachments:
1. Draft Minutes

ATTACHMENT 1
Draft Minutes

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
APRIL 16, 2025

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 16, 2025, at 5:30 p.m.

CALL TO ORDER:
Mayor Ngo called the meeting to order at 5:34 p.m.

ROLL CALL:
City Manager Inez Alvarez called the roll:

Council Members Present:	Henry Lo arrived at 5:37 p.m., Vinh Ngo, Jose Sanchez Thomas Wong, Elizabeth Yang
Council Members Absent:	None.

ALSO PRESENT: City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Human Resources and Risk Management Christine Tomikawa, Director of Public Works Shawn Igoe, Director of Finance Martha Garcia

VIRTUALLY PRESENT: Assistant City Attorney Tim Campen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

City Attorney Berger announced the consideration of an addition of an item to the agenda. City Attorney Berger reported the following:

"It is recommended that the City Council, upon 2/3 vote (four council members), amend the agenda to add an item to tonight's agenda. Government Code § 54954.2 allows items to be added to the agenda if the City Council finds that the matter arose after posting of the agenda and requires a decision before the next regular meeting."

The reason for amending the agenda is that at approximately 2:11 p.m., the City Manager was informed that TRC may have breached its Development Agreement with the City (see Ordinance No. 2251). Specifically, TRC is obligated under Section 4.2.3 of the Development Agreement to bring forward – not later than April 20, 2025 -multiple documents for City Council consideration and potential approval. Based upon an email sent by TRC's representatives dated April 16, 2025 and time stamped 11:52 a.m., it does not appear TRC will meet that deadline. There are no further regular Council meetings scheduled for April.

Accordingly, the agenda is amended to add a new closed session item noted as Agenda Item No. 2D captioned:

CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION - GOVERNMENT CODE § 54956.9(d)(4) Number of Cases: One. A copy of the April 16, 2025 email is on file with the City Clerk (not required by applicable law; voluntarily disclosed)."

Action Taken: The City Council upon 2/3 vote (4 members present), added the proposed item to the agenda as Agenda Item No. 2D pursuant to Government Code § 54954.2.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None.
Abstain:	Council Members:	None
Recusal:	Council Members:	None

PUBLIC COMMUNICATIONS: None.

[1.] OPEN SESSION

1-A. RESOLUTION AUTHORIZING THE CITY MANAGER TO CONTRACT WITHOUT THE NEED FOR BIDDING PURSUANT TO PUBLIC CONTRACTS CODE § 22050 TO ABATE PUBLIC NUISANCES AT 795 WEST GARVEY

Recommendation: It is recommended that the City Council consider:

(1) Adopting a Resolution declaring an emergency and authorizing contracting without formal bidding pursuant to Public Contracts Code § 22050;

(2) Authorizing the City Manager to execute a standard public works contract, in a form approved with the City Attorney, in accordance with the draft Resolution and select a contractor to abate public nuisance conditions at real property located at 795 West Garvey Avenue (the "Property");

(3) Authorizing the City Attorney to take all legal actions required to ensure payment of all costs associated with the City's abatement by the Property owner pursuant to MPMC Chapter 4.30 or as may otherwise be ordered by the Court; and

(4) Taking such additional, related, action that may be desirable.

In 2017, the City issued a construction permit to build a commercial retail structure and related improvements for the Property. Construction is estimated to be approximately 80% complete, but has stagnated since at least 2021 with no discernable progress since. This left the property in a state of unfinished construction and blight; the City issued more than $20,000 in unpaid administrative fines primarily for illicit stormwater runoff from the Property resulting from the Property's state of unfinished construction. Despite the City's efforts to obtain voluntary compliance, construction activity still has not commenced. Adopting the draft Resolution will facilitate the City's ability to abate the property.

CEQA (California Environmental Quality Act):
The City Council's actions are exempt from additional CEQA review as they are being made to protect public and private property and necessary to maintain services essential to the public, health and welfare (see *Ca/Beach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid)

Action Taken: By Consensus, the City Council carried this item over to the April 16, 2025 Regular City Council Meeting at 6:30 p.m.

1-B. APPOINTMENT OF REAL PROPERTY NEGOTIATORS

Action Taken: The City Council appointed the City Manager, Assistant City Manager, Director of Finance, and City Attorney as the real property negotiators for Closed Session Item No. 2-B.

Motion: Moved by Council Member Sanchez and seconded by Council Member Wong, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

[2.] CLOSED SESSION

The City Council adjourned to Closed Session at 5:37 p.m.

2-A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION - GOVERNMENT CODE § 54956.9(d)(1)

City of Monterey Park v. Edward Chan, et al., (filed March 7, 2024) LASC Case No. 24NNCV00087

2-B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8: 1 item (HA)

Property:	580 Monterey Pass Rd, APN 5261-001-052 582 Monterey Pass Rd, APN 5261-001-053
City Negotiators:	Inez Alvarez, City Manager Karl H. Berger, City Attorney Diana Garcia, Assistant City Manager Martha Garcia, Director of Finance
Negotiating Parties:	3M Property Investment Co.
Under Negotiation:	Lease terms, purchase price, and terms of payment

2-C. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators:	City Attorney, City Manager, Deputy City Attorney Zachary A. Lopes and Director Christine Tomikawa
Employee Organizations:	Confidential Employees' Association, Firefighters' Association, Mid-Management Association, Police Captains' Association, Police Officers' Association, Police Officers' Mid-Management Association, Professional Chief Officers' Association, and Service Employees International Union, Local 721

2-D. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION - GOVERNMENT CODE § 54956.9(d)(4)

Number of Cases: One. A copy of the April 16, 2025 email is on file with the City Clerk (not required by applicable law; voluntarily disclosed).

<u>RECESSED AND RECONVENED</u>
The City Council recessed at 6:37 p.m. The City Council reconvened into Closed Session at 9:42 p.m.

<u>RECONVENED & ADJOURNMENT</u>
The City Council reconvened and adjourned from Closed Session with all Council Members present at 10:55 p.m.

<u>ADJOURNMENT</u>
There being no further business for consideration, the meeting was adjourned at 10:55 p.m.

Action Taken: No reportable action taken in Closed Session.

____
Maychelle Yee
City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
APRIL 16, 2025

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 16, 2025 at 6:30 p.m.

CALL TO ORDER:
Mayor Ngo called the meeting to order at 6:49 p.m.

FLAG SALUTE: Mayor Ngo led the flag salute. Pledge of Allegiance presented by Civic Superstar Hailey Nam.

ROLL CALL:
City Clerk Maychelle Yee called the roll:

Council Members Present:	Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent:	None.

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Interim Fire Chief Scott Haberle, Police Chief Scott Wiese, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Phillip Lanzafame, Director of Finance Martha Garcia, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Police Captain Gus Jimenez, IT Manager Martin Dinh, Planning Manager Beth Chow, Engineering Manager/ Transtech Consultant Ziad Mazboudi, Senior Librarian Leonie Jordan, Deputy City Clerk Cindy Trang, Office Assistant II Michelle Martinez

VIRTUALLY PRESENT: Assistant City Attorney Tim Campen

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:
City Manager Alvarez requested to move Agenda Item Nos. 1A and 3S to be heard before Public Communications. City Attorney Berger reported the addition of Agenda Item No. 1A from the April 16, 2025 special meeting to Consent Calendar as Agenda Item No. 3T.

PUBLIC COMMUNICATIONS:

Public Communications was heard after Agenda Item No. 3S.

- Rick Eng from the Organization of Chinese Americans (OCA) – Asian Pacific American Advocates of Greater Los Angeles thanked the City for their support at the Community Clean-up and the Intergenerational Mahjong Game at the Langley Center. He presented certificates of appreciation to the City Council, Recreation and Community Services Director Aguirre and City Treasurer Lee. Mr. Eng announced a program honoring generational heroes at NBC Seafood where they will honor Council Member Lo with the Generational Hero Award on May 18, 2025.

- Lauren Hill, Public Information Officer from the United States Small Business Administration provided information on ways to receive disaster response resources for individuals impacted economically.

- Mike Greenspan spoke on Agenda Item No. 2C, Conference with Labor Negotiators, Pursuant to California Government Code § 54957.6 from the April 16, 2025, special City Council meeting and expressed his opinion on neighboring cities in debt.

- Miss LGBT Voice talked about her experience attending different council meetings and suggested providing refreshments to encourage participation. She conveyed her frustrations on the tariff implementation, suggested a tax-relief program for the residents, spoke about the Los Angeles Homeless Services Authority and recommended a free meal program for the residents.

- Christine Wong voiced her opinion on the Barnes Park pool, claiming it boosts the local economy, community health and safety and supports the students in the Mark Keppel Aquatics Program.

- Robert Ogawa-Monroe spoke about the need for a competition-sized pool, claiming the City needs more than one pool to support the programs and needs of the residents of the City and students at Mark Keppel High.

- Tracy Tsy talked about the need to save the Barnes Park pool, emphasizing the benefits it provides to the residents and students at Mark Keppel High.

- Maychelle Yee, speaking as a resident, read a prepared letter on behalf of Alisa Van-Truong. Alisa wrote about her experience in Monterey Park and the benefits the Barnes Park pool has brought to her community. Maychelle, added to Alisa's letter, reiterating the importance of honesty and transparency to the residents in Monterey Park.

- Damien Joa voiced his opinion about the maintenance of the Barnes Park pool and proposed the opportunity to create a multifunctional facility for the residents.

- David Wilson, read a prepared statement from Chris Luu. Chris wrote about his time as a resident of Monterey Park, emphasizing his involvement with the Barnes Park pool. He wrote that having a pool promotes economic growth and provides an inclusive space for the residents. David, adding to Chris's statement, emphasized the benefits a well-maintained pool can provide for children in the city.

- Margaret Leung conveyed her opinion about the legacy of the Barnes Park pool. She suggested the opportunity to research an estimate to repair the pool, along with a conversation between the City Council and the residents regarding the matter.

- Paul Isozaki was given ten minutes as Debbie Yamamoto and Mindy Romo yielded their time to him. Paul stated his opinion about the city, placing and emphasis on the Langley Center and spoke about areas of improvement in the City. He talked about the Barnes Park pool and its potential benefits to help raise the community.

- Cindy Yee was given ten minutes as Arlene Rodriguez and Shirley Wong yielded their time to her. Cindy emphasized the positives and negatives of the City. She claimed the Barnes Park pool is a gem in the City and is worth the investment as it can provide a future legacy to the residents in the City.

STAFF COMMUNICATIONS:

- Library: Senior Librarian Jordan presented a PowerPoint presentation providing upcoming events occurring in the library which include: the Play Days Read and Ride Program; National Cat Lady Day; a 3D Printing Workshop; and the Free Hate Crime Safety Workshop.

- Police: Police Chief Wiese spoke about the upcoming Town Hall Meeting at Bella Vista Elementary School and the newly revamped 2025 Citizens Academy.

- Recreation and Community Services: Recreation and Community Services Director Aguirre shared a PowerPoint Presentation expressing his appreciation to the people who attended the Cherry Blossom Festival and spoke about upcoming events which include the Rock and Roll Dance at the Langley Center and the Cinco de Mayo Celebration. He announced the newly renovated Barnes Park Gymnasium and elaborated on the City's upcoming 109th Birthday Celebration at Barnes Park and the Memorial Day Ceremony at the American Legion.

1. PRESENTATION:

The matters listed under presentation are informational content and for discussion only.

1-A. EDISON SCHOLAR MATTHEW WONG

This Item was heard after Agenda, Additions Deletions, Changes and Adoptions.

Government Relations Manager Marissa Castro Salvati depicted details about the Edison Scholar Program and presented one of the awarded recipients, Matthew Wong, resident of Monterey Park to the City Council.

Matthew expressed words of appreciation and shared his passion for Geophysics and his goal to provide modified building plans and retrofits that better accommodate the structures in Monterey Park.

2. OLD BUSINESS:

2-A. APPROVE THE ARTWORK SUBMITTED BY ARTIST VICTOR VING FOR THE GREETINGS TOUR MURAL PROJECT TO BE PLACED ON THE PROPERTY LOCATED AT 153 E. GARVEY AVENUE.

On September 18, 2024, the City Council authorized the City Manager to execute an agreement with the Greetings Tour and artist Victor Ving for a community mural project.

On October 22, 2024, the Community Participation Commission voted to unanimously recommend installing the Greetings Tour Mural on the east-facing wall of the property at 153 E. Garvey Avenue. Following the City Council's direction from the February 5, 2025, meeting, City staff has executed a Façade Easement Agreement with the property owners of 153 E. Garvey Avenue.

From February 17 through March 17, 2025, the City and Artist Victor Ving provided community engagement for the Greetings Tour mural project. During this period, the community had the opportunity to vote on a variety of items relevant to the city, including landmarks, history, culture, and nature, as well as submit their own suggestions. Based on the most selected items, including the Cascades Waterfall, Lunar New Year, Cinco de Mayo, Tongva Tribe, Cherry Blossom, and Garvey Ranch Park Observatory, Victor Ving developed an artwork proof for the City Council's consideration.

If the artwork (Attachment 1 to the staff report) is approved, the Artist, Victor Ving, will install the "Greetings from Monterey Park" mural during the month of May 2025.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the activity pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The activity contemplates installing a mural on an existing building which does not involve any physical expansion of the building or installation of new structures. Accordingly, this activity is exempt from further review.

Discussion: Director of Recreation and Community Services Aguirre provided a PowerPoint presentation of the proposed artwork, developed by Artist Victor Ving in collaboration with Artists Jaime "Vyal" Reyes and River Garza for the Greetings Tour Mural project.

Action Taken: The City Council approved the artwork submitted by Artist Victor Ving for the Greetings Tour Mural Project.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3. CONSENT CALENDAR ITEMS NOS. 3A-3T

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: Mayor Ngo reported a potential conflict of interest on Agenda Item No. 3P as his property is within 500 feet of the proposed project and did not participate in the item. Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item Nos. 3E, 3P, and 3Q as her business entity is within 500 feet of the proposed projects and did not participate on the items. The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3D, 3E and 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3O, 3P, 3Q, 3R, and 3T on Consent Calendar, excluding Agenda Item Nos. 3N and 3S which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof, as amended to correct a typo on Mayor Ngo's name on Agenda Item No. 3K.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Yang, for Agenda Item Nos. 3E, 3P, and 3Q, Ngo for Agenda Item No. 3P

3-A. MINUTES

It is recommended that the City Council consider approving the minutes from the regular meetings of February 5, 2025, and February 19, 2025, and March 5, 2025, and the special meetings of February 19, 2025, February 22, 2025, and March 12, 2025.

Action Taken: The City Council approved the minutes from the regular meetings of February 5, 2025, and February 19, 2025, and March 5, 2025, and the special meetings of February 19, 2025, February 22, 2025, and March 12, 2025, on Consent Calendar.

3-B. MONTHLY INVESTMENT REPORT – MARCH 2025

As of March 31, 2025, invested funds for the City of Monterey Park total $91,894,161.22.

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

3-C. NOMINATION OF COUNCILMEMBER JOSE SANCHEZ TO THE METRO SAN GABRIEL VALLEY SERVICE COUNCIL

The Los Angeles County Metropolitan Transportation Authority (Metro) has requested that the cities of Monterey Park, Montebello, and Rosemead submit a nomination for a representative to serve on the Metro San Gabriel Valley Service Council. The current appointee, Montebello Councilmember Salvador Melendez, has indicated that he will conclude his term on June 30, 2025.

Councilmember Jose Sanchez has expressed interest in serving in this role to represent the City's interests in public transit planning and service improvements and the cities of Montebello and Rosemead approve of his nomination. If approved, the City will submit a nomination letter to Metro by the May 9, 2025, deadline. Metro's Board of Directors will review nominations and make appointments at their June 26, 2025, meeting.

Action Taken: The City Council approved the nomination of Councilmember Jose Sanchez to the Metro San Gabriel Valley Service Council for the term beginning July 1, 2025, and ending June 30, 2028 and authorized the Mayor to sign a letter submitting this nomination to Metro, on Consent Calendar.

3-D. ADOPTING A RESOLUTION UPDATING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH AB1234, TO INCLUDE ADDITIONAL PRE-APPROVED CONFERENCES FOR ELECTED OFFICIALS

On February 5, 2014, the City Council adopted Resolution No. 11629, which updated the City's AB1234 policies for reimbursement of authorized expenses from 2011. Per Council request, the list of pre-approved events that the Council may participate in has been updated to include the Asian American Pacific Islanders Leadership Elected and Appointed ("AAPI LEAD") Conference and the National Association of Latino Elected and Appointed Officials ("NALEO") Conference.

Action Taken: The City Council adopted Resolution No. 2025-R23 updating the City's reimbursement policies in accordance with AB1234, to include additional pre-approved conferences for Elected Officials, on Consent Calendar.

Resolution No. 2025-R23
A RESOLUTION AMENDING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH GOVERNMENT CODE §§ 53232.2 AND 53232.3

3-E. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT (ZCA-25-01) AND ZONE CHANGE (ZA-25-01), AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE ("MPMC") GOVERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS, AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE.

The City's 6th cycle (2021-2029) Housing Element ("HE") and Revised Monterey Park 2040 Land Use Element ("LUE") establish a vision and long-term goals for development, housing, and redevelopment within the City. The attached Ordinance implements the LUE and HE by: (1) requiring replacement housing for development projects that displace existing units; (2) resolving inconsistencies in the administrative use permit approval requirements for alcohol related uses; (3) aligning the MPMC with volatile State accessory dwelling unit laws; and (4) establishing the residential incentive zone allowing certain housing developments without any discretionary approvals.

The Ordinance was introduced and received first reading at the March 19, 2025 City Council meeting. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: Mayor Pro Tem Yang declared a potential conflict of interest on Agenda Item No. 3E as her business entity is within 500 feet of the proposed project, and did not participate on the item. The City Council waived the second reading and adopted Ordinance No. 2261, on Consent Calendar.

Ordinance No. 2261
AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE ("MPMC") CONCERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS (ZCA-25-01), AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE (ZA-25-01)

3-F. ACCEPTANCE OF REAL PROPERTY LOCATED AT 2537-2543 LEE AVE., S. EL MONTE, CA, AS PARTIAL SATISFACTION OF DEBT OWED TO CITY, AND PAYMENT OF RELATED FEES

The City expended nearly $16 million to stabilize an unstable hillside on CII's property located at to 1688 W. Garvey that presented an imminent threat to public safety, after CII failed to abate this public nuisance pursuant to a settlement agreement between the parties. As part of that settlement agreement, CII put up commercial property located at 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012) (the "Property") as a performance deed of trust to compensate the City in the event it had to directly abate the Property. Upon CII's failure to reimburse the City for the cost of abatement, the City initiated sale of the Property by a trustee foreclosure auction. Because the Property did not sell at the auction, title to the Property is transferred to the City.

S.B.S. Trust Deed Network served as the City's agent handling all aspects of foreclosure on the Property. Its fees and costs, totaling $83,231.78 (approximately 3.5% of the appraised value of the Property), must be paid for title of the Property to be transferred to the City.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Action Taken: The City Council authorized the City Manager to accept, on behalf of the City, fee simple title to real property commonly known as 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012), as partial satisfaction of debt owed by Center Int'l Investments, LLC ("CII"), related to the City's abatement of CII's property located at 1688 W. Garvey Ave. and adopted Resolution No. 2025-R24 authorizing payment of $83,231.78 in trustee sales agent fees to take title of real property located at 2537-2543 Lee Ave., S. El Monte, CA 91733, on Consent Calendar.

Resolution No. 2025-R24
A RESOLUTION AUTHORIZING THE PAYMENT OF $83,231.78 TO ACQUIRE TITLE TO REAL PROPERTY COMMONLY KNOWN AS 2537- 2543 LEE AVE., S. EL MONTE, CA 91733 AND DIRECTING THE CITY MANAGER, OR DESIGNEE, TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE TRANSFER OF TITLE

3-G. PROFESSIONAL MUNICIPAL CLERKS WEEK RESOLUTION

The Office of the City Clerk is celebrating the week of May 4 – May 10, 2025 as Professional Municipal Clerks Week. This week, sponsored by the International Institute of Municipal Clerk's (IIMC) and celebrated annually, honors and recognizes the Municipal Clerk profession as a vital part of local government celebrated throughout the world including the United States, Canada and 15 other countries. We are enlisting your support in the form of a resolution to honor Professional Municipal Clerks for providing supports to the Council, departmental staff, other agencies, and residents of Monterey Park.

Public Speaker:

- City Clerk Yee speaking as the City Clerk, spoke about Agenda Item 3G. She provided information and history about Municipal Clerk's week in honor of the Municipal Clerk Position. She emphasized the vital importance Clerks provide to City Government and expressed her appreciation for the City Clerk's Office.

Action Taken: The City Council adopted Resolution No. 2025-R25 declaring the week of May 4 – May 10, 2025 as Professional Municipal Clerks Week in Monterey Park, on Consent Calendar.

Resolution No. 2025-R25
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 4 THROUGH MAY 10, 2025 AS PROFESSIONAL MUNICIPAL CLERKS WEEK IN MONTEREY PARK

3-H. NATIONAL CORRECTIONAL OFFICERS WEEK RESOLUTION

The Monterey Park Police Department is celebrating the week of May 4-10, 2025, as National Correctional Officers Week. In 1984, President Ronald Regan announced the first week in May as National Correctional Officers Week, and it has been celebrated annually ever since. It honors the thousands of men and women responsible for managing those brought into custody by law enforcement and awaiting trial. These individuals face difficult and often dangerous work environments and play a vital role in the criminal justice system. We are enlisting your support in the form of a resolution to honor these men and women in our area for their work every day to protect the residents of Monterey Park.

Action Taken: The City Council adopted Resolution No. 2025-R26 Declaring the week of May 4-10, 2025, to be National Correctional Officers Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R26
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING MAY 4-10, 2025, NATIONAL CORRECTIONAL OFFICERS WEEK IN MONTEREY PARK

3-I. NATIONAL CRIME VICTIMS' RIGHTS WEEK RESOLUTION

Every April, The Office for Victims of Crime leads communities throughout the country in their annual observances of National Crime Victims' Rights Week. This year National Crime Victims' Rights week is observed between April 6th – April 12th. We are enlisting Council's support in the form of a resolution to honor all victims of crime.

Action Taken: The City Council adopted Resolution No. 2025-R27 declaring the week of April 6th – 12th, 2025 as National Crime Victims' Rights Week in the City of Monterey Park, on Consent Calendar.

Resolution No. 2025-R27
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 6-12, 2025, NATIONAL CRIME VICTIMS' RIGHTS WEEK IN MONTEREY PARK

3-J A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING WEDNESDAY, APRIL 30, 2025, TO BE "DENIM DAY MONTEREY PARK".

"Denim Day" was established by Peace Over Violence in honor of Sexual Violence Awareness Month. "Denim Day" has become a day of solidarity and a symbol of protest against erroneous and destructive attitudes about sexual assault.

Action Taken: The City Council adopted Resolution No. 2025-R28 declaring Wednesday, April 30, 2025, as "Denim Day Monterey Park", on Consent Calendar.

Resolution No. 2025-R28
A RESOLUTION DECLARING APRIL 30, 2025, TO BE "DENIM DAY MONTEREY PARK," SUPPORTING SEXUAL ABUSE AWARENESS AND THE BELIEF THAT THERE IS NO EXCUSE AND NEVER AN INVITATION TO RAPE

3-K. RECEIVE AND FILE A SUMMARY OF THE WINDSTORM AND FIRESTORM LOCAL EMERGENCY

On January 21, 2025, the City Council adopted Resolution No. 2025-R3 declaring a local emergency due to windstorm and firestorm events beginning on January 7, 2025, as reflected in the Governor's Executive Order dated January 12, 2025. At its January 21, 2025, meeting, the City Council authorized the City Manager to take necessary measures to protect public health, safety, and general welfare including urgency abatement and direct negotiation of contracts pursuant to Public Contract Code §§ 20168 and 22050 for the completion of capital improvement plan ("CIP") projects.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

Action Taken: The City Council received and filed this staff report summarizing the status of windstorm and firestorm local emergency and adopted a resolution to add projects to the Fiscal Year 2024-25 Capital Improvement Program, as amended to correct a typo of Mayor Ngo's name on the resolution, on Consent Calendar.

3-L. BRUGGEMEYER LIBRARY GENERATOR INSTALLATION – AWARD OF CONTRACT

Capital Improvement Project ("CIP") No. 95038 – Bruggemeyer Library Generator Installation project includes the installation of a new Generac Generator and all related conduits at the Bruggemeyer Library (the "Project"). Their price is competitive and lower than other received bids for the Project. It is recommended that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 declaring a local emergency, and authorize the City Manager to execute a Public Works contract with Pacific Power Engineering Technology, Inc. in the amount of $281,300 for the Bruggemeyer Library Generator Installation project and authorize the Director to approve change orders not to exceed $28,130 over the total contract amount.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The proposed activity contemplates maintenance, repair, and operation of Bruggemeyer Library by replacing mechanical equipment which involves no expansion of the existing use.

Action Taken: The City Council authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Pacific Power Engineering Technology, Inc., in the amount of $281,300 for the Bruggemeyer Library Generator Installation Project and authorized the Director of Public Works to approve change orders and contingency up to $28,130 (10%) of the contract amount, for a total project cost of $309,430, on Consent Calendar.

3-M. APPROVAL OF FIFTH AMENDMENT TO AGREEMENT WITH WEST COAST ARBORISTS, INC.

West Coast Arborists, Inc. provides the City with tree maintenance and management services at various City locations. Staff recommends an amendment to the current contract with West Coast Arborists, Inc. for an additional $230,000, for a new annual amount of $670,000, to support the City's increase in tree maintenance and management needs and expand West Coast Arborists services to include removal and planting of trees for sidewalk improvements and Capital Improvement Projects involving sidewalk repairs.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

Action Taken: The City Council authorized the City Manager to execute a Fifth Amendment to Agreement 1284-A with West Coast Arborists, Inc., in a form approved by the City Attorney, to increase the contract's annual amount to $670,000, on Consent Calendar.

3-N. CITYWIDE SOLAR PANELS, BATTERY STORAGE AND EV CHARGING STATIONS STRATEGY

The City's FY 2024-25 Capital Improvement Plan ("CIP") includes Solar Panels, Battery Storage Systems and EV Charging Stations Project as Project No. 95052. The Director has been evaluating the feasibility of installing solar panels, battery storage systems, and EV charging stations at various City facilities as part of the City's Sustainability Plan and to help meet greenhouse gas reduction goals. Through this assessment, the Director identified multiple locations where such installations could be both viable and financially sustainable. Additionally, the Director has engaged in discussions with the owners of the existing solar panels at the Bruggemeyer Library and the Langley Senior Center regarding a potential buyout to reduce costs.

At this time, the Director seeks approval from the City Council on proceeding with negotiations with the relevant parties. Upon further progress, the Director will return with a comprehensive implementation plan for Council review and approval.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed action pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The proposed activity contemplates installation, maintenance, repair, and operation of solar panels, battery storage systems and EV charging stations at various facilities. The recommended action is not a project and therefore does not require environmental review at this time.

Action Taken: The City Council approved the proposed strategy for the development of citywide solar panel installation, battery storage systems and electric vehicles (EV) charging stations at various facilities and authorized the Director of Public Works ("Director") to negotiate a Project Development Agreement, in a form approved by the City Attorney, with a consultant.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-O. AMENDMENT TO AGREEMENT NO. 2466-AA WITH NICHOLS CONSULTING ENGINEERS, CHTD. DBA NCE FOR SIDEWALK ASSESSMENT SERVICES AND AWARD OF CONTRACT TO SOUTHERN CALIFORNIA PRECISION CONCRETE, INC. DBA PRECISION CONCRETE CUTTING FOR PROFESSIONAL CONCRETE CUTTING SERVICES

The Public Works Department is responsible for the maintenance of the City's 238 miles of sidewalk for safe pedestrian access. The recommended actions will assist in the removal of potential tripping hazards at various locations throughout the City.

To better understand and plan sidewalk maintenance needs, the Director of Public Works ("Director") proposes amending Agreement No. 2466-AA with Nichols Consulting Engineers, CHTD. dba NCE ("NCE"), in an amount not to exceed $53,900, for the preparation of a City-wide sidewalk assessment and maintenance program, which will identify areas with damaged or lifted sidewalks for timely repair and/or replacement.

Additionally, the Director recommends that City Council waive the bidding requirements pursuant to Resolution No. 2025-R3 and award a contract to Southern California Precision Concrete Inc. dba Precision Concrete Cutting ("Precision") for concrete cutting services for minor deficiencies (lifts from one-quarter inch to two inches).

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The proposed action contemplates entering into agreements for assessment of the public right of way, and minor alterations to existing improvements. Accordingly, this activity is exempt from further review.

Action Taken: The City Council authorized the City Manager to execute an Amendment to Agreement No. 2466-AA with Nichols Consulting Engineers, CHTD. dba NCE, in a form approved by the City Attorney, for sidewalk assessment services for $53,900 and authorized the City Manager to execute an Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting, in a form approved by the City Attorney, for professional concrete cutting services for a term of one year with the option to renew for two additional years with an annual amount not to exceed $150,000, on Consent Calendar.

3-P. AWARD OF PROFESSIONAL SERVICES AGREEMENT TO MARK THOMAS FOR THE PREPARATION OF PLANS, SPECIFICATIONS AND ENGINEER'S ESTIMATES ("PS&E") FOR GARVEY CAPACITY IMPROVEMENTS PROJECT

The City was awarded funding through the Los Angeles County Metropolitan Transportation Authority ("LACMTA") Project ID# MR2.1.1.21 and FTIP #LA9918883. The City released a Request for Proposals ("RFP") and received four proposals for the preparation of PS&E for Monterey Pass Road Complete Street Project. Following an extensive selection process that included interviews of four firms, the Public Works Director ("Director") selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. The Garvey Capacity Improvements Project necessitates qualifications closely aligned with those required for the Monterey Pass Complete Street Project. To facilitate the timely completion of the Garvey Capacity Improvements Project's design, the Director has determined that Mark Thomas is the most suitable candidate for the City's award. The Director requested a proposal from Mark Thomas for the proposed work on Garvey Avenue, and a cost proposal was negotiated. The Director requests City Council approval to enter into an agreement with Mark Thomas in an amount not to exceed $1,348,896, for the preparation of PS&E for Garvey Capacity Improvements Project (the "Contract").

Action Taken: Mayor Ngo reported a potential conflict of interest on Agenda Item No. 3P as his property is within 500 feet of the proposed project and did not participate on the item. Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item No. 3P as her business entity is within 500 feet of the proposed project and did not participate on the item. The City Council authorized the City Manager to execute a Professional Services agreement with Mark Thomas, for the preparation of Plans, Specifications and Engineer's estimates (PS&E) for Garvey Capacity Improvements Project in an amount not to exceed $1,348,896, on Consent Calendar.

3-Q. AWARD OF CONTRACT TO CCS FACILITY SERVICES - LOS ANGELES, INC. FOR CITYWIDE JANITORIAL SERVICES

On January 13, 2025, the City issued a Request for Proposal ("RFP") for janitorial services and supplies for City-owned facilities, including the City's Business Improvement District (BID) area, and City parks. Six bids were received by the proposal submittal deadline of February 20, 2025. Upon evaluation and review of all proposal submittals, the Public Works Director ("Director") is recommending the award of contract to CCS Facility Services – Los Angeles, Inc., for a term commencing on June 1, 2025 through June 30, 2028, with a renewal option of up to two, one-year terms, for a total cost of $482,401.56 per year.

Action Taken: Mayor Pro Tem Yang reported a potential conflict of interest on Agenda Item No. 3Q as her business entity is within 500 feet of the proposed project and did not participate on the item. The City Council authorized the City Manager to execute an agreement with CCS Facility Services – Los Angeles, Inc., in a form approved by the City Attorney, for janitorial services and supplies at various City facilities in an amount not to exceed $482,401.56 per year. The proposed agreement would be from June 1, 2025 through June 30, 2028, with a renewal option of up to two, one-year terms; and approved an additional appropriation of $28,200 from the Building Maintenance Fund (506) for janitorial services and supplies through June 30, 2025, on Consent Calendar.

3-R. SECOND AMENDMENT TO AGREEMENTS WITH EUROFINS, WECK AND CLINICAL LAB FOR LAB ANALYSES

The Water Division is requesting approval of the Second Amendment to the Professional Services Agreements with three laboratory firms – Eurofins, Weck, and Clinical Lab – for water analyses services. The amendment will increase the combined not to exceed total from $500,000 to $600,000 for FY2024-25. The annual budget for subsequent years will remain $500,000.

Action Taken: The City Council authorized the City Manager to execute the Second Amendment, in a form approved by the City Attorney, to the Agreements with Eurofins Eaton Analytica, LLC (2399-AC), Weck Analytical Environmental Services, Inc. (2273-AA), and Clinical Lab of San Bernardino, Inc. (2300-AD) to increase the not to exceed combined total from $500,000 to $600,000 for FY2024-25 costs for laboratory analysis services for the Water Division, on Consent Calendar.

3-S. TREE MEMORIAL PROGRAM RECOMMENDATION FOR THERESA AMADOR

This item was heard after Agenda Item No.1A.

Nominations for the Tree Memorial Recognition Program were advertised and accepted in February 2025. The Recreation and Community Services Department received three nomination applications.

Subsequently, the Tree Memorial Program Ad-hoc Committee, consisting of three Community Participation Commissioners and two Recreation and Parks Commissioners, met to review the nominations and discuss their consideration for a Tree Memorial based on the criteria established in Resolution Nos—10485 and 11484 (Attachment 1 to the staff report).

The Committee reviewed all the nomination applications and associated documents. After reviewing the information provided in the nomination application for Theresa Amador (Attachment 2 to the staff report), the committee voted unanimously to recommend that the City Council approve honoring Theresa Amador with a Tree Memorial for her service and years of volunteerism in the Monterey Park Community. The other submissions were reviewed, and the committee voted not to provide a recommendation to honor the nominees with a Tree Memorial at this time.

If approved by the City Council, Theresa Amador will be honored with a Tree Memorial for her service and positive impact on the Monterey Park community.

Discussion: Director of Recreation and Community Services Aguirre provided a staff report requesting the approval of a tree memorial for Theresa Amador, to honor her years of volunteerism in the Monterey Park community.

Theresa Amador expressed words of appreciation to the City Council and shared her experience serving the Monterey Park community.

Action Taken: The City Council authorized the City Manager to take actions to honor Theresa Amador with a memorial tree and plaque.

Motion: Moved by Mayor Pro Tem Yang and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-T RESOLUTION AUTHORIZING THE CITY MANAGER TO CONTRACT WITHOUT THE NEED FOR BIDDING PURSUANT TO PUBLIC CONTRACTS CODE § 22050 TO ABATE PUBLIC NUISANCES AT 795 WEST GARVEY

This Item was carried over from the April 16, 2025 5:30 p.m. special City Council Meeting.

In 2017, the City issued a construction permit to build a commercial retail structure and related improvements for the Property. Construction is estimated to be approximately 80% complete, but has stagnated since at least 2021 with no discernable progress since. This left the property in a state of unfinished construction and blight; the City issued more than $20,000 in unpaid administrative fines primarily for illicit stormwater runoff from the Property resulting from the Property's state of unfinished construction. Despite the City's efforts to obtain voluntary compliance, construction activity still has not commenced. Adopting the draft Resolution will facilitate the City's ability to abate the property.

CEQA (California Environmental Quality Act):
The City Council's actions are exempt from additional CEQA review as they are being made to protect public and private property and necessary to maintain services essential to the public, health and welfare (see *Ca/Beach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid).

Action Taken: The City Council (1) adopted Resolution No. 2025-R30 declaring an emergency and authorizing contracting without formal bidding pursuant to Public Contracts Code § 22050; (2) authorized the City Manager to execute a standard public works contract, in a form approved with the City Attorney, in accordance with the draft Resolution and select a contractor to abate public nuisance conditions at real property located at 795 West Garvey Avenue (the "Property") and (3) authorized the City Attorney to take all legal actions required to ensure payment of all costs associated with the City's abatement by the Property owner pursuant to MPMC Chapter 4.30 or as may otherwise be ordered by the Court, on Consent Calendar.

Resolution No. 2025-R30
A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 2.52

4. **PUBLIC HEARING:** None.

5. **NEW BUSINESS:** None.

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING MAY 6, 2025, THE DAY OF INCLUSION OF THE 143RD ANNIVERSARY OF THE PASSAGE OF THE CHINESE EXCLUSION ACT

Action Taken: The City Council adopted Resolution No. 2025-R31 declaring May 6, 2025, the Day of Inclusion of the 143rd anniversary of the passage of the Chinese Exclusion Act.

Motion: Moved by Council Member Wong and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2025-R31
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING MAY 6, 2025, THE DAY OF INCLUSION OF THE 143RD ANNIVERSARY OF THE PASSAGE OF THE CHINESE EXCLUSION ACT

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL ARAB AMERICAN HERITAGE MONTH (AS REQUESTED BY MAYOR PRO TEM YANG)

Action Taken: The City Council adopted Resolution No. 2025-R32 declaring and recognizing the month of April 2025 as National Arab American Heritage Month.

Motion: Moved by Council Member Sanchez and seconded by Mayor Pro Tem Yang, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2025-R32
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL ARAB AMERICAN HERITAGE MONTH

6-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL PICKLEBALL MONTH (AS REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2025-R33 declaring and recognizing the month of April 2025 as National Pickleball Month.

Motion: Moved by Council Member Sanchez and seconded by Mayor Pro Tem Yang, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2025-R33
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF APRIL 2025 AS NATIONAL PICKLEBALL MONTH

CITY COUNCIL COMMUNICATIONS

Council Member Wong thanked the City staff for their hard work in providing resources for the residents.

Council Member Sanchez echoed the same sentiments and shared his appreciation for his nomination in the Metro San Gabriel Valley Service Council.

Council Member Lo reported his attendance at Assemblymember Mike Fong's Asian Pacific Islander Listening Session and spoke about his and Council Member Sanchez's participation at the Junior Friends Program at the Library where they spoke about civic engagement. He mentioned his attendance to the Mayoral Installation of the City of San Gabriel and emphasized the opportunity to work with neighboring cities on common issues.

Mayor Pro Tem Yang thanked the City staff for their hard work and reported her attendance to the Mayor installation in the City San Gabriel and Arcadia.

Mayor Ngo spoke about his participation at Coffee with a Cop and his meeting with the Mayors in the San Gabriel Valley where he met with Mayor Bass regarding the upcoming events occurring in the Los Angeles Community. He mentioned his attendance at the Mark Keppel High (MKHS) Band Room where the Thompson family pledged a $500,000 legacy gift to the MKHS Band team and showed appreciation for the great security offered during the Cherry Blossom Festival.

7. FUTURE AGENDA ITEMS

By Consensus, the City Council agreed to schedule a Town Hall meeting regarding the status of the Barnes Park pool.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:32 p.m.

____

Maychelle Yee
City Clerk

Approved on MM DD, 2025, at the Regular City Council Meeting

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
APRIL 21, 2025

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council at the Monterey Park Bruggemeyer Library, Friends Room located at 318 S. Ramona Avenue in the City of Monterey Park, Monday, April 21, 2025, at 6:00 p.m.

CALL TO ORDER:
Mayor Ngo called the meeting to order at 6:00 p.m.

ROLL CALL:
Deputy City Clerk Trang called the roll:

Council Members Present:	Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent:	None

ALSO PRESENT: City Manager Inez Alvarez, City Librarian Kristin Olivarez, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: Annie Stoops, Applicant

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None.

PUBLIC COMMUNICATIONS: None.

[1.] NEW BUSINESS

1-A. REAPPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES

The term for the Library Board of Trustees is three years with the possibility of reappointment for one additional consecutive three-year term.

Travis Kaya’s first term on the Library Board of Trustees will end June 30, 2025. If reappointed, he will serve through June 30, 2028.

Action Taken: Council Member Wong reported a potential conflict of interest as he has a personal relationship with applicant, recused himself, and did not participate on the item. The City Council reappointed incumbent Travis Kaya for a second term.

Motion: Moved by Council Member Sanchez and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	Wong

1-A. APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES

The second term of Library Trustee Lisa Duong will end on June 30, 2025, resulting in a vacancy on the Library Board of Trustees. The upcoming vacancy was advertised and the City Clerk's office has received eight applications from residents interested in serving on the Library Board of Trustees: Olivia Loo, Karen Ramirez, Fabian Raygosa, Annie Stoops, Fionya Tran, Phoi Tran, Sonia Wildhaber and Karl Wong. The City Council is asked to appoint one individual to fill the vacancy for a term beginning July 1, 2025 and ending June 30, 2028.

Discussion: The City Clerk's office provided the City Council with the unredacted copy of the applications of the candidates for the vacant Library Board seat.

The City Council engaged in discussion and interviewed Olivia Loo, Karen Ramirez, Fabian Raygosa, Annie Stoops, virtually present, Fionya Tran, and Karl Wong.

Action Taken: The City Council appointed Olivia Loo to fill the vacancy on the Library Board of Trustees.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Wong, Sanchez, Lo, Yang, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 7:00 p.m.

____
Maychelle Yee
City Clerk

Approved on MM DD 2025, at the Regular City Council Meeting

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.B.

To: The Honorable Mayor and City Council

From: Amy Lee, City Treasurer

Subject: Monthly Investment Report - April 2025

Recommendation:
It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
As of April 30, 2025, invested funds for the City of Monterey Park total $97,443,724.85.

Background:
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates and maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a portfolio summary from Chandler Asset Management.

Strategic Plan Goal:
N/A

Fiscal Impact:
N/A

Attachments:
1. 2025.06.04 - SR - Monthly Investment Rpt ATTACHMENT

ATTACHMENT 1

Monthly Investment Report

CITY OF MONTEREY PARK
INVESTMENT REPORT
APRIL 30, 2025

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 4/30/2025			**$ 97,443,724.85**

INVESTMENT COMPOSITION

(1) **LA COUNTY POOLED INVESTMENT FUND**	ON DEMAND	3.53%	$ 26,297,267.98
(2) **LOCAL AGENCY INVESTMENT FUND**	ON DEMAND	4.281%	$ 37,398,743.43
(3) **CHANDLER ASSET MANAGEMENT**		4.72%	$ 26,121,713.44

(4) **CERTIFICATES OF DEPOSIT**

		Purchase Date	Maturity Date	Interest Rate	
1	UFIRST FEDERAL CREDIT UNION	02/24/23	08/25/25	4.85%	245,000
2	WESTERN ALLIANCE BANK	05/05/23	05/05/25	4.85%	245,000
3	GLOBAL CREDIT UNION	05/12/23	05/12/25	4.85%	245,000
4	BANK OF AMERICA	07/24/24	07/24/25	4.85%	245,000
5	FLASTAR BANK NA	07/25/24	01/26/26	4.85%	245,000
6	CONNEX CU	08/06/24	08/06/25	4.95%	245,000
7	TRUSTONE FINANCIAL FCU	08/15/24	08/15/25	4.45%	245,000
8	PREFERRED BANK	09/03/24	09/03/25	4.41%	100,000
9	PREFERRED BANK	09/08/24	09/08/25	4.41%	150,000
10	FINANCIAL PARTNERS CREDIT UNION	09/13/24	09/12/25	4.35%	245,000
11	BARCLAYS BANK	09/18/24	09/18/25	4.30%	239,000
12	ROCKLAND FEDERAL CREDIT UNION	09/25/24	09/25/25	4.50%	245,000
13	KEYPOINT CREDIT UNION	10/30/24	10/30/25	4.35%	245,000
14	RIZE FED CREDIT UNION	12/13/24	12/14/26	4.25%	245,000
15	FIRST SEACOAST BANK	01/27/25	01/27/27	4.15%	247,000
16	GOLDMAN SACHES BANK	01/28/25	01/28/27	4.15%	244,000
17	FIRST BUSINESS BANK	01/30/25	01/29/27	4.15%	244,000
18	FIRST KY BANK	01/30/25	02/01/27	4.15%	249,000
19	AUSTIN TELCO FED CREDIT UNION	01/31/25	02/01/27	4.25%	249,000
20	SOUND CREDIT UNION	01/31/25	02/01/27	4.20%	249,000
21	MORGAN STANLEY BANK	02/12/25	02/12/27	4.30%	244,000
22	MORGAN STANLEY PRIVATE BANK	02/12/25	02/12/27	4.30%	244,000
23	OREGON COMMUNITY CREDIT UNION	02/24/25	02/24/27	4.30%	249,000
24	MERRICK BANK	02/28/25	02/26/27	4.30%	249,000
25	FIRST WESTERN TRUST BANK	03/06/25	03/06/26	4.25%	249,000
26	SOUTHERN STATES BANK	03/21/25	03/22/27	4.15%	249,000
27	CORPORATE AMERICA FAMILY CREDIT UI	03/27/25	03/27/26	4.25%	249,000
28	PARKWAY BANK & TRUST	03/27/25	03/27/26	4.20%	239,000
29	INSBANK	03/31/25	03/30/26	4.20%	249,000
30	TOYOTA FINANCIAL SAVINGS BANK	04/10/25	04/12/27	4.00%	245,000
31	UBS BANK	04/23/25	04/23/27	3.95%	249,000
32	AMERICAN EXPRESS NATIONAL BANK	04/30/25	04/30/27	4.05%	245,000
	Total CDs (32)			4.360%	***$ 7,626,000.00***

OTHER INFORMATION:

BANK BALANCE: [(1)]	$27,919,606.73
AVERAGE MATURITY DAYS	205
AVERAGE INTEREST RATE FOR THE MONTH	4.185%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

City of Monterey Park | Account #11189 | As of April 30, 2025

Portfolio Characteristics

Average Modified Duration	1.84
Average Coupon	4.33%
Average Purchase YTM	4.72%
Average Market YTM	4.00%
Average Credit Quality*	AA+
Average Final Maturity	2.25
Average Life	1.90

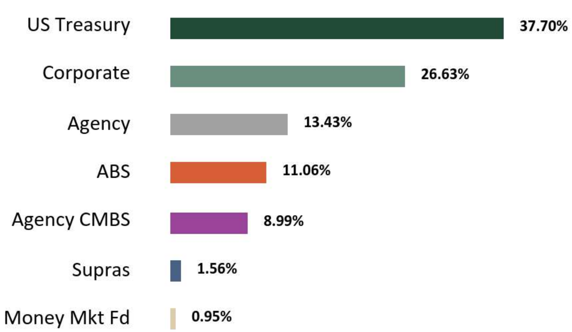
Account Summary

	End Values as of 03/31/2025	End Values as of 04/30/2025
Market Value	26,242,076.11	26,456,518.67
Accrued Interest	224,192.43	207,994.45
Total Market Value	**26,466,268.55**	**26,664,513.11**
Income Earned	101,079.75	105,887.43
Cont/WD	0.00	0.00
Par	26,190,311.37	26,296,914.94
Book Value	26,006,206.97	26,121,713.44
Cost Value	25,916,521.91	26,028,727.41

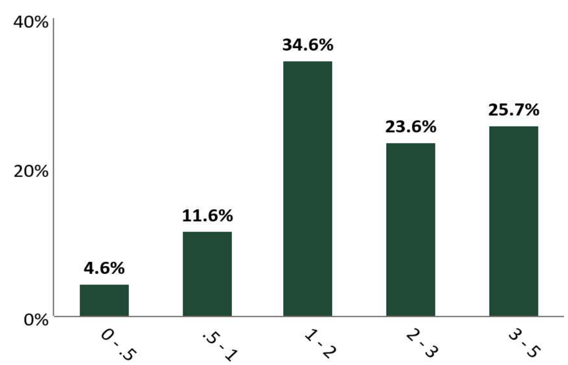
Top Issuers

Government of The United States	37.70%
FHLMC	8.99%
Farm Credit System	6.89%
Federal Home Loan Banks	6.55%
International Bank for Recon and Dev	1.56%
Honda Auto Receivables Owner Trust	1.46%
Bank of America Credit Card Trust	1.44%
John Deere Owner Trust	1.43%

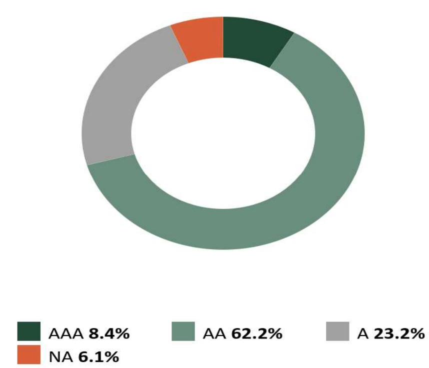
Sector Allocation



Maturity Distribution



Credit Quality (S&P)



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/12/24)
City of Monterey Park	0.76%	1.99%	2.47%	6.81%	--	--	--	--	6.13%
Benchmark Return	0.78%	1.94%	2.39%	6.59%	--	--	--	--	5.51%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index Secondary Benchmark:

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.C.

To: The Honorable Mayor and City Council

From: Philip Lanzafame, Interim Director of Community Development

Subject: Waive further reading and adopt an Ordinance amending Title 2 of the Monterey Park Municipal Code (“MPMC”) to dissolve the Design Review Board ("DRB").

Recommendation:
It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed Ordinance; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The Ordinance was introduced and received first reading at the May 21, 2025 City Council meeting; and included directions from Council for the Interim Director of Community Development (“Director”) to modify the ordinance by removing references to the DRB in MPMC sections 1.10.010 and 21.14.140. The original staff report (from May 21, 2025) is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Background:
See Attachment 1 - May 21, 2025 City Council Report.

Strategic Plan Goal:
This proposed action supports the City's goal to strengthen the local economy and enhance housing opportunities by dissolving the DRB. The dissolution will reduce redundancy, increase effectiveness and efficiency, enhance the City's ability to address the needs of its businesses and residents and promote sustainable economic growth and development.

Fiscal Impact:
No fiscal impact is associated with dissolving the DRB (other than administrative costs associated with codifying the Ordinance).

Attachments:

1. DRB Dissolution Ordinance - 2nd Reading
2. City Council Staff Report, dated May 21, 2025 (without attachments)

ATTACHMENT 1
Ordinance – DRB Dissolution

ORDINANCE NO.

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE DISSOLVING THE DESIGN REVIEW BOARD

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: *Findings.* The City Council finds and declares that:

A. On February 27, 1984 City Council adopted Ordinance No. 1615 and created the Architectural Review Board, to act as an advisory body, to ensure a high quality of architectural and design standards in buildings, landscaping, signed and general appearance of development projects so as to conserve use of land and maintain a proper relationship between the taxable value of real property and the cost of providing municipal services.

B. On April 13, 1987 City Council adopted Ordinance No. 1696 revising the Architectural Review Board and renaming it the "Design Review Boards" ("DRB") to provide a professional and coordinated process of development review and administration.

C. On July 15, 2020 City Council adopted Ordinance No. 2181 revising the duties and responsibilities of the Planning Commission and DRB in order to streamline the City's land use planning and permitting process, by adjusting responsibilities to be absorbed by the city staff, City Planner, or the Planning Commission. Referral of projects to the DRB can be made by the City Planner, Planning Commission, or the City Council.

D. Since the enactment of Ordinance No. 2181, city staff, the City Planner, and Planning Commission have provided design decisions and recommendations to applicants and developers. Further, new state laws have encouraged or mandated objective design standards to ensure a more efficient development process. Consequently, a DRB meeting has not been requested to review projects related to design.

E. Special Joint Commission meetings scheduled in 2022 and 2024 and the DRB did not have a quorum, further demonstrating the diminished need for its functions.

F. After careful consideration and evaluation, the DRB's functions and responsibilities are adequately dispersed to the City Planner, Planning Commission, and City Council, and the dissolution of the DRB is in the best interest of the City.

SECTION 2: *Amendment*. Monterey Park Municipal Code ("MPMC") sections 1.10.010(d), 2.56.030, and 2.56.040 are repealed in their entirety. MPMC section 21.14.140 is amended to replace references to the "Design Review Board" with "City Planner."

<u>SECTION 3:</u> *Environmental Review*. This Ordinance was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*. the "CEQA Guidelines"). Based upon that review, this Ordinance is exempt from further review pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

<u>SECTION 4:</u> *Renumbering*. All MPMC subsections affected by changes implemented by this Ordinance are appropriately renumbered.

<u>SECTION 5:</u> *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

<u>SECTION 6:</u> *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

<u>SECTION 7:</u> *Severability*. If any part of this Ordinance or its Application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

<u>SECTION 8:</u> *Recordation*. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

<u>SECTION 9:</u> *Effective Date*. This Ordinance will become effective 30 days after second reading and adoption.

(Mayor signature and attestation must be on the same page.)

PASSED AND ADOPTED this ____ day of _________, 2025.

____
Vinh Ngo, Mayor

ATTEST:

Ordinance No.

____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By:________________________________
Justin A. Tamayo, Assistant City Attorney

ATTACHMENT 2

City Council Staff Report, dated May 21, 2025
(without attachments)

City Council Staff Report

Date: May 21, 2025
Agenda Item Number: 11.B.

To: The Honorable Mayor and City Council

From: Philip Lanzafame, Interim Director of Community Development

Subject: Consider dissolution of the Design Review Board (DRB) and creating the Economic and Business Development Commission (EBDC) by consolidating the Business Improvement Advisory Committee (BIDAC) and Economic Development Advisory Commission (EDAC)

Recommendation:
It is recommended that the City Council consider:

1. Introducing and waiving first reading of an Ordinance _________ dissolving the Design Review Board ("DRB");
2. Adopting a resolution consolidating the Business Improvement Advisory Committee ("BIDAC") and the Economic Development Advisory Commission ("EDAC") into the Economic and Business Development Commission ("EBDC");
3. Appointing the members of the EBDC; and
4. Taking such additional, related, action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The City reviewed the environmental impacts of the draft Ordinance and Resolution according to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This activity is for general policies and procedure-making intended to promote economic development and streamlining of planning processes. Accordingly, this activity is exempt from further review.

Executive Summary:
The dissolution and consolidation of committees and commissions aims to streamline operations, enhance collaboration, and provide a more comprehensive approach to planning and economic development within the City. Since 2020, the Planning Commission assumed most responsibilities of the DRB; that Board has not met in five years. The newly created EBDC will maintain the core responsibilities of both existing BIDAC and EDAC commissions.

Background:
To help in City governance, City Council established several commissions, boards, and committees (collectively, a "commission") in accordance with Monterey Park Municipal Code

("MPMC") Chapter 2.82. The Commissions are advisory to the City Council and are provided with limited decision making authority, which is conferred by MPMC 2.82 and City Council resolution.

Design Review Board (“DRB”)

The DRB is a body that was originally established as the Architectural Review Board by Ordinance No. 1615 (1984). Through its evolution as a body, the panel met to advise the Planning Commission and/or City Council regarding high quality design standards in building and development projects in order to conserve and maintain the aesthetic value of the community.

In July 2020, Ordinance No. 2181 established that DRB meetings would be required "on an annual basis, or as requested by the City Planner, the Planning Commission, or the City Council." The last DRB meeting took place on February 18, 2020. Between February and July 2020, all DRB meetings were canceled due to the pandemic. With the enactment of Ordinance No. 2181, the DRB became an ad hoc committee, meeting only when necessary. While DRB meetings were scheduled in 2022 and 2024, they were canceled for lack of a quorum.

Ordinance No. 2181, shifted many of the DRB's responsibilities to the City Planner and, when necessary, the Planning Commission and/or City Council.

Dissolution of the DRB supports the City's Business Recovery Program, which seeks to streamline the development process by reducing the number of public meetings or hearings required for development projects. Additionally, in recent years, many new State laws also encourage and require streamlining of projects, especially those related to housing to ensure more efficient development process.

Business Improvement District Advisory Committee (“BIDAC”) and Economic Development Advisory Committee (“EDAC”)

Two City advisory commissions focus on overlapping areas of economic development and business improvement district operations:

1. The **BIDAC** is primarily responsible for the oversight and recommendations related to the Downtown Business Improvement District (BID).
2. The **EDAC** focuses on the broader economic development strategic plan and the City's overall economic health.

Each commission is comprised of five members and holds separate meetings (quarterly for BIDAC and monthly for EDAC). Both commissions operate under the City's guidance, with the Economic Development Manager as their staff liaison.

Maintaining two separate economic development advisory commissions results in redundancy and a lack of integrated strategic planning. To streamline advisory functions, improve communication, and ensure consistency, it is proposed to consolidate these two commissions into one unified advisory commission.

1. **Proposed Commission Name:**
   - The new commission will be named the **Economic and Business Development Commission ("EBDC")** to indicate the commission's advisory focus on economic development and business improvement.

2. **Frequency of Meetings:**
   - The Commission will hold quarterly meetings with special meetings as needed, ensuring more consistent oversight and coordination.

3. **Number of Commission Members:**
   - **The number of commissioners will be set at five.** This provides a broad range of expertise and representation while maintaining a manageable quorum, balancing Downtown business interests and Citywide economic development perspectives, with at least three commissioners owning property or operating a business in the Downtown Business Improvement District ("BID").
   - **Initial Appointment:** It is recommended that the new commission be populated with active participants from the membership of the two existing commissions. While EDAC and BIDAC are structured to have five seats each, current circumstances have resulted in fewer actively participating members. EDAC presently has one vacant seat and two active members. There are two other EDAC commissioners (EDAC Seat 3 and Seat 5) whose other obligations have caused them to miss meetings and become disengaged. BIDAC currently has one vacant seat and four active members; two members have "termed-out" and are serving on extended terms until a replacement is identified.

     To ensure continuity and leverage the experience of the actively engaged members, it is recommended that the City Council appoint the existing two active members of EDAC and three of the four existing active members of BIDAC to become commissioners of the new EBDC. In addition to thanking the inactive commissioners for their service and phasing out those seats as part of the consolidation, the Commissioner occupying BIDAC Seat #3 has agreed to end his extended term and withdraw from service. This would result in five commissioners for the newly formed EBDC. It is necessary to reassign appointed seats and in some cases, the appointing Council member to reconcile the new commission as identified in the adopting resolution.

4. **Economic and Business Development Commission Core Roles and Responsibilities:**
   - **Economic Development Strategic Plan:** Monitor and recommend the City's Economic Development Strategic Plan updates.
   - **Downtown Business District Management:** Make recommendations to the City staff regarding the BID's operations, marketing, and revenue management.
   - **BID Revenue Management:** Make recommendations to the City staff regarding how revenue is derived from the charges, assessments, and contributions imposed by MPMC Chapter 5.82 and Streets and Highways Code § 36500, et seg.
   - **Business Support and Advocacy:** Serve as liaison between the City and the business community, providing recommendations for support, resources, and

advocacy for local businesses.

5. **Commission Membership Criteria:**
   - **Downtown District Representation:** At least three commissioners must own property or operate/manage a business within the BID.
   - **Citywide Representation:** Commissioners must be Monterey Park residents with business experience or have a finance, economic, or development background.

6. **City Staff Liaison Role:**
   - The Economic Development Manager, who currently serves as the liaison for BIDAC and EDAC, will serve as the staff liaison for the new commission.

7. **The proposed EBDC will provide the following benefits:**
   - **Streamlined Operations:** Consolidating BIDAC and EDAC will reduce redundancy and enhance efficiency by having a single advisory commission, combining resources and staff time for a single commission rather than two.
   - **Comprehensive Economic Vision:** Unifying EDAC and BIDAC into the new EBDC will provide a more holistic and integrated approach to economic development, encompassing Downtown revitalization and Citywide initiatives, allowing for consistent, timely recommendations for both Downtown-specific and Citywide economic issues.
   - **Enhanced Collaboration:** The consolidated commission will facilitate integrated discussions among Downtown stakeholders, residents, and business professionals with Citywide interests.
   - **Increased Efficiency and Effectiveness:** The new commission will have fewer meetings overall and a more focused agenda during quarterly or special meetings.

Strategic Plan Goal:

This proposed commission consolidation supports the City's goal to strengthen the local economy and enhance housing opportunities by dissolving the DRB and consolidating BIDAC and EDAC into the EBDC. The consolidation will reduce redundancy, increase effectiveness and efficiency, enhance the City's ability to address the needs of its businesses and residents and promote sustainable economic growth and development.

Fiscal Impact:

No fiscal impact is associated with consolidating the BIDAC and EDAC commissions and dissolving the DRB (other than administrative costs associated with codifying the Ordinance). Instead, the City may realize modest savings by reducing the frequency of separate meetings, consolidating noticing requirements, and centralizing staff support.

Attachments:

1. Ordinance – DRB Dissolution
2. Resolution – EBDC Creation and EDAC/BIDAC Consolidation

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.D.

To: The Honorable Mayor and City Council

From: LV Frazier, Acting City Librarian

Subject: Authorizing the City Manager, or designee, to accept additional California Library Association Zip Book Grant funding and appropriate funding into 2024-25 Fiscal year budget

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to accept an additional $1,248 in California Library Association Zip Book grant funding to purchase books;
2. Authorizing the Finance Director to appropriate the $1,248 funding into the 2024-25 Fiscal Year budget; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:
The Library was notified of a $1,248 grant augmentation from the California State Library. The grant funds will be utilized to continue to offer the Zip Books program, which allows library cardholders to request books that are not already owned by the Library and have them delivered directly to their home via Amazon Prime.

Background:
This is the third year the Library has received the Zip Books grant. The Zip Books program was implemented in Fiscal Year 2022-23 with a goal of providing library patrons with quick and convenient access to books that are not already available in the Library's collection. Requested books are shipped directly to the patron via Amazon Prime, then added to the Library's collection when they are returned to the library so that others may check them out.

The Library was awarded an additional $1,248 in funds by the California State Library to augment the Library's current Zip Books grant award; The grant cycle for the Zip Books grant ends on August 31, 2025.

Strategic Plan Goal:
The project expands access to community resources and services by enhancing community

programs and public spaces.

Fiscal Impact:
This action will add $1,248 to the 2024-25 Fiscal year budget. This is a single year grant and no matching funds are required for this grant.

Attachments:
1. Zip Books Project Augmentation Grant Award Letter

ATTACHMENT 1
Zip Books Project Augmentation Grant Award Letter

California STATE LIBRARY
FOUNDED 1850
PRESERVING OUR HERITAGE, SHAPING OUR FUTURE

May 01,2025

Kristin Olivarez, City Librarian
Monterey Park Bruggemeyer Library
318 S Ramona Ave
Monterey Park, CA, 91754

Subject: Zip Books Project Augmentation, Grant Award #ZIP 24-52
Title: Zip Books Project

Dear Ms. Kristin Olivarez:

We are pleased to approve the following augmentation for the above referenced grant.

Budget Category	Original Budget	Approved Adjustments	Revised Budget
(a) Salaries/Wages/Benefits	$0	$0	$0
(b) Consultant Fees	$0	$0	$0
(c) Travel	$0	$0	$0
(d) Supplies/Materials	$5,525	$1,248	$6,773
(e) Equipment ($5,000 or more per unit)	$0	$0	$0
(f) Services	$139	$0	$139
Project Total	$5,664	$0	$6,912
(g) Indirect Cost	$0	$0	$0
Total	$5,664	$1,248	$6,912

The grant monitor assigned to this project is Monica Rivas and can be reached at monica.rivas@library.ca.gov. The Project Consultant assigned to this project is Annly Roman and can be reached at annly.roman@library.ca.gov. Please continue to work with them in implementing your project.

This letter is an official amendment to the subject Zip Books grant award and must remain a part of all existing copies of that document. Please note, due to the pandemic, hard copies of this correspondence will not follow. Please keep this correspondence for your files and consider these original copies.

Respectfully yours,

Signed by:
Greg Lucas
BDA50981C41C416...
Greg Lucas
California State Librarian

cc: Annly Roman, annly.roman@library.ca.gov
Monica Rivas, monica.rivas@library.ca.gov
Yesenia Udarbe, Yesenia.udarbe@library.ca.gov
Michael Le, mle@montereypark.ca.gov

Amendment - ZIP24-52_Monterey Park Bruggemeyer Library_05.01.25

Amendment Information

Amendment Request Name	ZIP24-52_Monterey Park Bruggemeyer Library_05.01.25
Amendment Type	Amendment Request
Date Created	5/1/2025 10:04 AM
Created By	Admin User
Status	Submitted
Areas to Amend	☑ Awarded Amount ☐ Award Duration ☑ Budget

Awarded Amount

Current Total Awarded Amount	**$5,664.00**
Requested Total Awarded Amount	**$1,248.00**
Justification	The Monterey Park Bruggemeyer Library has been notified of an opportunity to receive additional Zip Books grant funding. As the library has already exhausted its original funding allocation, this opportunity will allow the library to quickly put books in the hands of more patrons.

Awarded Amount - Response

Reasoning

Internal Notes

Budget

Proposed Budget Revision

Download the current budget, update, and then upload your proposed budget revision. Do not change any column headers to ensure the budget changes can be applied if the request is approved.

Current Budget Download Budget

Budget Revision* ZIP24-52_Monterey Park Bruggemeyer Library_05.01.25.xlsx

Summary of Changes Narrative* Add $1,248 to Supplies and Materials

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Summary of Proposed Changes

Category	Line Item	Current Direct Cost	New Direct Cost	Net Change	Match	Grant-Funded
D. Supplies and Materials	Supplies and Materials	$5,525.00	$6,773.00	$1,248.00	$0.00	$1,248.00
F. Services	Services	$139.00	$139.00	$0.00	$0.00	$0.00
Total Changes				$1,248.00	$0.00	$1,248.00

Justification

The library has been notified of an opportunity to receive an additional $1,248 in Zip Books grant funds. These funds will be applied to Supplies and Materials and used to purchase books requested by library patrons through the Zip Books program.

Attachments

Budget - Response

Reasoning

Attachments

Internal Notes

Amendment History

05/01/2025 10:21 AM Amendment request submitted by **Admin User**

05/01/2025 10:04 AM Amendment request draft created by **Admin User**

CALIFORNIA STATE LIBRARY

CALIFORNIA LIBRARY SERVICES ACT
FINANCIAL CLAIM
AUGMENT PAYMENT

Grant Award #: ZIP24-52 **Date:** 5/8/2025

Invoice #: ZIP24-52-03 **PO #:** 7753

Payee Name: City of Monterey Park

(Legal name of authorized agency to receive, disburse and account for funds*)

Complete Address: 320 W. Newmark Ave., Monterey Park, CA 91754

Street Address, City, State, Zip Code (Warrant will be mailed to this address)

Amount Claimed: $1,248.00

(Payable Upon Execution of Agreement)

Type of Payment:

☐ PROGRESS

☐ FINAL

☐ IN FULL

☒ AUGMENT

Grantee Name: City of Monterey Park

(Name on Award Letter and Agreement)

Project Title: Zip Books Project

For Period From: upon execution to end of grant period

CERTIFICATION

I hereby certify under penalty of perjury: that I am the duly authorized representative of the claimant herein; that this claim is in all respects true, correct and in accordance with law and the terms of the agreement; and that payment has not previously been received for the amount claimed herein.

By Signed by: A7044E7B83F84F0...

(Signature of the Authorized Representative)

Kristin Olivarez

(Print Name)

City Librarian

(Title)

*Legal payee name must match the payee's federal tax return. Warrant will be made payable to payee name. Payee discrepancies in name and/or address may cause delay in payment. If you need to change payee name and/or address, please contact Fiscal Services at stategrants.fiscal@library.ca.gov.

State of California, State Library Fiscal Office

ENY: 2024
PURCHASING AUTHORITY NUMBER: CSL-6120
COA: 5432000
FAIN: LS or N/A

ITEM NO: 6120-211-0001, Chapter 22, Statutes of 2024
REPORTING STRUCTURE: 61202000
PROGRAM #: 5312

By DocuSigned by: Yesenia Udarbe 77928E5969EF401...

(State Library Representative)

Date 5/9/2025

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.E.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Receive and file a summary of The Windstorm and Firestorm Local Emergency

Recommendation:
It is recommended that the City Council consider:

1. Receiving and filing this staff report summarizing the status of windstorm and firestorm local emergency; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity reflects administrative changes and policy making. Accordingly, this activity is exempt from further review.

Executive Summary:

Background:
On January 21, 2025, the City Council adopted Resolution No. 2025-R3 declaring a local emergency due to windstorm and firestorm events beginning on January 7, 2025, as reflected in the Governor's Executive Order dated January 12, 2025. At its January 21, 2025, meeting, the City Council authorized the City Manager to take necessary measures to protect public health, safety, and general welfare including urgency abatement and direct negotiation of contracts pursuant to Public Contract Code §§ 20168 and 22050 for the completion of capital improvement plan ("CIP") projects. The conditions giving rise to the declared local emergency continue to exist. This includes, without limitation, the following:

- Recovery efforts to address the widespread structure destruction and damage from the windstorm and firestorm events are ongoing. This will continue to result in increased prices for construction products and contractor services. Additionally, recently implemented tariffs on construction material further increase prices for services and products. Expediting the City's ability to secure contracts for capital improvement projects is in the public interest. Many of the approved public works projects are intended to improve vital infrastructure such as roads, water, stormwater, and wastewater facilities.

- The Governor's Executive Order dated January 12, 2025, directs state agencies to streamline building approvals. This order remains effective. It is in the public interest for the City to jumpstart that process to assist developers seeking to build within the City's jurisdiction.
- Fire prevention is always critical. The current emergency, however, starkly emphasized the immediate need to exercise the City's police powers to protect public health and safety. This, among other things, includes undergrounding power lines to the greatest extent practicable. The City Attorney's Office is working with SCE to move undergrounding forward as expeditiously as possible.
- The City expended public resources (personnel, equipment, gas, etc.) while assisting neighboring jurisdictions during this emergency. It is in the public interest for the City to seek reimbursementfrom federal and state agencies for these costs.

Since the adoption of Resolution 2025-R3 the City awarded the following public works contracts:

CIP No.	Project	City Council Approval	Contractor	Contract Amount
96054	2024-25 Concrete Improvement Project	2/19/2025	CT&T Concrete Paving, Inc.	$230,957
96049	2024-25 Street Overlay at Various Locations	2/19/2025	Onyx Paing Company, Inc.	$4,146,240
95042	Underground Storage Tank Removal & Replacement	2/19/2025	Tank Specialties, Inc. dba Tank Specialists of California	$98,200
96052	Garvey Capacity Improvements Project	4/16/2025	Mark Thomas	$1,348,896
	Sidewalk Assessment & Repairs	4/16/2025	Nichols Consulting Engineers, CHTD. dba NCE Southern California Precision Concrete, Inc. dba Precision Concrete Cutting	$53,900 $150,000
95038	Bruggemeyer Library Generator	4/16/2025	Pacific Power Engineering Technology, Inc	$281,300
99011	Emerson Ave Sewer Improvements	5/7/2025	GRBCON Inc.	$647,141
95046	La Loma Park ADA Restrooms & Utilities	6/4/2025	The Portland Loo	$181,242.10

Strategic Plan Goal:

Resolution No. 2025-R3 meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community.

Fiscal Impact:

The costs for awarded contracts are budgeted within the City’s FY 2024-25 CIP.

Attachments:
None

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.F.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Amendment to Agreement 1980-A with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Sixth Amendment with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel, in a form approved by the City Attorney, for on-call commercial plumbing services at City-owned facilities in an amount not to exceed $205,000. The Amendment extends the term through June 30, 2026; and
2. Taking such additional, related, action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

Executive Summary:
Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel currently provides on-call and after-hour emergency commercial plumbing services at various City-Owned facilities. It is recommended City Council authorize an amendment to the current contract for a not to exceed amount of $205,000 and extend the agreement for 12 months through June 30, 2026. The extension will allow staff to complete necessary replacements to the failing floor drains in the Engineering and PD jail areas, and prepare a notice inviting bids for a new on-call commercial plumbing services contract.

Background:
The City contracted with Mr. Rooter Plumbing of Southern San Gabriel ("Mr. Rooter") following a competitive bidding process for on-call commercial plumbing services held in 2017. Mr. Rooter has since provided the City with reliable on-call commercial plumbing and after-hour emergency services at their original service rates through 2023 and with an increase effective

2024. Mr. Rooter's maintenance services support the Public Works maintenance operations for various facilities. Additionally, the Recreation Department may use Mr. Rooter's services for pool maintenance services. It is recommended that City Council authorize an Amendment to their agreement to consolidate services from various divisions to one agreement and extend the agreement for continuation of services through Fiscal Year 2025-26. Staff obtained service rates from other local vendors such as Lots Plumbing, Inc. and Crosby Plumbing, Inc. and Mr. Rooter's rates were still lower than their competitors. The proposed Amendment would extend the agreement's term through June 30, 2026, allowing the Public Works Director to prepare a notice inviting bids for a new commercial plumbing services contract.

Strategic Plan Goal:

The proposed Amendment supports the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and Community. Commercial plumbing services are essential to maintaining facilities and completing necessary public facility improvements.

Fiscal Impact:

The cost for the proposed amendment is $145,000. Commercial plumbing services are primarily funded by the City's Building Maintenance Fund (506). There are sufficient funds in the FY 2024-2025 budget for services through June 30th, 2025. A budget of $145,000 for plumbing services is included in the FY 2025-2026 budget.

Attachments:

1. Mr. Rooter Plumbing of South San Gabriel rate sheet
2. Lots Plumbing, Inc. rate sheet
3. Crosby Plumbing, Inc. rate sheet

ATTACHMENT 1
Mr. Rooter Plumbing of South San Gabriel rate sheet

April 9, 2025

City of Monterey Park
320 W. Newmark Ave.
Monterey Park, CA 91754

Scope of work:

Provide on call plumbing service, including after-hour emergency service, holiday and weekends. Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping, pump, maintenance of drain and sewer piping. CCTV sewer and storm drain inspections. Maintenance and replacing toilets, sinks, water heaters and floor sinks.

Respectfully Submitted:

Joe Diaz

Mr. Rooter Plumbing

Mr. Rooter Plumbing
PO Box 3735 Montebello Ca, 90640
Phone: (323) 721-1243 Fax: (323) 721-5330
Email: diazmrrooterplumbingsg@gmail.com

Exhibit A

Proposal Fee Sheet

Regular business hours are 6:30am to 5:30pm Monday through Friday
Holiday rates go into effect on the holiday observed by the City

	Regular Hours	After Hours
Hourly Rate for Master Plumber	$285.00	$427.50
Hourly Rate for Journeyman Plumber	$225.00	$337.50
Hourly rate for Hydro Jetting	$875.00	$875.00
Hourly rate for Hydro Jetting Each additional Hour	$575.00	$575.00
Hourly Rate for Video Inspections	$435.00	$435.00
Hourly Rate for Dump Truck with Operator	$450.00	$675.00
Hourly Rate for Backhoe with Operator	$575.00	$862.50
Hourly Rate for backflow testing	$289.00	$433.50
Cabling of 1-1/2" to 4" drain lines through accessible cleanouts	$389.00	$389.00

Additional Repair Items	
Cutting Concrete	$13.26 Per Square Foot
Replacement of Concrete	$26 Per Square Foot
Cutting of Asphalt	$13.26 Per Square Foot
Replacement of 8" Clay Pipe	$487.50 Per Square Foot
Slurry Seal	$19.50 Per Square Foot

All above per square foot cost for concrete and asphalt only are estimated at 4" thickness

Hourly rate above shall include charges for apprentices and/or laborers accompanying master plumber or Journeyman on maintenance calls

ATTACHMENT 2
Lots Plumbing, Inc. rate sheet

Date March 26, 2025
To: City of Monterey Park
320 W. Newmark Ave. Monterey Park, CA 91754
Attn: Skyler Hecox
Email: shecox@montereypark.ca.gov

Hourly Rate Plumber
Regular Hours $340.00 and After Hours $510.00

Hourly Rate Journeyman
Regular Hours $280.00 and After Hours $420.00

Hourly Rate Hydro Jetting
Regular Hours $1,020.00 and After Hours $1,530.00

Hourly Rate Video Inspections
Regular Hours $585.00 and After hours $785.00

Hourly Rate Dump Truck with Operator
Regular Hours $1,375.00 and After Hours $1,975.00

Hourly Rate Backhoe with Operator
Regular Hours $975.00 and After Hours $1,389.00

Hourly Rate Backflow Testing
Regular hours $349.00 and After Hours $595.00

ATTACHMENT 3
Crosby Plumbing, Inc. rate sheet

Crosby Plumbing, Inc.
371 Crosby st, Alladena, CA 91001
Phone (626) 765-9672
Fax (626) 765-9673
License# 994490 / DIR#-1000004513

PROPOSAL

Date **04/02/2025**

Project Information:	
Job Name:	City of Monterey Park
Address:	320 W. Newmark Ave Monterey CA 91754

Furnish and install rough & final plumbing and site utilities per plumbing/civil plans and specifications (only)

Plumber
Reg Hours $355 & After Hours $523

Journeyman
Reg Hours $282 & After Hours $423

Hydro Jetting
Reg Hours $ 1,115 & After Hours $1,675

Video Inspection
Reg Hours $ 535 & After Hours $802

Dump Truck with operator
Reg Hours $ 550 & After Hours $825

Backhoe with Operator
Reg Hours $ 715 & After Hours $1,075

Back flow Testing
Reg Hours $ 355 & After Hours $532

We hereby propose to furnish labor and materials – complete in accordance with the above specifications

For the sum of ______ $ ______

Materials are guaranteed to be as per specifications. All work is to be completed in a workmanlike manner in accordance with standard practices. Any alterations or deviations from the above specifications involving extra costs, will be executed only upon written order, and will become extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This is subjec to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature: Anthony Tatikian
Anthony Tatikian

ACCEPTANCE OF PROPOSAL

The above price, specification and conditions are hereby accepted. You are authorized to do the work as specified.

Date ______ Signature ______

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.G.

To: The Honorable Mayor and City Council

From: Martha Garcia, Director of Finance

Subject: Receive and file the Cost Allocation Plan Study

Recommendation:
It is recommended that the City Council consider:

1. Receiving and filing the Cost Allocation Plan study; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The Finance Department oversees the comprehensive cost allocation process, which includes the Indirect Cost Allocation Plan (CAP). The primary purpose of the cost allocation plan is to ensure that the City's method of identifying and distributing indirect costs is fair, comprehensive, well-documented, and defendable.

The last CAP was completed in 2018, by Willdan Financial Services (Willdan). Considering Willdan's extensive experience with the City, both with allocation plan preparation as well as cost-of-service analysis for the City's user fees, in August of 2024, the City contracted with it to prepare an updated CAP Study.

Background:
The purpose of the CAP is to ensure the City identifies all costs associated with activities, including administrative overhead, to determine the true cost of providing various City services, as well as indirect costs attributable to enterprise and other chargeable funds.

The CAP determines the appropriate allocation of costs from internal service departments to the operating departments. Examples of internal services are City Manager, City Clerk, City Attorney, Finance, and City Council. The direct cost centers, which are considered operating departments, are the divisions and funds that require support from internal services and provide services directly to the community through their day-to-day operations. Examples of operating departments are Police, Public Works, and the Community Development Department. The CAP allocates the costs of the internal services to the operating departments, based on the nature of the functions of each internal service upon which the operating departments depend. This is done to determine the total cost associated with providing direct services. The overall goal of the cost allocation plan process is to allow cities to allocate a portion of the internal service costs to the operating departments, thus 1) accounting for “all” costs, direct and indirect, for each operating department, and 2) facilitating the calculation of a fully burdened cost estimate of providing services to the public.

The City’s current cost allocation rate of 25.4% is based on a CAP study last conducted in 2018 by Willdan. Considering that it has been six years since the last study, in August of 2024, city staff again contracted with Willdan to prepare a new CAP study to develop a current methodology, and associated outcomes linked to present day City organization and practices. The new study supports an increase in the CAP in FY 2025-2026 budget of up to 45%.

This study includes two primary components: an Indirect Cost Allocation Plan (Indirect Costs) and an Internal Service Funds Cost Allocation Methodology. The Indirect Cost Allocation Plan aims to recover the General Fund's overhead costs of providing indirect support services to operating departments and programs. The Internal Service Funds Cost Allocation Methodology aims to develop a full cost allocation methodology to recover all associated annual operating costs of internal service funds from interagency customers.

Strategic Plan Goal:

This item supports Council Strategic Goal 2, "To Maintain Fiscal Stability of our City's Financial Resources". This comprehensive review and analysis of indirect costs ensures the City charges accurately reflect the cost of services.

Fiscal Impact:

The maximum proposed indirect cost rate of 45% is the recommended rate from Willdan to allow the City to adequately recover the full administration of indirect costs. This rate impacts certain fees identified in the City’s Master Schedule of Fees and Charges, which will be considered by the City Council at a future date. The Council may, at that time, determine whether to utilize the full indirect cost for individual fees, or adopt a lower rate.

Attachments:

1. Willdan Financial Services Cost Allocation Plan Study

ATTACHMENT 1
Willdan Financial Services
Updated Cost Allocation Plan Study

City of Monterey Park, CA

Cost Allocation Plan

WILLDAN
FINANCIAL SERVICES

Table of Contents

List of Tables

Certification of Cost Allocation Plan

This is to certify that I have reviewed the cost allocation plan submitted herewith and to the best of my knowledge and belief:

(1) All costs included in this proposal 3/31/2025 to establish cost allocations or billings for Fiscal Year 2025 are allowable in accordance with the requirements of this Part and the Federal award(s) to which they apply. Unallowable costs have been adjusted for in allocating costs as indicated in the cost allocation plan.

(2) All costs included in this proposal are properly allocable to Federal awards on the basis of a beneficial or causal relationship between the expenses incurred and the Federal awards to which they are allocated in accordance with applicable requirements. Further, the same costs that have been treated as indirect costs have not been claimed as direct costs. Similar types of costs have been accounted for consistently.

I declare that the foregoing is true and correct.

Governmental Unit: **City of Monterey Park**

Signature: ____

Name of Official: ____

Title: ____

Date of Execution: ____

Executive Summary

This cost allocation plan ("CAP") summarizes a comprehensive analysis that has been completed for the City of Monterey Park, California (the "City") to determine the appropriate allocation of costs from central service departments to the operating departments. The primary objective is to allocate costs from departments that provide services internally to operating departments that conduct the day-to-day operations necessary to serve the community. The internal service costs typically represent (a) incurred for a common or joint purpose benefiting more than one cost objective, and (b) not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved. The term "indirect costs," as used herein, applies to costs of this type originating in the central service departments.

To ensure central service department costs are appropriately allocated to the operating departments, Willdan analyzed the City's cost code structure to determine which types of costs are allowable versus unallowable in accordance with standard and accepted cost allocation principles. The term "allocable costs" as used herein, applies to costs that are allowable for allocation. Internal Service allocations to the operating departments are not included in the total central service allocation column below and as such are not included in the indirect cost rates listed.

The study is comprised of two separate allocation plans. Table 1 is the summary results of the allocation in compliance with the Office of Management and Budget Super Circular (the OMB Super Circular) and CFR Part 200 (Cost Principles). Table 2 that follows is the summary results of the full plan. The report below includes descriptions of the differences between the two plans, their separate purposes, and specific details of when the plans deviate from each other.

Table 1: Allocated Costs to Recipient Departments (OMB Compliant CAP)

Allocated Cost Summary — **Fiscal Year 2024-2025**

Operating Department / Division / Fund	Total Allocation	Direct Cost Base Modified Total Direct Cost	Indirect Cost Rate
	$12,365,568	$93,094,918	13%
GF- COMMUNITY DEVELOPMENT	$293,468	$2,852,789	10%
GF- FIRE	$3,066,575	$16,388,328	19%
GF- LIBRARY	$494,970	$2,843,243	17%
GF- POLICE	$4,729,949	$25,565,675	19%
GF- PUBLIC WORKS	$488,802	$2,766,323	18%
GF- RECREATION & COMMUNITY SERVICES	$554,832	$2,525,107	22%
GF- REGIONAL ASSOCIATIONS	$2,926	$81,000	4%
201: PUBLIC SAFETY AUGMENT FUND	$65,120	$1,000,000	7%
203: NATIONAL OPIOIDS SETTLEMENT	$784	$24,500	3%
205: LAW ENFORCEMENT_FIRE DIF FUND	$21,667	$131,392	16%
216: CERCLA LIABILITY FUND	$12,832	$401,191	3%
219: BUSINESS IMPROVEMENT AREA 1	$3,083	$73,950	4%
220: MAINTENANCE DISTRICT 93_1	$57,873	$937,268	6%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	$36,271	$56,000	65%
232: Measure A	$16,250	$0	
237: ROAD MAINT N REHAB ACCOUNT	$17,063	$0	
238: 0PA PROPOSITION A	$166,976	$2,778,203	6%
239: MEASURE R FUND	$76,856	$778,944	10%
240: MEASURE M FUND	$420	$11,628	4%
241: PROPOSITION C	$50,293	$1,404,449	4%
242: STATE GAS TAX FUND	$117,089	$1,502,318	8%
247: AIR QUALITY IMPROVEMENT FUND	$2,414	$58,905	4%
248: MEASURE W FUND	$26,531	$233,162	11%
282: SB1383 LOCAL ASSISTANCE GRANT	$5,375	$116,619	5%
301: ASSET FORFEITURE_JUSTICE	$189	$5,905	3%
302: ASSET FORFEITURE_TREASURY	$6,323	$61,000	10%
303: BULLETPROOF VEST POLICE GRANT	$2,774	$8,348	33%
304: STC STANDARDS_TRAINING_CORREC	$642	$6,600	10%
306: AB109 TASK FORCE GRANT	$832	$26,000	3%
307: ASSET FORFEITURE_STATE	$1,784	$8,828	20%
308: STATE LAW ENFORCE SVC_COPS	$0	$0	
310: SELECTIVE TRAFFIC ENFORCE_6	$1,594	$49,848	3%
313: URBAN AREA SECURITY INITIATIVE	$16,254	$192,926	8%
314: HOMELAND SECURITY GRANT	$26,211	$260,000	10%
315: URBAN AREA SECURITY INITIATIVE	$46,883	$644,000	7%
321: GROUND EMERG MEDICAL TRANSPORT	$1,311	$35,000	4%
323: CALOES HAZARD MITIGATION GRANT	$16,714	$25,000	67%
325: 2018 ASSISTANCE TO FIREFIGHTER	$2,879	$90,000	3%
332: COMM DEV GRANT	$1,218	$27,600	4%
334: SELECTIVE TRAFFIC ENFORCE_8	$38,964	$24,743	157%
335: CANNABIS TAX FUND GRANT PRGM	$36,371	$8,588	424%
351: WIOA GRANT	$2,227	$10,018	22%
353: CAL LIBRARY LITERACY SVC GRANT	$7,988	$25,714	31%
361: HOME HOUSING PROGRAM	$12,094	$280,143	4%
362: CDBG FUND	$17,488	$379,554	5%
363: AMERICAN RESCUE PLAN	$85,845	$859,753	10%
367: PERMANENT LOCAL HOUSING ALLOCA	$23,711	$392,780	6%
368: HOME-AMERICAN RESCUE PLAN ACT	$37,582	$1,175,039	3%
373: BEVERAGE CONTAINER RECYCLING	$6,141	$30,170	20%
383: ELAC INSTRUCTIONAL SERV PROG	$2,452	$43,765	6%
401: WATER FUND	$853,096	$13,093,624	7%
402: WATER TREATMENT WQA EPA FUND	$215,908	$4,860,895	4%
411: SEWER FUND	$177,694	$3,206,284	6%
421: REFUSE FUND	$106,052	$1,209,737	9%
501: CITY SHOP FUND	$275,044	$3,282,319	8%
601: STREET CAPITAL PROJECT FUND	$18,402	$0	
621: SALES TAX BOND DEBT SERVICE FD	$0	$0	
841: ATLANTIC_GARVEY SA	$7,998	$112,022	7%
842: MERGED SA	$6,486	$127,720	5%

Table 2: Allocated Costs to Recipient Departments (Full CAP)

Allocated Cost Summary — Fiscal Year 2024-2025

Operating Department / Division / Fund	Total Allocation	Direct Cost Base: Modified Total Direct Cost	Indirect Cost Rate
	$13,526,488	**$93,094,918**	**15%**
GF- COMMUNITY DEVELOPMENT	$325,634	$2,852,789	11%
GF- FIRE	$3,318,814	$16,388,328	20%
GF- LIBRARY	$545,872	$2,843,243	19%
GF- POLICE	$5,114,116	$25,565,675	20%
GF- PUBLIC WORKS	$542,292	$2,766,323	20%
GF- RECREATION & COMMUNITY SERVICES	$614,470	$2,525,107	24%
GF- REGIONAL ASSOCIATIONS	$3,118	$81,000	4%
201: PUBLIC SAFETY AUGMENT FUND	$80,177	$1,000,000	8%
203: NATIONAL OPIOIDS SETTLEMENT	$836	$24,500	3%
205: LAW ENFORCEMENT_FIRE DIF FUND	$24,611	$131,392	19%
216: CERCLA LIABILITY FUND	$13,695	$401,191	3%
219: BUSINESS IMPROVEMENT AREA 1	$3,281	$73,950	4%
220: MAINTENANCE DISTRICT 93_1	$63,531	$937,268	7%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	$41,690	$56,000	74%
232: Measure A	$18,845	$0	
237: ROAD MAINT N REHAB ACCOUNT	$19,703	$0	
238: 0PA PROPOSITION A	$188,511	$2,778,203	7%
239: MEASURE R FUND	$85,631	$778,944	11%
240: MEASURE M FUND	$447	$11,628	4%
241: PROPOSITION C	$54,584	$1,404,449	4%
242: STATE GAS TAX FUND	$132,417	$1,502,318	9%
247: AIR QUALITY IMPROVEMENT FUND	$2,747	$58,905	5%
248: MEASURE W FUND	$30,016	$233,162	13%
282: SB1383 LOCAL ASSISTANCE GRANT	$5,716	$116,619	5%
301: ASSET FORFEITURE_JUSTICE	$202	$5,905	3%
302: ASSET FORFEITURE_TREASURY	$6,692	$61,000	11%
303: BULLETPROOF VEST POLICE GRANT	$2,927	$8,348	35%
304: STC STANDARDS_TRAINING_CORREC	$679	$6,600	10%
306: AB109 TASK FORCE GRANT	$888	$26,000	3%
307: ASSET FORFEITURE_STATE	$1,885	$8,828	21%
308: STATE LAW ENFORCE SVC_COPS	$0	$0	
310: SELECTIVE TRAFFIC ENFORCE_6	$1,702	$49,848	3%
313: URBAN AREA SECURITY INITIATIVE	$17,216	$192,926	9%
314: HOMELAND SECURITY GRANT	$29,455	$260,000	11%
315: URBAN AREA SECURITY INITIATIVE	$51,408	$644,000	8%
321: GROUND EMERG MEDICAL TRANSPORT	$1,396	$35,000	4%
323: CALOES HAZARD MITIGATION GRANT	$19,346	$25,000	77%
325: 2018 ASSISTANCE TO FIREFIGHTER	$3,072	$90,000	3%
332: COMM DEV GRANT	$1,295	$27,600	5%
334: SELECTIVE TRAFFIC ENFORCE_8	$44,516	$24,743	180%
335: CANNABIS TAX FUND GRANT PRGM	$41,776	$8,588	486%
351: WIOA GRANT	$2,440	$10,018	24%
353: CAL LIBRARY LITERACY SVC GRANT	$8,564	$25,714	33%
361: HOME HOUSING PROGRAM	$13,196	$280,143	5%
362: CDBG FUND	$19,050	$379,554	5%
363: AMERICAN RESCUE PLAN	$102,038	$859,753	12%
367: PERMANENT LOCAL HOUSING ALLOCA	$28,802	$392,780	7%
368: HOME-AMERICAN RESCUE PLAN ACT	$40,111	$1,175,039	3%
373: BEVERAGE CONTAINER RECYCLING	$6,486	$30,170	21%
383: ELAC INSTRUCTIONAL SERV PROG	$2,604	$43,765	6%
401: WATER FUND	$949,004	$13,093,624	7%
402: WATER TREATMENT WQA EPA FUND	$235,404	$4,860,895	5%
411: SEWER FUND	$201,084	$3,206,284	6%
421: REFUSE FUND	$121,417	$1,209,737	10%
501: CITY SHOP FUND	$302,908	$3,282,319	9%
601: STREET CAPITAL PROJECT FUND	$21,115	$0	
621: SALES TAX BOND DEBT SERVICE FD	$0	$0	
841: ATLANTIC_GARVEY SA	$9,378	$112,022	8%
842: MERGED SA	$7,680	$127,720	6%

Introduction

In the early 1970s, the cost allocation plan concept was introduced to many government agencies. The purpose of a typical cost allocation plan is to identify costs related to rendering internal central support services and allocate those costs to operating departments or programs that utilize and benefit from them, in a fair and equitable manner.

Before indirect costs and central support service charges may be claimed for reimbursement by an operating department, there must be some formal means of identifying, accumulating and distributing these types of costs to all benefiting departments. Regardless of whether an agency has a formal comprehensive cost accounting system, the best method of accumulating, identifying, and determining a distribution of indirect costs is a cost allocation plan.

A City is made up of many departments, each with their own specific purposes or functions. Departments whose primary function is to provide support internally to other City departments are called central services. Examples of central services are City Manager, Finance, Human Resources, and City Council. Within these groups there are numerous functions performed that provide support to the direct cost centers. The direct cost centers, or departments and funds, that require support from Central Services and provide services directly to the community through their day-to-day operations, are called operating departments. Examples of operating departments are Police, Public Works, Community Development, and Recreation and Community Services. The cost allocation plan allocates the costs of the central services to the operating departments based on the nature of the functions of each central service, upon which the operating departments depend. This is done to determine the total cost associated with providing direct services. The overall goal of the cost allocation plan process is to allow cities to allocate a portion of the central service costs to the operating departments, thus 1) accounting for "all" costs, direct and indirect, for each operating department, and 2) facilitating the calculation of a fully burdened cost estimate of providing services to the public.

The purpose of this study is to:

- Identify the central support and operating departments in the City;
- Identify the functions and services provided by the central departments;
- Identify allocable and non-allocable costs associated with the City's central service departments; and
- Distribute those costs to operating entities in a fair and equitable manner.

Approach

Methodology

The way in which each Indirect Service provides support to the operating departments is determined in order to perform allocations in a manner consistent with the nature of that Indirect Service. This ensures that the costs can be allocated to each operating department in a fair and equitable way. The cost allocation plan identifies the functions of each central service department, and then determines a methodology to allocate or spread the central service costs in a manner that best represents the nature of those functions. The mathematical representations of central service functions used to allocate indirect costs are commonly called distribution bases. A distribution basis is a set of data displayed as the level of measure of each department's participation in a specific activity or City function. This basis is then used to distribute costs that reasonably relate to the activity or City function that the basis represents. Some examples of distribution bases are salary and benefits costs, number of full-time equivalent employees, frequencies of City council agenda items, and number of processed transactions. The data sets associated with these distribution bases for each department are collected to facilitate the allocation of indirect costs.

The methodology used for this cost allocation plan is the iterative method, which is one of the most equitable methods for allocating costs from central services to operating departments. While not used as prevalently as simpler allocation methods, it is widely considered to be the most accurate. The iterative method utilizes a recursive application of central service cost distribution to allocate indirect costs. In the first step, the allocable costs of central service departments are identified and distributed to *all* departments including the central service departments themselves, based on the appropriate allocation bases that were selected to represent the manner in which central services are utilized. This is repeated ad infinitum until all costs have been distributed to the operating departments, and none remain with the central service departments.

As an example, consider the allocation of central service costs associated with the Human Resources Department. The function of Human Resources is identified, and the appropriate distribution basis is determined to be the total full time equivalent personnel and salaries and benefits per department and fund. The allowable costs are then distributed to all City departments and funds based on their proportional share of full time equivalent personnel and salaries and benefits, including other central services. The costs allocated from central service to central service in the initial allocation are then allocated out using the same distribution methodology. This function is performed as many times as necessary until all costs for Human Resources have been allocated.

All central service departments are treated equally. That is to say, this method is performed concurrently for the allowable costs in each of the central service departments for each iteration until all costs associated with the central service departments have been allocated to each direct service department. The method is complete when the total amount of allocable costs remaining in the central service departments is equal to zero.

Applications

Public agencies use cost allocation plans for many purposes such as internal accounting, the justification of user fees, application for reimbursement from federal programs or the determination of administrative effort associated with special districts and/or municipal service activities. In many of these cases, the agency will be required to certify that the costs identified are "reasonable". Per the *Code of Federal Regulations*, a cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. The question of reasonableness is particularly important when determining the amount that a public agency should be reimbursed for central service overhead activities associated with a federally funded program. Additionally, public agencies should consider special care to only identify the portion of central service costs that have not been reimbursed through other means (such as grants, user fee revenues, transfers from other departments or internal service funds) to avoid double-counting. These cost reductions are done before the allocation methodologies are used and are detailed within the model itself.

OMB Super Circular and 2 CFR Part 200

This report details the allocations for two separate cost allocation plans. The primary model, presented in text and tables in the below sections and in Appendix A, provides a plan that complies with the Office of Management and Budget Super Circular (the OMB Super Circular) and CFR Part 200 (Cost Principles) that are used to determine central overhead costs incurred while carrying out activities associated with Federal awards, cost reimbursement contracts and some other intergovernmental agreements (as required). The secondary model presented in Appendix B of this report is the full cost allocation plan, which the City should use for standard City operations and budgeting. Unless otherwise indicated, the details of this report and Appendix A contain the OMB compliant allocation plan. The Appendix B tables contain the full cost plan and utilizes the same distribution methodology as the OMB Compliant plan. While the overall methodology used for both plans is the same, there are specific guidelines that require additional cost exemptions for OMB Super Circular compliance outside of what was done for the full cost plan. Where such exemptions are done in the methodology has been explained below. Some commonly encountered examples that are usually exempt under OMB Super Circular guidelines are:

- General Advertising
- Bad Debt
- Contingencies
- Litigation
- Debt Service
- Entertainment
- Capital
- Lobbying
- Legislative Body (City Council)
- Promotional Items

Central Service Departments

Eleven (11) central service functions were identified for the purposes of this cost allocation plan:

- City Attorney
- City Clerk
- City Council
- City Manager
- City Treasurer
- Finance
- Human Resources
- Media Production
- Nondepartmental
- Revenue Collection
- Retirement

Distribution Bases

Distribution bases are the allocation factors that may be used to distribute the allocable costs to all departments and funds. As discussed previously, distribution bases are measurable and readily available data that are utilized to represent activities or functions, and which are then used to distribute costs matching that activity or function. Below are the bases that were analyzed in this study and used to allocate Central Services costs to operating departments.

- *Number of FTE Employees* – The number of full-time equivalent personnel for each department and fund.
- *Modified Total Direct Cost* – The total allowable expenditures budgeted for each department and fund for fiscal year 2025 which excludes capital and debt, and non-operational transfers.
- *City Council Agenda Frequency* – City Council agendas spanning a 12-month period were used to determine the number of times each department and fund had matters brought before the City Council.
- *Total Invoices* – The total number of invoices processed for each department and fund for a year.
- *Total Purchase Orders*– The total number of purchase orders processed for each department and fund for a year.
- *Number of Recruitments*– The total number of recruitments for each department and fund for a year.
- *Total Retirement Expenses within Fund 202*– The total retirement expenses expense within Fund 202.

Allocable Costs and Distribution Bases

Allocable Costs

Table 3 identifies the allocable cost of each central service department for the OMB compliant allocation plan, with the total allocable costs for this study being $12,365,568. The total expenditures from the central service departments were $20,866,207. However, $8,500,640 of the expenditures identified as unallowable by the 200 CFR Part 200 and have been excluded from allocation for the OMB compliant plan. The primary exclusions were related to the City Council, Retiree Payouts, Lobbying, Election, City, California League of Cities membership, contingency, debt service, and capital outlay expenses. The remaining amount was distributed to the operating departments and the central services departments by distribution factor(s) that best represents the functions of each central service department and the demand placed on that central service by all City departments, as previously described in the Methodology section of this report. The allocation methodology for each central service is detailed in the following section of this report.

Table 3: Allocable Cost Summary

Allocable Cost Summary - Central Services — **Fiscal Year 2024-2025**

	Total Cost	Unallocable Cost	Allocable Cost
Summary	**$ 20,866,207**	**$ 8,500,640**	**$ 12,365,568**
Central Service			
GF- CITY ATTORNEY	761,212	-	761,212
GF- CITY CLERK	909,999	276,500	633,499
GF- CITY COUNCIL	142,315	142,315	-
GF- CITY MANAGER	1,060,991	55	1,060,936
GF- CITY TREASURER	18,885	6,250	12,635
GF- FINANCE	1,885,056	83,900	1,801,156
GF- HUMAN RESOURCES	638,480	1,300	637,180
GF- MEDIA PRODUCTION	407,344	600	406,744
GF- NONDEPARTMENTAL	1,171,548	650,000	521,548
GF- REVENUE COLLECTION	883,320	-	883,320
202: RETIREMENT	12,987,056	7,339,720	5,647,337

Central Service Allocation Methodology

The first step of the iterative allocation method is to distribute the allocable costs of the central service departments to other central service departments and operating departments based on the distribution methodology and bases that best represent the activity of the central service, and the functions it serves. The sections below describe each central service and the methodology used to allocate their costs. Corresponding tables detailing each distribution are attached in the Appendices as tables A-1 through A-3 for the OMB compliant plan and B-1 for the full cost plan.

Section 1: City Attorney

The City Attorney acts as the City's legal counsel. In this capacity, the City Attorney advises the City Council and Staff on legal matters relating to the operation of the municipal government and is responsible for the review and preparation of resolutions, ordinances, and agreements. The services of the City Attorney are provided via contractual services with a private legal firm.

Allocation Method

Based on the assessment of the functions of the City Attorney, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Thirty-three percent (33%) of the allocable cost was allocated based on the amount of modified total cost for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of full-time equivalents for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of City Council agendas for each department and fund.

GF- CITY ATTORNEY

Total FTE's	33%
Modified Total Direct Cost	33%
Total Agendas	33%

Section 2: City Clerk

The Office of the City Clerk is responsible for keeping a complete and accurate record of City Council proceedings, maintaining official city records, providing public information and conducting municipal elections according to the stipulations of State and Federal laws. Specific service objectives are: • Ensure that legal requirements regarding public meetings, hearings, attestations and petitions are handled properly and according to applicable rules and laws. • Accurately record the proceedings and actions of the City Council for legal references, historic information, and continuity of government. • Keeping and maintaining safe, efficient storage of official city documents and records. • Ensure that municipal elections are consolidated and conducted by the County of Los Angeles Registrar Recorder' office in an economical and error-free manner with maximum convenience to the voters, while complying with the Federal Voting

Rights Act. • Administer the provisions of the Political Reform Act so that all related reports are filed in a timely manner according to law. • Maintain accurate records of all City Commissioner terms of office and posting of vacancies in accordance with state regulations; accept applications for commissions and provide applications for City Council's consideration.

Allocation Method

Based on the assessment of the functions of the City Clerk, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Thirty-three percent (33%) of the allocable cost was allocated based on the amount of modified total cost for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of full-time equivalents for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of City Council agendas for each department and fund.

GF- CITY CLERK

Total FTE's	33%
Modified Total Direct Cost	33%
Total Agendas	33%

Section 3: City Council

The City Council is responsible to the electorate for keeping pace with changing community needs, establishing quality municipal services, promoting confidence in local government through open conduct of public affairs, and encouraging constructive citizen participation. The City Council determines service levels and revenue obligations through the adoption of an annual budget, authorizes City contracts and expenditures, establishes municipal service goals and operating policies, and adopts regulatory measures necessary to establish community protection. The City Council also serves as the governing board of the Community Redevelopment Agency and represents the City on various intergovernmental organizations to achieve governmental cooperation, legislation, and programs that are consistent with the needs of Monterey Park's citizens.

Allocation Method

Based on the assessment of the functions of the City Council, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Thirty-three percent (33%) of the allocable cost was allocated based on the amount of modified total cost for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of full-time equivalents for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of City Council agendas for each department and fund.

- For the OMB plan the costs of City Council are not allocated to ensure OMB compliance.

GF- CITY COUNCIL

Total FTE's	33%
Modified Total Direct Cost	33%
Total Agendas	33%

Section 4: City Manager

The City Manager's Office provides overall citywide administrative direction in pursuit of goals and policies established by the City Council. The City Manager's Office also oversees the City Clerk, Communications, and the Homeless Solutions Program.

Allocation Method

Based on the assessment of the functions of the City Manager's Office, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Thirty-three percent (33%) of the allocable cost was allocated based on the amount of modified total cost for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of full-time equivalents for each department and fund.
- Thirty-three percent (33%) of the allocable cost was allocated based on the number of City Council agendas for each department and fund.

GF- CITY MANAGER

Total FTE's	33%
Modified Total Direct Cost	33%
Total Agendas	33%

Section 5: City Treasurer

The City Treasurer is an elected position and is responsible for overseeing the custody and investment of the City monies. Specific service objectives include: • Receive and safely keep the City Funds and schedule their availability to meet cash disbursement requirements. • Provide overall investment management and strategy in the order of safety, liquidity, and yield in order to safeguard public funds in accordance with the City's investment policy and State laws. • Provide monthly and annual investment reporting to the City Council. • Update and submit the City's investment policy reflecting current law changes to the City Council on an annual basis.

Allocation Method

Based on the assessment of the functions of the City Treasurer, it is reasonable to distribute the allocable cost by using the method(s) described below.

- One hundred percent (100%) of the allocable cost was allocated based on the amount of modified total cost for each department and fund.

GF- CITY TREASURER

Modified Total Direct Cost	100%

Section 6: Finance

The Finance Division is responsible for the accounting operations of the City, which includes cash management, debt administration, accounts payable, accounts receivable, payroll, grant accounting, auditing, financial reporting, and the development and monitoring of the City Budget.

Finance prepares various financial reports to City Council, City management and departments for fiscal monitoring. Finance also publishes the City's Annual Comprehensive Financial Report, Single Audit Report, Cost Allocation Plan, Investment Report, Midyear Financial Report, and Budget Manual, and prepares the citywide lighting and landscaping assessment district tax submittals.

Finance maintains the City's financial records and prepares financial reports to various State and Federal agencies. Finance works with City Treasurer in monitoring the City's cash flow and investing idle funds in accordance with the City's investment policy.

Allocation Method

Based on the assessment of the functions of the Finance Department, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Fifty percent (50%) of the allocable cost was allocated based on the amount of modified total direct cost for each department and fund.
- Twenty five percent (25%) of the allocable cost was allocated based on the total number of purchase orders processed for each department and fund.
- Twenty five percent (25%) of the allocable cost was allocated based on the total number of invoices processed for each department and fund.

GF- FINANCE

Modified Total Direct Cost	50%
Total Purchase Orders	25%
Total Invoices	25%

Section 7: Human Resources

The Human Resources Division supports all departments by providing a wide range of personnel services, which are divided among the following separate, but integrated program areas:

Employee Development: Training and development programs to enhance employees' job skills and abilities as well as assist them in achieving career development goals. Supervisory training, tuition reimbursement for approved formal education, and in-house workshops are coordinated by and funded through the Human Resources Division. The department will continue to evaluate training needs and the required training needed to support the employee groups.

Employee Relations: An effective program of employer/employee relations has been built through the negotiation process and through administration of labor contracts with the City's eight represented employee groups. This also includes employee and supervisory counseling on personnel policies, procedures, and best practices, providing assistance in handling employee grievances and disciplinary actions, negotiation and implementation of new labor contract provisions, communication meetings with labor representatives, and promoting new programs to enhance the quality, efficiency and responsiveness of municipal services.

Recruitment and Selection: Recruitment and selection activities include job analyses, advertising, focused outreach efforts, testing administration, pre-employment medical examinations, comprehensive background checks, including Live Scan fingerprinting, reference checks and other testing as needed. This section also ensures that recruitment efforts are in compliance with adopted merit system requirements and related employment laws.

Allocation Method

Based on the assessment of the costs of Human Resources Division, it is reasonable to distribute the allocable cost by using the method(s) described below.

- Fifty percent (50%) of the allocable cost was allocated based on the number of full-time equivalents for each department and fund.
- Fifty percent (50%) of the allocable cost was allocated based on the amount of salaries and benefits for each department and fund.

GF- HUMAN RESOURCES

Total FTE's	50%
Total Salaries and Benefits	50%

Section 8: Media Production

The Media Production Division coordinates the City's Cable Television, general and community-based programming, and original productions. Additionally, the division also oversees the City's website and social media accounts. The Division also coordinates and assists the City Contractor with the publication of the Monterey Park Cascades newspaper.

Allocation Method

Based on the assessment of the functions of the Media Production Division, it is reasonable to distribute the allocable cost by using the method(s) described below.

- One hundred percent (100%) of the allocable cost was allocated based on the amount of modified total direct cost for each department and fund.

GF- MEDIA PRODUCTION

Modified Total Direct Cost	100%

Section 9: Nondepartmental

The Non-Departmental function accounts for costs that are not generally associated with a specific department. These programs include General Liability, Post Employment, and Workers' Compensation.

Allocation Method

Based on the assessment of the costs of Non-Departmental, it is reasonable to distribute the allocable cost by using the method(s) described below.

- One hundred percent (100%) of the allocable cost was allocated based on the amount of modified total direct cost for each department and fund.

GF- NONDEPARTMENTAL

Total Salaries and Benefits	100%

Section 10: Revenue Collection

Revenue Collection provides for a range of revenue-related services, including preparing the Master Schedule of Fees and Charges, accounts receivable, cashiering services for all departments, the billing and collection of utility charges, the managing of license applications for new businesses, utility applications for water and refuse services, the processing of special permits, and the collection of delinquent accounts.

Allocation Method

Based on the assessment of the functions of the Revenue Collection, it is reasonable to distribute the allocable cost by using the method(s) described below.

- One hundred percent (100%) of the allocable cost was allocated based on the amount of modified total direct cost for each department and fund.

GF- REVENUE COLLECTION

Modified Total Direct Cost	100%

Section 11: Retirement

Cost of utilities to service city buildings (such as natural gas, electricity, and water).

Allocation Method

Based on the assessment of the costs of Utilities for City Facilities, it is reasonable to distribute the allocable cost by using the method(s) described below.

- One hundred percent (100%) of the allocable cost was allocated based on the total retirement expenses within Fund 202.

202: RETIREMENT

Retirement Expenses within Fund 202	100%

Iterative Allocation

The total allocable expenditures of each central service department were allocated to other departments (including both operating departments and other central service departments) based on the individual methodologies outlined above in Sections 1 through 11 of the Allocation Percentages chapter. Any cost allocated from central service to central service is then reallocated using the same methodology. This operation is done iteratively until all allocable costs are received by the operating departments and funds, and none remain with the central services. After completion of the iterative allocation method, a total combined allocable cost of $12,365,568 was distributed to all departments and funds until the allocable cost remained only in the operating departments and funds, and the amount of allocable costs remaining in central service departments was equal to zero.

The full cost plan follows the same methodology with the exception that all costs that were excluded solely for OMB compliance, but were reasonable for the full plan, were made allowable and included in the allocation. See Table B-1 for additional details for the full cost plan.

After implementing the iterative allocation methodology, all allocable central service costs have been distributed to the operating departments and funds. Table 1 in the Executive Summary of this report summarized the distribution of the total allocable cost of $12,365,568 to each recipient department for the OMB compliant CAP. Table 2 summarized the distribution of the total allocable cost of $13,526,488 to each recipient department for the full cost CAP.

Appendix A

Appendix A lists the tables detailing the allocation methodology performed in allocating central service costs for the OMB compliant cost allocation plan.

Table A-1a: Initial Allocation Percentages (OMB Compliant CAP)

First Iteration	Central Service Departments					
Central Service/Operating Departments	GF- CITY ATTORNEY	GF- CITY CLERK	GF- CITY COUNCIL	GF- CITY MANAGER	GF- CITY TREASURER	GF- FINANCE
GF- CITY ATTORNEY	0.2%	0.2%	0.2%	0.2%	0.7%	0.4%
GF- CITY CLERK	1.2%	1.2%	1.2%	1.2%	0.9%	0.9%
GF- CITY COUNCIL	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
GF- CITY MANAGER	0.6%	0.6%	0.6%	0.6%	1.0%	0.7%
GF- CITY TREASURER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
GF- FINANCE	2.6%	2.6%	2.6%	2.6%	1.8%	1.7%
GF- HUMAN RESOURCES	0.5%	0.5%	0.5%	0.5%	0.6%	0.9%
GF- MEDIA PRODUCTION	0.3%	0.3%	0.3%	0.3%	0.4%	0.5%
GF- NONDEPARTMENTAL	0.4%	0.4%	0.4%	0.4%	1.1%	0.6%
GF- REVENUE COLLECTION	0.9%	0.9%	0.9%	0.9%	0.8%	1.0%
GF- COMMUNITY DEVELOPMENT	2.2%	2.2%	2.2%	2.2%	2.7%	1.8%
GF- FIRE	13.3%	13.3%	13.3%	13.3%	15.4%	14.2%
GF- LIBRARY	4.1%	4.1%	4.1%	4.1%	2.7%	3.9%
GF- POLICE	20.9%	20.9%	20.9%	20.9%	24.0%	18.1%
GF- PUBLIC WORKS	7.3%	7.3%	7.3%	7.3%	2.6%	6.0%
GF- RECREATION & COMMUNITY SERVICES	7.4%	7.4%	7.4%	7.4%	2.4%	4.1%
GF- REGIONAL ASSOCIATIONS	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
201: PUBLIC SAFETY AUGMENT FUND	0.3%	0.3%	0.3%	0.3%	0.9%	0.5%
203: NATIONAL OPIOIDS SETTLEMENT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
205: LAW ENFORCEMENT_FIRE DIF FUND	0.6%	0.6%	0.6%	0.6%	0.1%	0.1%
216: CERCLA LIABILITY FUND	0.1%	0.1%	0.1%	0.1%	0.4%	0.2%
219: BUSINESS IMPROVEMENT AREA 1	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
220: MAINTENANCE DISTRICT 93_1	0.3%	0.3%	0.3%	0.3%	0.9%	1.5%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	1.2%	1.2%	1.2%	1.2%	0.1%	0.2%
232: Measure A	0.6%	0.6%	0.6%	0.6%	0.0%	0.0%
237: ROAD MAINT N REHAB ACCOUNT	0.6%	0.6%	0.6%	0.6%	0.0%	0.1%
238: 0PA PROPOSITION A	2.5%	2.5%	2.5%	2.5%	2.6%	1.7%
239: MEASURE R FUND	0.8%	0.8%	0.8%	0.8%	0.7%	1.7%
240: MEASURE M FUND	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
241: PROPOSITION C	0.4%	0.4%	0.4%	0.4%	1.3%	0.8%
242: STATE GAS TAX FUND	1.7%	1.7%	1.7%	1.7%	1.4%	1.7%
247: AIR QUALITY IMPROVEMENT FUND	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
248: MEASURE W FUND	0.7%	0.7%	0.7%	0.7%	0.2%	0.2%
282: SB1383 LOCAL ASSISTANCE GRANT	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
301: ASSET FORFEITURE_JUSTICE	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
302: ASSET FORFEITURE_TREASURY	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
303: BULLETPROOF VEST POLICE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
304: STC STANDARDS_TRAINING_CORREC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
306: AB109 TASK FORCE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
307: ASSET FORFEITURE_STATE	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
308: STATE LAW ENFORCE SVC_COPS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
310: SELECTIVE TRAFFIC ENFORCE_6	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
313: URBAN AREA SECURITY INITIATIVE	0.1%	0.1%	0.1%	0.1%	0.2%	0.6%
314: HOMELAND SECURITY GRANT	0.7%	0.7%	0.7%	0.7%	0.2%	0.2%
315: URBAN AREA SECURITY INITIATIVE	0.8%	0.8%	0.8%	0.8%	0.6%	0.8%
321: GROUND EMERG MEDICAL TRANSPORT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
323: CALOES HAZARD MITIGATION GRANT	0.6%	0.6%	0.6%	0.6%	0.0%	0.0%
325: 2018 ASSISTANCE TO FIREFIGHTER	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
332: COMM DEV GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
334: SELECTIVE TRAFFIC ENFORCE_8	1.2%	1.2%	1.2%	1.2%	0.0%	0.3%
335: CANNABIS TAX FUND GRANT PRGM	1.2%	1.2%	1.2%	1.2%	0.0%	0.2%
351: WIOA GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
353: CAL LIBRARY LITERACY SVC GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
361: HOME HOUSING PROGRAM	0.1%	0.1%	0.1%	0.1%	0.3%	0.2%
362: CDBG FUND	0.1%	0.1%	0.1%	0.1%	0.4%	0.4%
363: AMERICAN RESCUE PLAN	0.8%	0.8%	0.8%	0.8%	0.8%	1.1%
367: PERMANENT LOCAL HOUSING ALLOCA	0.1%	0.1%	0.1%	0.1%	0.4%	0.2%
368: HOME-AMERICAN RESCUE PLAN ACT	0.4%	0.4%	0.4%	0.4%	1.1%	0.6%
373: BEVERAGE CONTAINER RECYCLING	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
383: ELAC INSTRUCTIONAL SERV PROG	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
401: WATER FUND	10.6%	10.6%	10.6%	10.6%	12.3%	14.0%
402: WATER TREATMENT WQA EPA FUND	2.3%	2.3%	2.3%	2.3%	4.6%	3.6%
411: SEWER FUND	2.0%	2.0%	2.0%	2.0%	3.0%	2.2%
421: REFUSE FUND	2.1%	2.1%	2.1%	2.1%	1.1%	0.9%
501: CITY SHOP FUND	2.6%	2.6%	2.6%	2.6%	3.1%	6.3%
601: STREET CAPITAL PROJECT FUND	0.6%	0.6%	0.6%	0.6%	0.0%	0.1%
621: SALES TAX BOND DEBT SERVICE FD	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
841: ATLANTIC_GARVEY SA	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
842: MERGED SA	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%

Table A-1b: Initial Allocation Percentages (OMB Compliant CAP) – *continued*

First Iteration	Central Service Departments				
Central Service/Operating Departments	GF- HUMAN RESOURCES	GF- MEDIA PRODUCTION	GF- NONDEPARTMENTAL	GF- REVENUE COLLECTION	202: RETIREMENT
GF- CITY ATTORNEY	0.0%	0.7%	0.0%	0.7%	0.0%
GF- CITY CLERK	0.8%	0.9%	0.7%	0.9%	0.5%
GF- CITY COUNCIL	0.0%	0.1%	0.1%	0.1%	0.0%
GF- CITY MANAGER	1.2%	1.0%	1.4%	1.0%	1.5%
GF- CITY TREASURER	0.0%	0.0%	0.0%	0.0%	0.0%
GF- FINANCE	2.3%	1.8%	2.0%	1.8%	1.9%
GF- HUMAN RESOURCES	0.6%	0.6%	0.4%	0.6%	0.3%
GF- MEDIA PRODUCTION	0.4%	0.4%	0.4%	0.4%	0.0%
GF- NONDEPARTMENTAL	0.6%	1.1%	1.2%	1.1%	13.3%
GF- REVENUE COLLECTION	1.4%	0.8%	0.8%	0.8%	0.4%
GF- COMMUNITY DEVELOPMENT	2.4%	2.7%	2.7%	2.7%	1.7%
GF- FIRE	18.0%	15.4%	21.9%	15.4%	29.1%
GF- LIBRARY	5.7%	2.7%	3.7%	2.7%	2.8%
GF- POLICE	33.4%	24.0%	33.2%	24.0%	45.4%
GF- PUBLIC WORKS	3.6%	2.6%	1.8%	2.6%	1.2%
GF- RECREATION & COMMUNITY SERVICES	11.4%	2.4%	2.8%	2.4%	1.8%
GF- REGIONAL ASSOCIATIONS	0.0%	0.1%	0.0%	0.1%	0.0%
201: PUBLIC SAFETY AUGMENT FUND	1.0%	0.9%	1.9%	0.9%	0.0%
203: NATIONAL OPIOIDS SETTLEMENT	0.0%	0.0%	0.0%	0.0%	0.0%
205: LAW ENFORCEMENT_FIRE DIF FUND	0.0%	0.1%	0.0%	0.1%	0.0%
216: CERCLA LIABILITY FUND	0.0%	0.4%	0.0%	0.4%	0.0%
219: BUSINESS IMPROVEMENT AREA 1	0.0%	0.1%	0.0%	0.1%	0.0%
220: MAINTENANCE DISTRICT 93_1	0.2%	0.9%	0.4%	0.9%	0.0%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	0.0%	0.1%	0.0%	0.1%	0.0%
232: Measure A	0.0%	0.0%	0.0%	0.0%	0.0%
237: ROAD MAINT N REHAB ACCOUNT	0.0%	0.0%	0.0%	0.0%	0.0%
238: 0PA PROPOSITION A	1.3%	2.6%	1.2%	2.6%	0.0%
239: MEASURE R FUND	0.2%	0.7%	0.4%	0.7%	0.0%
240: MEASURE M FUND	0.0%	0.0%	0.0%	0.0%	0.0%
241: PROPOSITION C	0.1%	1.3%	0.2%	1.3%	0.0%
242: STATE GAS TAX FUND	0.5%	1.4%	0.8%	1.4%	0.0%
247: AIR QUALITY IMPROVEMENT FUND	0.0%	0.1%	0.0%	0.1%	0.0%
248: MEASURE W FUND	0.1%	0.2%	0.0%	0.2%	0.0%
282: SB1383 LOCAL ASSISTANCE GRANT	0.0%	0.1%	0.0%	0.1%	0.0%
301: ASSET FORFEITURE_JUSTICE	0.0%	0.0%	0.0%	0.0%	0.0%
302: ASSET FORFEITURE_TREASURY	0.0%	0.1%	0.0%	0.1%	0.0%
303: BULLETPROOF VEST POLICE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
304: STC STANDARDS_TRAINING_CORREC	0.0%	0.0%	0.0%	0.0%	0.0%
306: AB109 TASK FORCE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
307: ASSET FORFEITURE_STATE	0.0%	0.0%	0.0%	0.0%	0.0%
308: STATE LAW ENFORCE SVC_COPS	0.0%	0.0%	0.0%	0.0%	0.0%
310: SELECTIVE TRAFFIC ENFORCE_6	0.0%	0.0%	0.0%	0.0%	0.0%
313: URBAN AREA SECURITY INITIATIVE	0.0%	0.2%	0.0%	0.2%	0.0%
314: HOMELAND SECURITY GRANT	0.0%	0.2%	0.0%	0.2%	0.0%
315: URBAN AREA SECURITY INITIATIVE	0.0%	0.6%	0.0%	0.6%	0.0%
321: GROUND EMERG MEDICAL TRANSPORT	0.0%	0.0%	0.0%	0.0%	0.0%
323: CALOES HAZARD MITIGATION GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
325: 2018 ASSISTANCE TO FIREFIGHTER	0.0%	0.1%	0.0%	0.1%	0.0%
332: COMM DEV GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
334: SELECTIVE TRAFFIC ENFORCE_8	0.0%	0.0%	0.0%	0.0%	0.0%
335: CANNABIS TAX FUND GRANT PRGM	0.0%	0.0%	0.0%	0.0%	0.0%
351: WIOA GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
353: CAL LIBRARY LITERACY SVC GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
361: HOME HOUSING PROGRAM	0.0%	0.3%	0.1%	0.3%	0.0%
362: CDBG FUND	0.0%	0.4%	0.1%	0.4%	0.0%
363: AMERICAN RESCUE PLAN	0.8%	0.8%	1.6%	0.8%	0.0%
367: PERMANENT LOCAL HOUSING ALLOCA	0.3%	0.4%	0.6%	0.4%	0.0%
368: HOME-AMERICAN RESCUE PLAN ACT	0.0%	1.1%	0.0%	1.1%	0.0%
373: BEVERAGE CONTAINER RECYCLING	0.0%	0.0%	0.0%	0.0%	0.0%
383: ELAC INSTRUCTIONAL SERV PROG	0.0%	0.0%	0.0%	0.0%	0.0%
401: WATER FUND	4.2%	12.3%	4.4%	12.3%	0.0%
402: WATER TREATMENT WQA EPA FUND	0.6%	4.6%	0.6%	4.6%	0.0%
411: SEWER FUND	1.5%	3.0%	1.7%	3.0%	0.0%
421: REFUSE FUND	0.3%	1.1%	0.7%	1.1%	0.0%
501: CITY SHOP FUND	1.3%	3.1%	1.2%	3.1%	0.0%
601: STREET CAPITAL PROJECT FUND	0.0%	0.0%	0.0%	0.0%	0.0%
621: SALES TAX BOND DEBT SERVICE FD	0.0%	0.0%	0.0%	0.0%	0.0%
841: ATLANTIC_GARVEY SA	0.1%	0.1%	0.1%	0.1%	0.0%
842: MERGED SA	0.1%	0.1%	0.1%	0.1%	0.0%

Table A-2a: Final Allocation Percentages (OMB Compliant CAP)

Central Service/Operating Departments	Central Service Departments					
	GF- CITY ATTORNEY	GF- CITY CLERK	GF- CITY COUNCIL	GF- CITY MANAGER	GF- CITY TREASURER	GF- FINANCE
GF- COMMUNITY DEVELOPMENT	2.4%	2.4%	2.4%	2.4%	3.0%	2.0%
GF- FIRE	15.0%	15.0%	15.0%	15.0%	18.5%	16.4%
GF- LIBRARY	4.4%	4.4%	4.4%	4.4%	3.2%	4.4%
GF- POLICE	23.6%	23.6%	23.6%	23.6%	28.8%	21.4%
GF- PUBLIC WORKS	7.7%	7.7%	7.7%	7.7%	3.1%	6.4%
GF- RECREATION & COMMUNITY SERVICES	7.9%	7.9%	7.9%	7.9%	2.9%	4.6%
GF- REGIONAL ASSOCIATIONS	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
201: PUBLIC SAFETY AUGMENT FUND	0.4%	0.4%	0.4%	0.4%	1.0%	0.5%
203: NATIONAL OPIOIDS SETTLEMENT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
205: LAW ENFORCEMENT_FIRE DIF FUND	0.6%	0.6%	0.6%	0.6%	0.1%	0.2%
216: CERCLA LIABILITY FUND	0.1%	0.1%	0.1%	0.1%	0.4%	0.2%
219: BUSINESS IMPROVEMENT AREA 1	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
220: MAINTENANCE DISTRICT 93_1	0.4%	0.4%	0.4%	0.4%	0.9%	1.5%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	1.2%	1.2%	1.2%	1.2%	0.1%	0.2%
232: Measure A	0.6%	0.6%	0.6%	0.6%	0.0%	0.0%
237: ROAD MAINT N REHAB ACCOUNT	0.6%	0.6%	0.6%	0.6%	0.0%	0.1%
238: 0PA PROPOSITION A	2.6%	2.6%	2.6%	2.6%	2.8%	1.9%
239: MEASURE R FUND	0.9%	0.9%	0.9%	0.9%	0.8%	1.8%
240: MEASURE M FUND	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
241: PROPOSITION C	0.5%	0.5%	0.5%	0.5%	1.4%	0.8%
242: STATE GAS TAX FUND	1.8%	1.8%	1.8%	1.8%	1.5%	1.8%
247: AIR QUALITY IMPROVEMENT FUND	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
248: MEASURE W FUND	0.7%	0.7%	0.7%	0.7%	0.2%	0.2%
282: SB1383 LOCAL ASSISTANCE GRANT	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
301: ASSET FORFEITURE_JUSTICE	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
302: ASSET FORFEITURE_TREASURY	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
303: BULLETPROOF VEST POLICE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
304: STC STANDARDS_TRAINING_CORREC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
306: AB109 TASK FORCE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
307: ASSET FORFEITURE_STATE	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
308: STATE LAW ENFORCE SVC_COPS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
310: SELECTIVE TRAFFIC ENFORCE_6	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
313: URBAN AREA SECURITY INITIATIVE	0.1%	0.1%	0.1%	0.1%	0.2%	0.6%
314: HOMELAND SECURITY GRANT	0.7%	0.7%	0.7%	0.7%	0.3%	0.2%
315: URBAN AREA SECURITY INITIATIVE	0.8%	0.8%	0.8%	0.8%	0.7%	0.8%
321: GROUND EMERG MEDICAL TRANSPORT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
323: CALOES HAZARD MITIGATION GRANT	0.6%	0.6%	0.6%	0.6%	0.0%	0.0%
325: 2018 ASSISTANCE TO FIREFIGHTER	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
332: COMM DEV GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
334: SELECTIVE TRAFFIC ENFORCE_8	1.2%	1.2%	1.2%	1.2%	0.1%	0.4%
335: CANNABIS TAX FUND GRANT PRGM	1.2%	1.2%	1.2%	1.2%	0.0%	0.2%
351: WIOA GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
353: CAL LIBRARY LITERACY SVC GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
361: HOME HOUSING PROGRAM	0.1%	0.1%	0.1%	0.1%	0.3%	0.2%
362: CDBG FUND	0.1%	0.1%	0.1%	0.1%	0.4%	0.4%
363: AMERICAN RESCUE PLAN	0.9%	0.9%	0.9%	0.9%	0.9%	1.2%
367: PERMANENT LOCAL HOUSING ALLOCA	0.1%	0.1%	0.1%	0.1%	0.4%	0.2%
368: HOME-AMERICAN RESCUE PLAN ACT	0.4%	0.4%	0.4%	0.4%	1.1%	0.6%
373: BEVERAGE CONTAINER RECYCLING	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
383: ELAC INSTRUCTIONAL SERV PROG	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
401: WATER FUND	11.5%	11.5%	11.5%	11.5%	13.2%	14.8%
402: WATER TREATMENT WQA EPA FUND	2.5%	2.5%	2.5%	2.5%	4.8%	3.8%
411: SEWER FUND	2.2%	2.2%	2.2%	2.2%	3.2%	2.4%
421: REFUSE FUND	2.2%	2.2%	2.2%	2.2%	1.2%	1.0%
501: CITY SHOP FUND	2.9%	2.9%	2.9%	2.9%	3.4%	6.6%
601: STREET CAPITAL PROJECT FUND	0.6%	0.6%	0.6%	0.6%	0.0%	0.1%
621: SALES TAX BOND DEBT SERVICE FD	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
841: ATLANTIC_GARVEY SA	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
842: MERGED SA	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%

Table A-2b: Final Allocation Percentages (OMB Compliant CAP) – *continued*

Central Service/Operating Departments	GF- HUMAN RESOURCES	GF- MEDIA PRODUCTION	GF- NONDEPARTMENTAL	GF- REVENUE COLLECTION	202: RETIREMENT
	Central Service Departments				
GF- COMMUNITY DEVELOPMENT	2.7%	3.0%	3.1%	3.0%	2.2%
GF- FIRE	21.1%	18.5%	26.8%	18.5%	33.4%
GF- LIBRARY	6.3%	3.2%	4.4%	3.2%	3.6%
GF- POLICE	38.2%	28.8%	40.8%	28.8%	51.9%
GF- PUBLIC WORKS	4.1%	3.1%	2.4%	3.1%	1.9%
GF- RECREATION & COMMUNITY SERVICES	11.9%	2.9%	3.4%	2.9%	2.6%
GF- REGIONAL ASSOCIATIONS	0.0%	0.1%	0.0%	0.1%	0.0%
201: PUBLIC SAFETY AUGMENT FUND	1.0%	1.0%	2.0%	1.0%	0.3%
203: NATIONAL OPIOIDS SETTLEMENT	0.0%	0.0%	0.0%	0.0%	0.0%
205: LAW ENFORCEMENT_FIRE DIF FUND	0.0%	0.1%	0.0%	0.1%	0.0%
216: CERCLA LIABILITY FUND	0.0%	0.4%	0.0%	0.4%	0.0%
219: BUSINESS IMPROVEMENT AREA 1	0.0%	0.1%	0.0%	0.1%	0.0%
220: MAINTENANCE DISTRICT 93_1	0.3%	0.9%	0.4%	0.9%	0.1%
231: PARKS_LIBRARY_PUBLIC N AQUTICS	0.0%	0.1%	0.0%	0.1%	0.0%
232: Measure A	0.0%	0.0%	0.0%	0.0%	0.0%
237: ROAD MAINT N REHAB ACCOUNT	0.0%	0.0%	0.0%	0.0%	0.0%
238: 0PA PROPOSITION A	1.4%	2.8%	1.3%	2.8%	0.3%
239: MEASURE R FUND	0.3%	0.8%	0.5%	0.8%	0.1%
240: MEASURE M FUND	0.0%	0.0%	0.0%	0.0%	0.0%
241: PROPOSITION C	0.1%	1.4%	0.2%	1.4%	0.1%
242: STATE GAS TAX FUND	0.6%	1.5%	1.0%	1.5%	0.2%
247: AIR QUALITY IMPROVEMENT FUND	0.0%	0.1%	0.0%	0.1%	0.0%
248: MEASURE W FUND	0.1%	0.2%	0.0%	0.2%	0.0%
282: SB1383 LOCAL ASSISTANCE GRANT	0.0%	0.1%	0.0%	0.1%	0.0%
301: ASSET FORFEITURE_JUSTICE	0.0%	0.0%	0.0%	0.0%	0.0%
302: ASSET FORFEITURE_TREASURY	0.0%	0.1%	0.0%	0.1%	0.0%
303: BULLETPROOF VEST POLICE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
304: STC STANDARDS_TRAINING_CORREC	0.0%	0.0%	0.0%	0.0%	0.0%
306: AB109 TASK FORCE GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
307: ASSET FORFEITURE_STATE	0.0%	0.0%	0.0%	0.0%	0.0%
308: STATE LAW ENFORCE SVC_COPS	0.0%	0.0%	0.0%	0.0%	0.0%
310: SELECTIVE TRAFFIC ENFORCE_6	0.0%	0.0%	0.0%	0.0%	0.0%
313: URBAN AREA SECURITY INITIATIVE	0.0%	0.2%	0.0%	0.2%	0.0%
314: HOMELAND SECURITY GRANT	0.0%	0.3%	0.0%	0.3%	0.0%
315: URBAN AREA SECURITY INITIATIVE	0.1%	0.7%	0.0%	0.7%	0.0%
321: GROUND EMERG MEDICAL TRANSPORT	0.0%	0.0%	0.0%	0.0%	0.0%
323: CALOES HAZARD MITIGATION GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
325: 2018 ASSISTANCE TO FIREFIGHTER	0.0%	0.1%	0.0%	0.1%	0.0%
332: COMM DEV GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
334: SELECTIVE TRAFFIC ENFORCE_8	0.0%	0.1%	0.0%	0.1%	0.0%
335: CANNABIS TAX FUND GRANT PRGM	0.0%	0.0%	0.0%	0.0%	0.0%
351: WIOA GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
353: CAL LIBRARY LITERACY SVC GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
361: HOME HOUSING PROGRAM	0.0%	0.3%	0.1%	0.3%	0.0%
362: CDBG FUND	0.1%	0.4%	0.1%	0.4%	0.0%
363: AMERICAN RESCUE PLAN	0.9%	0.9%	1.7%	0.9%	0.3%
367: PERMANENT LOCAL HOUSING ALLOCA	0.3%	0.4%	0.7%	0.4%	0.1%
368: HOME-AMERICAN RESCUE PLAN ACT	0.0%	1.1%	0.0%	1.1%	0.0%
373: BEVERAGE CONTAINER RECYCLING	0.0%	0.0%	0.0%	0.0%	0.0%
383: ELAC INSTRUCTIONAL SERV PROG	0.0%	0.0%	0.0%	0.0%	0.0%
401: WATER FUND	5.2%	13.2%	5.3%	13.2%	1.3%
402: WATER TREATMENT WQA EPA FUND	0.8%	4.8%	0.8%	4.8%	0.3%
411: SEWER FUND	1.7%	3.2%	1.9%	3.2%	0.4%
421: REFUSE FUND	0.5%	1.2%	0.8%	1.2%	0.2%
501: CITY SHOP FUND	1.6%	3.4%	1.5%	3.4%	0.4%
601: STREET CAPITAL PROJECT FUND	0.0%	0.0%	0.0%	0.0%	0.0%
621: SALES TAX BOND DEBT SERVICE FD	0.0%	0.0%	0.0%	0.0%	0.0%
841: ATLANTIC_GARVEY SA	0.1%	0.1%	0.1%	0.1%	0.0%
842: MERGED SA	0.1%	0.1%	0.1%	0.1%	0.0%

Table A-3a: Final Allocation Amounts (OMB Compliant CAP)

Department	Central Service Departments					
	GF- CITY ATTORNEY	GF- CITY CLERK	GF- CITY COUNCIL	GF- CITY MANAGER	GF- CITY TREASURER	GF- FINANCE
	761,212	633,499	0	1,060,936	12,635	1,801,156
GF- COMMUNITY DEVELOPMENT	18,227	15,169	-	25,404	377	36,898
GF- FIRE	114,554	95,334	-	159,659	2,335	295,275
GF- LIBRARY	33,644	27,999	-	46,891	402	78,369
GF- POLICE	179,608	149,474	-	250,327	3,636	386,229
GF- PUBLIC WORKS	58,671	48,827	-	81,772	392	115,756
GF- RECREATION & COMMUNITY SERVICES	59,945	49,888	-	83,548	372	83,433
GF- REGIONAL ASSOCIATIONS	217	180	-	302	10	1,025
201: PUBLIC SAFETY AUGMENT FUND	2,772	2,307	-	3,864	128	9,550
203: NATIONAL OPIOIDS SETTLEMENT	64	54	-	90	3	221
205: LAW ENFORCEMENT_FIRE DIF FUND	4,838	4,027	-	6,744	18	2,840
216: CERCLA LIABILITY FUND	1,056	879	-	1,472	49	3,621
219: BUSINESS IMPROVEMENT AREA 1	202	168	-	282	9	1,297
220: MAINTENANCE DISTRICT 93_1	2,714	2,258	-	3,782	119	27,470
231: PARKS_LIBRARY_PUBLIC N AQUTICS	9,128	7,597	-	12,722	12	3,418
232: Measure A	4,480	3,729	-	6,244	2	587
237: ROAD MAINT N REHAB ACCOUNT	4,488	3,735	-	6,256	2	1,301
238: 0PA PROPOSITION A	20,044	16,681	-	27,936	352	33,892
239: MEASURE R FUND	6,849	5,700	-	9,546	102	32,344
240: MEASURE M FUND	31	26	-	43	1	147
241: PROPOSITION C	3,734	3,108	-	5,205	173	14,879
242: STATE GAS TAX FUND	13,474	11,214	-	18,780	194	33,185
247: AIR QUALITY IMPROVEMENT FUND	157	131	-	219	7	540
248: MEASURE W FUND	5,509	4,585	-	7,678	31	3,195
282: SB1383 LOCAL ASSISTANCE GRANT	324	269	-	451	14	2,497
301: ASSET FORFEITURE_JUSTICE	16	13	-	22	1	53
302: ASSET FORFEITURE_TREASURY	205	171	-	286	8	4,388
303: BULLETPROOF VEST POLICE GRANT	48	40	-	66	1	2,276
304: STC STANDARDS_TRAINING_CORREC	22	18	-	30	1	437
306: AB109 TASK FORCE GRANT	68	57	-	95	3	235
307: ASSET FORFEITURE_STATE	39	32	-	54	1	1,398
308: STATE LAW ENFORCE SVC_COPS	-	-	-	-	-	-
310: SELECTIVE TRAFFIC ENFORCE_6	131	109	-	183	6	450
313: URBAN AREA SECURITY INITIATIVE	611	508	-	851	25	10,592
314: HOMELAND SECURITY GRANT	5,181	4,312	-	7,222	34	4,378
315: URBAN AREA SECURITY INITIATIVE	6,278	5,224	-	8,750	82	15,208
321: GROUND EMERG MEDICAL TRANSPORT	94	78	-	131	4	484
323: CALOES HAZARD MITIGATION GRANT	4,543	3,780	-	6,331	5	519
325: 2018 ASSISTANCE TO FIREFIGHTER	237	197	-	330	11	812
332: COMM DEV GRANT	76	63	-	106	3	543
334: SELECTIVE TRAFFIC ENFORCE_8	9,083	7,559	-	12,660	8	6,378
335: CANNABIS TAX FUND GRANT PRGM	9,020	7,506	-	12,571	6	4,409
351: WIOA GRANT	44	37	-	62	1	1,539
353: CAL LIBRARY LITERACY SVC GRANT	138	115	-	193	4	6,184
361: HOME HOUSING PROGRAM	764	635	-	1,064	35	4,433
362: CDBG FUND	1,046	870	-	1,457	47	6,949
363: AMERICAN RESCUE PLAN	7,004	5,829	-	9,762	114	20,962
367: PERMANENT LOCAL HOUSING ALLOCA	1,083	901	-	1,509	50	3,969
368: HOME-AMERICAN RESCUE PLAN ACT	3,093	2,574	-	4,311	144	10,604
373: BEVERAGE CONTAINER RECYCLING	132	110	-	184	4	4,815
383: ELAC INSTRUCTIONAL SERV PROG	126	105	-	176	5	1,319
401: WATER FUND	87,404	72,740	-	121,819	1,664	266,567
402: WATER TREATMENT WQA EPA FUND	19,026	15,834	-	26,518	604	68,023
411: SEWER FUND	16,538	13,763	-	23,050	404	42,430
421: REFUSE FUND	16,744	13,935	-	23,337	158	18,821
501: CITY SHOP FUND	22,188	18,465	-	30,924	425	118,887
601: STREET CAPITAL PROJECT FUND	4,502	3,747	-	6,275	3	2,477
621: SALES TAX BOND DEBT SERVICE FD	-	-	-	-	-	-
841: ATLANTIC_GARVEY SA	653	544	-	910	14	1,415
842: MERGED SA	347	288	-	483	16	1,232

Table A-3b: Final Allocation Amounts (OMB Compliant CAP) – *continued*

Department	GF- HUMAN RESOURCES	GF- MEDIA PRODUCTION	GF- NONDEPARTMENTAL	GF- REVENUE COLLECTION	202: RETIREMENT	Total Allocation
	Central Service Departments					
	637,180	406,744	521,548	883,320	5,647,337	12,365,568
GF- COMMUNITY DEVELOPMENT	17,429	12,125	16,190	26,332	125,318	293,468
GF- FIRE	134,600	75,180	139,541	163,267	1,886,831	3,066,575
GF- LIBRARY	39,841	12,929	22,819	28,078	203,999	494,970
GF- POLICE	243,536	117,039	212,531	254,171	2,933,399	4,729,949
GF- PUBLIC WORKS	26,327	12,622	12,475	27,411	104,549	488,802
GF- RECREATION & COMMUNITY SERVICES	75,927	11,977	17,981	26,010	145,751	554,832
GF- REGIONAL ASSOCIATIONS	23	321	16	697	135	2,926
201: PUBLIC SAFETY AUGMENT FUND	6,549	4,121	10,434	8,949	16,447	65,120
203: NATIONAL OPIOIDS SETTLEMENT	6	97	4	210	35	784
205: LAW ENFORCEMENT_FIRE DIF FUND	132	595	112	1,292	1,069	21,667
216: CERCLA LIABILITY FUND	99	1,583	70	3,437	566	12,832
219: BUSINESS IMPROVEMENT AREA 1	24	295	17	640	149	3,083
220: MAINTENANCE DISTRICT 93_1	1,611	3,818	2,261	8,291	5,548	57,873
231: PARKS_LIBRARY_PUBLIC N AQUTICS	209	373	185	809	1,818	36,271
232: Measure A	90	72	81	156	808	16,250
237: ROAD MAINT N REHAB ACCOUNT	96	75	86	163	858	17,063
238: 0PA PROPOSITION A	9,237	11,318	6,994	24,578	15,946	166,976
239: MEASURE R FUND	1,963	3,298	2,760	7,163	7,131	76,856
240: MEASURE M FUND	3	46	2	100	19	420
241: PROPOSITION C	921	5,566	1,161	12,088	3,459	50,293
242: STATE GAS TAX FUND	3,814	6,236	5,019	13,543	11,631	117,089
247: AIR QUALITY IMPROVEMENT FUND	115	235	174	511	324	2,414
248: MEASURE W FUND	719	1,004	230	2,180	1,400	26,531
282: SB1383 LOCAL ASSISTANCE GRANT	42	467	30	1,013	267	5,375
301: ASSET FORFEITURE_JUSTICE	1	23	1	51	8	189
302: ASSET FORFEITURE_TREASURY	50	258	37	561	359	6,323
303: BULLETPROOF VEST POLICE GRANT	22	43	17	93	168	2,774
304: STC STANDARDS_TRAINING_CORREC	5	28	4	60	36	642
306: AB109 TASK FORCE GRANT	6	103	5	223	37	832
307: ASSET FORFEITURE_STATE	14	41	11	89	106	1,784
308: STATE LAW ENFORCE SVC_COPS	-	-	-	-	-	-
310: SELECTIVE TRAFFIC ENFORCE_6	12	197	9	427	70	1,594
313: URBAN AREA SECURITY INITIATIVE	128	802	95	1,741	901	16,254
314: HOMELAND SECURITY GRANT	167	1,104	137	2,398	1,277	26,211
315: URBAN AREA SECURITY INITIATIVE	329	2,653	255	5,761	2,343	46,883
321: GROUND EMERG MEDICAL TRANSPORT	10	139	7	302	61	1,311
323: CALOES HAZARD MITIGATION GRANT	93	169	84	367	822	16,714
325: 2018 ASSISTANCE TO FIREFIGHTER	22	355	16	771	127	2,879
332: COMM DEV GRANT	9	110	7	239	60	1,218
334: SELECTIVE TRAFFIC ENFORCE_8	231	264	202	574	2,004	38,964
335: CANNABIS TAX FUND GRANT PRGM	211	192	186	417	1,852	36,371
351: WIOA GRANT	65	48	93	103	235	2,227
353: CAL LIBRARY LITERACY SVC GRANT	135	131	168	284	637	7,988
361: HOME HOUSING PROGRAM	273	1,119	366	2,430	975	12,094
362: CDBG FUND	384	1,521	511	3,302	1,401	17,488
363: AMERICAN RESCUE PLAN	5,782	3,669	9,058	7,968	15,697	85,845
367: PERMANENT LOCAL HOUSING ALLOCA	2,165	1,608	3,433	3,493	5,501	23,711
368: HOME-AMERICAN RESCUE PLAN ACT	290	4,636	204	10,067	1,659	37,582
373: BEVERAGE CONTAINER RECYCLING	49	140	37	304	365	6,141
383: ELAC INSTRUCTIONAL SERV PROG	19	177	14	384	127	2,452
401: WATER FUND	32,964	53,570	27,623	116,338	72,407	853,096
402: WATER TREATMENT WQA EPA FUND	5,321	19,442	4,429	42,221	14,490	215,908
411: SEWER FUND	10,630	12,999	9,687	28,229	19,965	177,694
421: REFUSE FUND	2,872	5,078	4,158	11,028	9,921	106,052
501: CITY SHOP FUND	10,110	13,677	7,916	29,702	22,749	275,044
601: STREET CAPITAL PROJECT FUND	107	81	95	175	942	18,402
621: SALES TAX BOND DEBT SERVICE FD	-	-	-	-	-	-
841: ATLANTIC_GARVEY SA	907	463	758	1,006	1,326	7,998
842: MERGED SA	480	517	751	1,122	1,251	6,486

Appendix B

Appendix B provides the table detailing the allocation performed in allocating central service costs for the full cost allocation plan. The methodology for the full plan is the same as for the OMB compliant plan, as it is reasonable and represents how indirect support is provided in the City. The difference between the two plans, as has been described in this report, is in the costs that can be allocated.

Table B-1a: Final Allocation Amounts (Full CAP)

Department	Central Service Departments					
	GF- CITY ATTORNEY	GF- CITY CLERK	GF- CITY COUNCIL	GF- CITY MANAGER	GF- CITY TREASURER	GF- FINANCE
	761,212	909,999	142,315	1,060,991	18,885	1,885,056
GF- COMMUNITY DEVELOPMENT	18,227	21,790	3,408	25,405	563	38,616
GF- FIRE	114,554	136,944	21,417	159,667	3,491	309,030
GF- LIBRARY	33,644	40,220	6,290	46,893	600	82,020
GF- POLICE	179,608	214,714	33,579	250,340	5,434	404,220
GF- PUBLIC WORKS	58,671	70,139	10,969	81,776	586	121,148
GF- RECREATION & COMMUNITY SERVICES	59,945	71,662	11,207	83,552	556	87,319
GF- REGIONAL ASSOCIATIONS	217	259	41	302	15	1,073
201: PUBLIC SAFETY AUGMENT FUND	2,772	3,314	518	3,864	191	9,995
203: NATIONAL OPIOIDS SETTLEMENT	64	77	12	90	4	231
205: LAW ENFORCEMENT_FIRE DIF FUND	4,838	5,784	905	6,744	28	2,972
216: CERCLA LIABILITY FUND	1,056	1,262	197	1,472	73	3,789
219: BUSINESS IMPROVEMENT AREA 1	202	241	38	282	14	1,358
220: MAINTENANCE DISTRICT 93_1	2,714	3,244	507	3,782	177	28,750
231: PARKS_LIBRARY_PUBLIC N AQUTICS	9,128	10,912	1,707	12,723	17	3,578
232: Measure A	4,480	5,356	838	6,245	3	615
237: ROAD MAINT N REHAB ACCOUNT	4,488	5,366	839	6,256	3	1,362
238: 0PA PROPOSITION A	20,044	23,961	3,747	27,937	525	35,471
239: MEASURE R FUND	6,849	8,188	1,280	9,546	153	33,851
240: MEASURE M FUND	31	37	6	43	2	154
241: PROPOSITION C	3,734	4,464	698	5,205	258	15,572
242: STATE GAS TAX FUND	13,474	16,108	2,519	18,781	290	34,731
247: AIR QUALITY IMPROVEMENT FUND	157	188	29	219	11	565
248: MEASURE W FUND	5,509	6,586	1,030	7,678	47	3,344
282: SB1383 LOCAL ASSISTANCE GRANT	324	387	61	451	22	2,613
301: ASSET FORFEITURE_JUSTICE	16	19	3	22	1	56
302: ASSET FORFEITURE_TREASURY	205	245	38	286	12	4,593
303: BULLETPROOF VEST POLICE GRANT	48	57	9	66	2	2,382
304: STC STANDARDS_TRAINING_CORREC	22	26	4	30	1	458
306: AB109 TASK FORCE GRANT	68	82	13	95	5	246
307: ASSET FORFEITURE_STATE	39	46	7	54	2	1,463
308: STATE LAW ENFORCE SVC_COPS	-	-	-	-	-	-
310: SELECTIVE TRAFFIC ENFORCE_6	131	157	25	183	9	471
313: URBAN AREA SECURITY INITIATIVE	611	730	114	851	37	11,085
314: HOMELAND SECURITY GRANT	5,181	6,194	969	7,222	51	4,582
315: URBAN AREA SECURITY INITIATIVE	6,278	7,505	1,174	8,750	123	15,916
321: GROUND EMERG MEDICAL TRANSPORT	94	112	18	131	6	506
323: CALOES HAZARD MITIGATION GRANT	4,543	5,430	849	6,332	8	543
325: 2018 ASSISTANCE TO FIREFIGHTER	237	283	44	330	16	850
332: COMM DEV GRANT	76	91	14	106	5	568
334: SELECTIVE TRAFFIC ENFORCE_8	9,083	10,859	1,698	12,661	12	6,675
335: CANNABIS TAX FUND GRANT PRGM	9,020	10,783	1,686	12,572	9	4,615
351: WIOA GRANT	44	53	8	62	2	1,611
353: CAL LIBRARY LITERACY SVC GRANT	138	165	26	193	6	6,472
361: HOME HOUSING PROGRAM	764	913	143	1,064	52	4,640
362: CDBG FUND	1,046	1,250	195	1,457	71	7,273
363: AMERICAN RESCUE PLAN	7,004	8,373	1,309	9,762	170	21,939
367: PERMANENT LOCAL HOUSING ALLOCA	1,083	1,294	202	1,509	75	4,154
368: HOME-AMERICAN RESCUE PLAN ACT	3,093	3,698	578	4,311	215	11,098
373: BEVERAGE CONTAINER RECYCLING	132	158	25	184	6	5,040
383: ELAC INSTRUCTIONAL SERV PROG	126	151	24	176	8	1,380
401: WATER FUND	87,404	104,488	16,341	121,825	2,487	278,984
402: WATER TREATMENT WQA EPA FUND	19,026	22,745	3,557	26,519	903	71,192
411: SEWER FUND	16,538	19,771	3,092	23,051	604	44,406
421: REFUSE FUND	16,744	20,017	3,130	23,338	236	19,698
501: CITY SHOP FUND	22,188	26,525	4,148	30,926	635	124,425
601: STREET CAPITAL PROJECT FUND	4,502	5,382	842	6,275	4	2,592
621: SALES TAX BOND DEBT SERVICE FD	-	-	-	-	-	-
841: ATLANTIC_GARVEY SA	653	781	122	910	22	1,481
842: MERGED SA	347	414	65	483	24	1,289

Table B-1b: Final Allocation Amounts (Full CAP) - *continued*

Department	GF- HUMAN RESOURCES	GF- MEDIA PRODUCTION	GF- NONDEPARTMENTAL	GF- REVENUE COLLECTION	202: RETIREMENT	Total Allocation
	Central Service Departments					
	638,480	407,344	1,171,548	883,320	5,647,337	13,526,488
GF- COMMUNITY DEVELOPMENT	17,464	12,143	36,368	26,332	125,318	325,634
GF- FIRE	134,875	75,291	313,449	163,267	1,886,831	3,318,814
GF- LIBRARY	39,922	12,948	51,257	28,078	203,999	545,872
GF- POLICE	244,033	117,211	477,407	254,171	2,933,399	5,114,116
GF- PUBLIC WORKS	26,381	12,640	28,022	27,411	104,549	542,292
GF- RECREATION & COMMUNITY SERVICES	76,082	11,995	40,391	26,010	145,751	614,470
GF- REGIONAL ASSOCIATIONS	23	321	36	697	135	3,118
201: PUBLIC SAFETY AUGMENT FUND	6,562	4,127	23,438	8,949	16,447	80,177
203: NATIONAL OPIOIDS SETTLEMENT	6	97	10	210	35	836
205: LAW ENFORCEMENT_FIRE DIF FUND	132	596	251	1,292	1,069	24,611
216: CERCLA LIABILITY FUND	99	1,585	156	3,437	566	13,695
219: BUSINESS IMPROVEMENT AREA 1	24	295	39	640	149	3,281
220: MAINTENANCE DISTRICT 93_1	1,614	3,824	5,079	8,291	5,548	63,531
231: PARKS_LIBRARY_PUBLIC N AQUTICS	210	373	415	809	1,818	41,690
232: Measure A	90	72	183	156	808	18,845
237: ROAD MAINT N REHAB ACCOUNT	97	75	194	163	858	19,703
238: 0PA PROPOSITION A	9,256	11,334	15,711	24,578	15,946	188,511
239: MEASURE R FUND	1,967	3,303	6,201	7,163	7,131	85,631
240: MEASURE M FUND	3	46	5	100	19	447
241: PROPOSITION C	923	5,574	2,609	12,088	3,459	54,584
242: STATE GAS TAX FUND	3,822	6,245	11,274	13,543	11,631	132,417
247: AIR QUALITY IMPROVEMENT FUND	116	236	392	511	324	2,747
248: MEASURE W FUND	720	1,005	516	2,180	1,400	30,016
282: SB1383 LOCAL ASSISTANCE GRANT	42	467	68	1,013	267	5,716
301: ASSET FORFEITURE_JUSTICE	1	23	2	51	8	202
302: ASSET FORFEITURE_TREASURY	50	259	84	561	359	6,692
303: BULLETPROOF VEST POLICE GRANT	22	43	38	93	168	2,927
304: STC STANDARDS_TRAINING_CORREC	5	28	9	60	36	679
306: AB109 TASK FORCE GRANT	6	103	10	223	37	888
307: ASSET FORFEITURE_STATE	14	41	24	89	106	1,885
308: STATE LAW ENFORCE SVC_COPS	-	-	-	-	-	-
310: SELECTIVE TRAFFIC ENFORCE_6	12	197	19	427	70	1,702
313: URBAN AREA SECURITY INITIATIVE	128	803	214	1,741	901	17,216
314: HOMELAND SECURITY GRANT	168	1,106	307	2,398	1,277	29,455
315: URBAN AREA SECURITY INITIATIVE	330	2,657	572	5,761	2,343	51,408
321: GROUND EMERG MEDICAL TRANSPORT	10	139	16	302	61	1,396
323: CALOES HAZARD MITIGATION GRANT	94	169	188	367	822	19,346
325: 2018 ASSISTANCE TO FIREFIGHTER	22	356	35	771	127	3,072
332: COMM DEV GRANT	10	110	15	239	60	1,295
334: SELECTIVE TRAFFIC ENFORCE_8	232	265	454	574	2,004	44,516
335: CANNABIS TAX FUND GRANT PRGM	211	192	419	417	1,852	41,776
351: WIOA GRANT	65	48	208	103	235	2,440
353: CAL LIBRARY LITERACY SVC GRANT	135	131	376	284	637	8,564
361: HOME HOUSING PROGRAM	274	1,121	822	2,430	975	13,196
362: CDBG FUND	385	1,523	1,148	3,302	1,401	19,050
363: AMERICAN RESCUE PLAN	5,794	3,674	20,348	7,968	15,697	102,038
367: PERMANENT LOCAL HOUSING ALLOCA	2,169	1,611	7,712	3,493	5,501	28,802
368: HOME-AMERICAN RESCUE PLAN ACT	291	4,642	458	10,067	1,659	40,111
373: BEVERAGE CONTAINER RECYCLING	49	140	83	304	365	6,486
383: ELAC INSTRUCTIONAL SERV PROG	19	177	32	384	127	2,604
401: WATER FUND	33,031	53,649	62,050	116,338	72,407	949,004
402: WATER TREATMENT WQA EPA FUND	5,332	19,470	9,948	42,221	14,490	235,404
411: SEWER FUND	10,652	13,018	21,759	28,229	19,965	201,084
421: REFUSE FUND	2,878	5,086	9,341	11,028	9,921	121,417
501: CITY SHOP FUND	10,131	13,697	17,782	29,702	22,749	302,908
601: STREET CAPITAL PROJECT FUND	107	81	213	175	942	21,115
621: SALES TAX BOND DEBT SERVICE FD	-	-	-	-	-	-
841: ATLANTIC_GARVEY SA	909	464	1,704	1,006	1,326	9,378
842: MERGED SA	480	517	1,687	1,122	1,251	7,680

Appendix C

Appendix C provides the table detailing the full administration indirect rate.

Table C: Administrative Indirect Table

Operating Department / Division / Fund	CAP Allocation	Internal Service Fund Charges	Modified Total Direct Cost	Full Admin Indirect Rate
	$12,365,568	$20,308,011	$72,786,907	45%
GF- COMMUNITY DEVELOPMENT	$293,468	$395,445	$2,457,344	28%
GF- FIRE	$3,066,575	$3,363,070	$13,025,257	49%
GF- LIBRARY	$494,970	$566,405	$2,276,837	47%
GF- POLICE	$4,729,949	$5,552,198	$20,013,478	51%
GF- PUBLIC WORKS	$488,802	$445,043	$2,321,280	40%
GF- RECREATION & COMMUNITY SERVICES	$554,832	$364,121	$2,160,986	43%
GF- REGIONAL ASSOCIATIONS	$2,926	$0	$81,000	4%
201: PUBLIC SAFETY AUGMENT FUND	$65,120	$0	$1,000,000	7%
203: NATIONAL OPIOIDS SETTLEMENT	$784	$0	$24,500	3%
205: LAW ENFORCEMENT_FIRE DIF FUND	$21,667	$0	$131,392	16%
216: CERCLA LIABILITY FUND	$12,832	$401,191	$0	
219: BUSINESS IMPROVEMENT AREA 1	$3,083	$0	$73,950	4%
220: MAINTENANCE DISTRICT 93_1	$57,873	-$19,051	$956,319	4%
231: PARKS LIBRARY PUBLIC N AQUTICS	$36,271	$0	$56,000	65%
232: Measure A	$16,250	-$585	$585	2680%
237: ROAD MAINT N REHAB ACCOUNT	$17,063	$0	$0	
238: 0PA PROPOSITION A	$166,976	$536,838	$2,241,366	31%
239: MEASURE R FUND	$76,856	$245,997	$532,946	61%
240: MEASURE M FUND	$420	$10,748	$880	1269%
241: PROPOSITION C	$50,293	$280,228	$1,124,221	29%
242: STATE GAS TAX FUND	$117,089	$167,673	$1,334,645	21%
247: AIR QUALITY IMPROVEMENT FUND	$2,414	$38,507	$20,398	201%
248: MEASURE W FUND	$26,531	$30,394	$202,767	28%
282: SB1383 LOCAL ASSISTANCE GRANT	$5,375	$0	$116,619	5%
301: ASSET FORFEITURE_JUSTICE	$189	$0	$5,905	3%
302: ASSET FORFEITURE_TREASURY	$6,323	$0	$61,000	10%
303: BULLETPROOF VEST POLICE GRANT	$2,774	$0	$8,348	33%
304: STC STANDARDS_TRAINING_CORREC	$642	$0	$6,600	10%
306: AB109 TASK FORCE GRANT	$832	$0	$26,000	3%
307: ASSET FORFEITURE_STATE	$1,784	$0	$8,828	20%
308: STATE LAW ENFORCE SVC_COPS	$0	$0	$0	
310: SELECTIVE TRAFFIC ENFORCE_6	$1,594	$0	$49,848	3%
313: URBAN AREA SECURITY INITIATIVE	$16,254	$0	$192,926	8%
314: HOMELAND SECURITY GRANT	$26,211	$0	$260,000	10%
315: URBAN AREA SECURITY INITIATIVE	$46,883	$0	$644,000	7%
321: GROUND EMERG MEDICAL TRANSPORT	$1,311	$0	$35,000	4%
323: CALOES HAZARD MITIGATION GRANT	$16,714	$0	$25,000	67%
325: 2018 ASSISTANCE TO FIREFIGHTER	$2,879	$0	$90,000	3%
332: COMM DEV GRANT	$1,218	$0	$27,600	4%
334: SELECTIVE TRAFFIC ENFORCE 8	$38,964	$0	$24,743	157%
335: CANNABIS TAX FUND GRANT PRGM	$36,371	$0	$8,588	424%
351: WIOA GRANT	$2,227	$0	$10,018	22%
353: CAL LIBRARY LITERACY SVC GRANT	$7,988	$0	$25,714	31%
361: HOME HOUSING PROGRAM	$12,094	$0	$280,143	4%
362: CDBG FUND	$17,488	$0	$379,554	5%
363: AMERICAN RESCUE PLAN	$85,845	$0	$859,753	10%
367: PERMANENT LOCAL HOUSING ALLOCA	$23,711	$0	$392,780	6%
368: HOME-AMERICAN RESCUE PLAN ACT	$37,582	$0	$1,175,039	3%
373: BEVERAGE CONTAINER RECYCLING	$6,141	$0	$30,170	20%
383: ELAC INSTRUCTIONAL SERV PROG	$2,452	$0	$43,765	6%
401: WATER FUND	$853,096	$4,455,229	$8,638,394	61%
402: WATER TREATMENT WQA EPA FUND	$215,908	$0	$4,860,895	4%
411: SEWER FUND	$177,694	$1,941,046	$1,265,239	167%
421: REFUSE FUND	$106,052	$222,146	$987,591	33%
501: CITY SHOP FUND	$275,044	$1,283,555	$1,998,765	78%
601: STREET CAPITAL PROJECT FUND	$18,402	$0	$0	
621: SALES TAX BOND DEBT SERVICE FD	$0	$0	$0	
841: ATLANTIC_GARVEY SA	$7,998	$13,906	$98,116	22%
842: MERGED SA	$6,486	$13,906	$113,814	18%

WILLDAN

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City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.H.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Amendment to Agreement No. 2466-AB, and Task Order 2455-AA concerning the S. Garfield and S. Atlantic Water Projects

Recommendation:
It is recommended that the City Council consider:

1. Authorize the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2466-AB with J.A. Salazar, to increase the contract amount by $153,612; for a total of $3,736,402, plus $346,728 contingency; and
2. Authorizing the City Manager to execute a revised Task Order 2455-AA1, in a form approved by the City Attorney, with SA Associates., for an additional $137,000 for a new not to exceed amount of $367,000 for construction management and construction inspection services; and
3. Taking such additional, related action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

Executive Summary:
Capital Improvements Project ("CIP) No. 99032 – S. Atlantic Blvd and S. Garfield Ave Phase VI Water Main Improvements ("Project") consists of the installation of water main along S. Atlantic Blvd, S. Garfield Ave, and Harding Ave, including the construction of water service line replacement, installation of new fire hydrants and laterals, fire services lines, and appurtenances, valves, abandonment of existing water mains, tie-in to existing systems, and trench repair restoration. The City Council awarded the project construction to J.A. Salazar ("Contractor") on February 19, 2025. Unforeseen conditions resulted in the need for change orders and extending the duration of the project. The Public Works Director ("Director") recommends amending the current agreement with J.A. Salazar, increasing the contract amount by $153,612; for a total of $3,736,402, plus $346,728 contingency and revising the

Task Order 2455-AA1, with SA Associates., for an additional $137,000 for a new not to exceed amount of $367,000.

Background:
The City Council awarded the Project construction to J.A. Salazar on February 19, 2025. Once the project started, it was discovered that there exists a concrete road under the asphalt surface. City staff did pothole at various locations before the start of the project, to identify locations of utilities but did not encounter the concrete surface. The potholes were in the lanes adjacent to the curb, while the concrete road was under the two lanes on both sides of the centerline. None of the available plans and records showed the concrete road.

This discovery resulted in the Contractor providing the City with a change order proposal, to sawcut and haul away the concrete in the amount of $313,975.35 for the saw cutting and removal of the asphalt and concrete from both S. Atlantic and S. Garfield. The process also resulted in the increase of the project duration by 54 days as requested by the Contractor. The Director obtained independent cost estimate to verify the reasonability of the proposed cost estimate and the requested duration increase of the project and determined that is was fair.

In addition, due an increase in the size of a proposed vault for operation and maintenance, the Contractor provided a proposal of $13,036.97 for the cost difference with the original smaller vault. Staff also verified that the cost provided is fair. The increased size of the vault will not result in any increase in the project duration.

The Director is approving part of the required work on Atlantic and the vault increase using the existing contingency, and is requesting an increase in the Agreement with the Contractor to be able to pay for the additional required services.

As a result of the duration increase of the project, SA Associates provided the City with a proposal to amend their task order to reflect the new project duration, for an increase of $137,000 for a new not to exceed amount of $367,000.

It is recommended that the City Council approve the amendment to the J.A. Salazar Agreement to a not to exceed amount of $3,736,402, plus $346,728 contingency and approve the revision of Task Order 2455-AA1, in a form approved by the City Attorney, with SA Associates., a new not to exceed amount of $367,000.

Strategic Plan Goal:
This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community as it aims to replace old water lines and bring our water infrastructure up to current standards. Additionally, this project is part of the City's water bond-funded projects intended to enhance water infrastructure in the City.

Fiscal Impact:
The FY 24-25 budget includes funding for CIP 99031 – S. Garfield and S. Atlantic Water Main replacements. If approved, the proposed Amendment to Agreement 2466-AB with J.A. Salazar would result in a new contract amount of $3,630,887 plus a revised contingency amount of $520,092 for a total of $4,140,979.

Additionally, the proposed revision to SA Associates Task Order 2455-AA1 would result in a new not to exceed amount of $367,000. Available funds from other Water CIP projects, that have not yet started, will be used to cover the increased costs for this project.

Attachments:

1. Attachment 1 - SA Associates proposal
2. Attachment 2 - J.A. Salazar proposal

ATTACHMENT 1
SA Associates Proposal

SA
ASSOCIATES

May 20, 2025

Ziad Mazboudi
Interim City Engineer
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

Project:: Construction Management and Inspection Services for S. Atlantic Boulevard and S. Garfield Avenue Phase VI Water Main Improvements

Subject: Additional Fee for Removal of concrete at S. Atlantic Boulevard and S. Garfield Avenue

Dear Ziad:

In accordance with your request, we are pleased to submit our proposal to provide additional Construction Management and Inspection Services for the S. Atlantic Boulevard and S. Garfield Avenue Phase VI Water Main Improvements Project.

A Change Order request was submitted by the Contractor for removal of concrete under S. Atlantic Boulevard and S. Garfield Avenue in the amount of $313,975,35. The schedule for this work will add an additional 54 working days to the project.

Based on the above, our fee to provide additional Construction Management and Inspection Services will be **$137,000**. Our fee is based on providing full time Inspection, and construction management @ 25 hours per week. We had initially proposed 20 hours per week for the Construction Manager, but based on our current experience on the project, we are increasing this time by 5 additional hours per week.

No overtime or weekend work is included. We will use the same rates as submitted in our original proposal.

Thank you for the opportunity to submit our proposal to provide additional services to the City. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Very truly yours,

Shahnawaz Ahmad, P.E.
President
Tel: 626.821.3456
E-Mail: sahmad@saassociates.net

ATTACHMENT 2
J.A. Salazar Construction & Supply Corp proposal

J.A. SALAZAR CONSTRUCTION & SUPPLY CORP

GENERAL ENGINEERING CONTRACTOR
License No. 743587 A, C34
613 N. Harbor Blvd
La Habra CA 90631
Tel (562) 691-3647 ~ Fax (562) 691-1092

PROPOSAL

April 24, 2025

Jorge Lovo
City of Monterey Park
Reference:

S. ATLANTIC BLVD AND S. GARFIELD AVE PHASE VI WATER MAIN IMPROVEMENTS
SPECIFICATION NO. 2024-010
(QUEST CDN PROJECT # 9448362)

COR – Vault Material Cost Difference

We propose to provide the following based on the description and direction given, per your request:

1. Existing 8x11x7 6" thick vault - $24,105.57 x 15% markup = $27,721.41
2. Revised 9x12x8' 6" vault - $35,442.07 x 15% markup = $40,758.38

Total Cost Difference: $13,036.97

Clarifications: Proposal is valid for 10 days from above date. Material pricing is fluid if price is not accepted within ten days, material costs will need to be revisited. Pricing is for material costs only. Installation is not covered.

Exclusions: Permits, engineering of any kind, traffic control plans, handling of any hazardous materials, reduced hours, weekend or holiday work, testing, bonds, concrete, paving, installation.

Please contact me if you have any questions, thank you.

Sincerely,
Jose Salazar
President

J.A. SALAZAR CONSTRUCTION & SUPPLY CORP

GENERAL ENGINEERING CONTRACTOR
License No. 743587 A, C34
613 N. Harbor Blvd
La Habra CA 90631
Tel (562) 691-3647 ~ Fax (562) 691-1092

PROPOSAL

May 2, 2025

Jorge Lovo
City of Monterey Park
Reference:

S. ATLANTIC BLVD AND S. GARFIELD AVE PHASE VI WATER MAIN IMPROVEMENTS
SPECIFICATION NO. 2024-010
(QUEST CDN PROJECT # 9448362)

COR – Saw-Cutting and Removals – Due to concrete under the asphalt.

We propose to provide the following based on the description and direction given, per your request:

1. Saw-cut trench asphalt up to 4" and concrete underneath up to 9" – 12" thick. (2) concrete saws up to 85LF per hour for a total of 40 days of saw-cutting. Two laborers to assist with clean up and traffic control. Saw cutting will be trench width up to 36" wide.
2. Break out asphalt up to 4" thick and concrete underneath up to 9" – 12" thick with (2) skid-steers with breakers. Mini excavator to remove asphalt and concrete and load on the truck. Cost based on 112 hours or 14 days.
3. Material to be hauled to City of Monterey Parks yard and disposed of by City of Monterey Park.
4. Credit is included for trucking and profiling.

Estimated Cost based on Hours: $313,975.35
Total Days Added to the Contract: 54 Days

Clarifications: Proposal is valid for 30 days from above date.

Exclusions: Permits, engineering of any kind, traffic control plans, handling of any hazardous materials, reduced hours, weekend or holiday work, testing, bonds, concrete, paving, double saw-cut for T-Cut, disposal of materials, processing of materials for dumping purposes.

Please contact me if you have any questions, thank you.

Sincerely,
Jose Salazar
President

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 9.I.

To: The Honorable Mayor and City Council

From: Robert Aguirre, Director of Recreation & Community Services
Memo Chavez, Recreation Supervisor

Subject: Amendment to agreement 2314-A with Corporate Coach Charters & Tours and increase the contract amount by $35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26

Recommendation:
It is recommended that the City Council consider:

1. Approving an amendment to the agreement with Corporate Coach Charters & Tours to increase the contract amount by $35,000 to provide recreation trips and event shuttle services in Fiscal Year 2025-26; and
2. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and there is no possibility that it may have a significant effect on the environment. Accordingly, no further review is required.

Executive Summary:
The Recreation and Community Services Department utilizes Corporate Coach Charters & Tours to provide essential transportation services that support the department's recreational programs, including daycare field trips, senior trips, and special event shuttles. The current agreement term is from July 2023 to June 2026, with a not-to-exceed amount of $60,000 which Corporate Coach Charters & Tours is approaching. City Council approval is required to increase the contract amount in excess of $60,000.

Due to increased participation and expanded program offerings, transportation needs have grown beyond that contemplated in the current agreement. To ensure continuity of service and avoid disruptions to scheduled activities, the Recreation and Community Services Director ("Director") is recommending the City Council approve an amendment to the agreement and authorize an increase of $35,000 to the contract amount, for a total of $95,000.

This action will enable the Recreation and Community Services Department ("Department") to maintain its programming schedule and continue delivering recreational opportunities that enhance community engagement and quality of life for residents of all ages.

Background:
Corporate Coach Charters & Tours provides transportation services for the Department, supporting various community programs. These programs include daycare field trips, the annual Hollywood Bowl trip, senior leisure trips, and special event shuttles for the Lunar New Year and Cherry Blossom festivals. These services are essential to the specialized recreational programs, which cater to diverse populations within the community.

The proposed amendment is exempt from bidding pursuant to Monterey Park Municipal Code ("MPMC") section 3.20.050(2) as the City has an existing agreement with Corporate Coach Charters & Tours.

Strategic Plan Goal:

Fiscal Impact:
An amendment to the agreement with Corporate Coach Charters & Tours will increase the agreement amount by $35,000, for a total of $95,000, to cover the anticipated expenditures in the 2025-26 Fiscal Year. These funds will be budgeted in Fiscal Year 2025-26 with Prop A fund 238-6511 as part of the regular budgeting process.

Attachments:
None

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK RECOGNIZING THE MONTH OF JUNE 2025 AS LGBTQ+ PRIDE MONTH

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. Lesbian, gay, bisexual, transgender, and questioning people are our family, friends, neighbors, and co-workers who contribute meaningfully to our community.

B. The fight for dignity, equality, and inclusion for lesbian, gay, bisexual, transgender, and questioning people has been hard-fought in the streets and the courts of this country.

C. These fights for inclusion have made much progress toward changing the hearts and minds of people in many parts of the world.

D. The rainbow flag is an iconic symbol of the LGBTQ+ community and aims to celebrate inclusivity, diversity, and unity.

E. All are welcome in Monterey Park to live, work, play, and every family, in any shape, deserves a place to call home where they are safe, happy, and supported by friends and neighbors.

F. Our community, regardless of sexual orientation, gender identity, and expression, must feel valued, safe, empowered, and supported by their peers and community leaders.

G. The City of Monterey Park denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles.

H. The City Council of the City of Monterey Park encourages all to observe the month of June as LGBTQ+ Pride Month and urges residents and the community to recognize the contributions made by the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

SECTION 2: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

<u>SECTION 3</u>: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

<u>SECTION 4</u>: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 4th day of June, 2025.

____
Vinh T. Ngo, Mayor

Attest:

____
Maychelle Yee, City Clerk

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING JUNE 6, 2025, NATIONAL GUN VIOLENCE AWARENESS DAY AND JUNE 7-8, 2025, AS WEAR ORANGE WEEKEND IN MONTEREY PARK

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. Every day in the United States, more than 120 people are killed as a result of gun violence. Every year in the United States, over 40,000 people are killed with guns and approximately 85,000 are shot and wounded.

B. The gun homicide rate in the United States is 26 times higher than that of other developed countries, but research shows that common sense and public safety laws can regulate gun violence.

C. The first Friday in June marks the beginning of a three-day movement honoring the victims and survivors of gun violence and calling for an end to the epidemic. In 2025, National Gun Violence Awareness Day is observed on June 6 and Wear Orange Weekend is observed on June 7-8.

D. National Gun Violence Awareness Day began on June 2, 2015, in honor of what would have been Hadiya Pendleton's 18th birthday. Hadiya was a 15-year-old girl who was tragically shot and killed in Chicago on January 29, 2013.

E. In response to this tragedy, Haidya's friends wore orange to honor her and encouraged others to also do so to raise awareness and to advocate for a future that is free from gun violence.

F. Wear Orange Weekend follows National Gun Violence Awareness Day and honors the thousands of people in the United States whose lives are taken or forever changed by gun violence each year. Orange was chosen because it represents the color hunters wear to protect themselves from gunfire.

G. The Monterey Park City Council has advocated for gun safety and gun violence prevention. In light of the January 21, 2023, mass shooting incident, the Monterey Park City Council adopted firearm safety ordinances and added new chapters to the Monterey Park Municipal Code to protect the community from violence resulting from firearms.

H. In an effort to practice and promote greater awareness of gun violence and gun safety initiatives, the Monterey Park City Council also hosted a Gun Violence

Restraining Order (GVRO) Training to educate the public on how to a GVRO can protect themselves, their loved ones, and the community.

I. The City of Monterey Park calls on its residents to practice and promote greater awareness of gun violence and gun safety and give heightened attention to gun violence awareness during the summer months when there is a prominent increase in gun violence. More information regarding firearm safety, rules, and other resources can be found on the City of Monterey Park's website at https://www.montereypark.ca.gov/1592/Firearms.

J. The City of Monterey Park encourages residents to wear orange on Wear Orange Weekend to show that they are not targets and do not have to live in fear that gunfire can ring out at any moment. Community members and leaders are also encouraged to collaboratively work together towards finding ways to make Monterey Park a safer community.

K. The City of Monterey Park memorializes the victims of the Star Ballroom shooting, as well as all the victims who have been killed or injured due to gun violence, in declaring June 6, 2025, as National Gun Violence Awareness Day and June 7-8, 2025, as Wear Orange Weekend in the City of Monterey Park.

SECTION 2: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 3: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 4: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 4th day of June, 2025.

____
Vinh T. Ngo, Mayor

Attest:

____
Maychelle Yee, City Clerk

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council

From: Philip Lanzafame, Interim Director of Community Development

Subject: Continued public hearing to consider introduction and first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards (ZCA 25-02)

Recommendation:
It is recommended that the City Council consider:

1. Opening the public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards; and
3. Taking such additional, related, action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). Pursuant to CEQA Guidelines §15062, the City Council finds and determines that this Ordinance is not subject to further review under CEQA because the previous CEQA documents adopted by the City Council (see Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance.

<u>Type of Action (Legislative; Quasi-Judicial; or Advisory):</u>
In considering the Zoning Code Amendment, the City Council acts in its discretionary legislative capacity. The City Council must make the following findings pursuant to MPMC § 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

These findings are included in the attached Ordinance.

Executive Summary:
The City's General Plan contains the Revised Monterey Park 2040 Land Use Element ("LUE") and 6th cycle (2021-2029) Housing Element ("HE") establishing a vision and long-term goals for development, housing, and redevelopment within the City.

The attached Ordinance implements the LUE and HE by amending the MPMC to allow residential and mixed use development in mixed use zones, consistent with the LUE, subject to those development standards in the underlying zone. These changes clarify that the General Plan applies to all properties, takes precedence over conflicting or obsolete regulations, and creates a consistent framework that allows for expanded housing opportunities consistent with the City's vision and long-term development goals.

This item was originally noticed for public hearing at the May 7, 2025, City Council meeting at which time the Interim Director of Community Development ("Director") requested a continuance. The City Council continued the public hearing to June 4, 2025. The draft ordinance is attached for the Council's consideration.

Background:
On November 3, 2020, City voters approved Measure JJ (Ordinance No. 2198) which adopted the Revised LUE and authorized the City Council to take all appropriate action to implement the LUE.

In March 2023, the California State Department of Housing and Community Development ("HCD"), certified the City's HE. Government Code § 65583(c) requires that cities include programs which set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the HE.

HE and LUE Programs

The HE and LUE included several programs that reconcile the General Plan and MPMC to encourage the production of a variety of housing types and at various affordability levels, including:

HE Program 7 and LUE Implementation Program 6 require the City to either amend or repeal the North Atlantic, Mid Atlantic and Garvey-Garfield Specific Plans (collectively, the "Specific Plans") and replace them with zoning designations consistent with the LUE.

HE Program 11 and LUE Implementation Program 1 require the City to resolve inconsistencies between the MPMC and the General Plan related to mixed-use areas.

Currently, the P-D overlay serves as the mechanism through which the MPMC implements the LUE's mixed-use designation. The HE and LUE, however, contemplate creating a new zoning designation to implement the mixed-use designation. Creating a new zoning designation requires, among other things, the development of standards and procedures, zone changes, and amendments to the adopted zoning map which are anticipated to exceed staff's capacity and take more time to carefully implement.

Additionally, the detailed Specific Plans require an extensive analysis of land use, circulation, and right-of-way requirements before being amended or repealed. Such analysis requires additional time to ensure that important land use and infrastructure requirements are not inadvertently altered or repealed. To reconcile the time needed for such analysis with the deadlines adopted by the City Council in the HE resulted in the proposed action: a third way to both implement the General Plan and preserve important policy considerations regulated by the existing Specific Plans.

If adopted, the proposed ordinance immediately implements various programs of the HE and LUE while more comprehensive updates are planned and prepared. Specifically, the ordinance amends the MPMC's general provisions by providing that residential and mixed-use development are permitted when allowed by the LUE designation, subject to the development standards in the underlying zone. The LUE mixed-use designation allows for, both, residential and mixed-use development. Accordingly, the ordinance will allow residential and mixed-use development within the LUE's mixed-use designation.

Strategic Plan Goal:
The attached ordinance satisfies the 2025-26 Strategic Plan Goal to "Strengthen our local economy and enhance housing opportunities" by achieving the goals and programs set forth in the HE, reducing barriers to encourage housing development, and supporting economic growth in the City.

Legal Notification:
A public hearing was scheduled for May 7, 2025, and a legal notice was duly posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in Monterey Park Press on April 17, 2025, with affidavits of posting on file. Additionally, 358 notices were mailed to affected property owners. At the May 7, 2025 meeting, the City Council continued the hearing to June 4, 2025.

Fiscal Impact:
There are no identifiable fiscal impacts associated with adopting the Ordinance itself (other than costs associated with codifying the Ordinance).

Attachments:
1. Draft Ordinance
2. Notice of Determination

ATTACHMENT 1
Draft Ordinance

ORDINANCE NO.

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE TO IMPLEMENT THE GENERAL PLAN CONCERNING MIXED USE DEVELOPMENT AND DEVELOPMENT STANDARDS

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. The City initiated the proposed amendments to the Monterey Park Municipal Code ("MPMC") pursuant to MPMC § 21.38.020 and § 21.42.010.

B. This Ordinance was reviewed by the Interim City Planner for, in part, consistency with the General Plan, and conformity with the Monterey Park Municipal Code ("MPMC").

C. The Interim City Planner completed review and scheduled a public hearing regarding this Ordinance before the City Council for June 4, 2025.

D. On June 4, 2025, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Ordinance including, without limitation, information provided to the City Council by the City Planner and public testimony; and

E. The findings in this Ordinance are made based on the entire administrative record including testimony and evidence presented the City Council at its March 19, 2025, public hearing including, without limitation, the staff report submitted by the City Planner.

SECTION 2: *Zone Text Amendment Findings.* Pursuant to Government Code § 65860 and MPMC § 21.38.050, the City Council finds as follows:

A. Amendments to the MPMC accomplished by this Ordinance are consistent with the goals, policies and objectives of the General Plan including, without limitation:

1. General Plan Policy 19.8— Encourage a diverse mix of uses that are innovative, competitive, entrepreneurial, local, and sustainable, thereby promoting economic development, increasing City revenues, expanding job growth, increasing property values, and meeting residents' and visitors' desires and needs.

2. General Plan Policy 19.9— Accommodate a variety of housing

options, including medium- and high-density apartments and condominiums, live/work units, and mixed-use buildings with a residential component.

3. Housing Element Goal 2— Remove governmental constraints to the provision of housing to the greatest extent feasible

4. Housing Element Policy 2.4—Update the MPMC to facilitate residential and mixed-use development in the community.

B. The proposed text amendments are aimed at meeting and implementing the objectives of the General Plan and compliance with all applicable zoning regulations will ensure that any future project will not adversely affect surrounding properties.

C. These regulations promote public health, safety, and general welfare and serve the goals and purposes of the MPMC's zoning regulations. Among other things, the regulations will reduce barriers to the development of housing to address the California Legislature's determination regarding a statewide housing shortage.

SECTION 4: *Environmental Review.* The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The City Council finds and determines that this Ordinance is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*.; "CEQA") for the following reasons:

A. This Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2));

B. There is no possibility that the Ordinance itself may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3));

C. The Ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378). The Ordinance is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment; and

D. The previous CEQA documents adopted by the City Council (see, Resolution Nos. 12124 and 2022-R2) adequately analyze the changes contemplated by this Ordinance:

1. On December 5, 2019, the City Council adopted Resolution No. 12124 certifying the Monterey Park Focused General Plan Update

Final Environmental Impact Report (the "FEIR") (State Clearing House (SCH) No. 2001-01-1074) (Exhibit A), which is incorporated by reference and found at: https://www.montereypark.ca.gov/DocumentCenter/View/16507/Reso-12124---attachments-included.

2. On January 19, 2022, the City Council adopted Resolution No. 2022-R2 adopting an addendum to the FEIR analyzing the impacts of the City's 2021-2029 Housing Element update ("FEIR Addendum"), which is incorporated by reference and found at: https://www.montereypark.ca.gov/DocumentCenter/View/16506/2022-R2---Addendum-to-the-Final-Environmental-Impact-Report.

3. The Housing Goals are an activity contemplated by the EIR and Addendum.

4. The Housing Goals do not contemplate any changes which will require major revisions to the EIR or Addendum, nor are there any substantial changes with respect to the circumstances under which the EIR and Addendum were undertaken.

5. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR and Addendum were certified showing: (1) the Housing Goals will have one or more significant effects not discussed in the EIR or Addendum; and (2) significant effects previously examined will be substantially more severe than shown in the EIR or Addendum.

SECTION 5: *Planning Agency.* Pursuant to MPMC § 2.56.020(a), the City Council is acting as the Planning Agency for purposes of the Project.

SECTION 6: *Amendment*. MPMC § 21.02.070 is amended and restated as follows:

"§ 21.02.070 **Relationship with the General Plan.**

This Title is applicable to all real property within the City, and provides the legislative framework for implementing the goals, policies, plans, principles, and standards of the General Plan.

Notwithstanding anything in the applicable zone, residential and mixed-use development are permitted when allowed by the General Plan, subject to discretionary entitlements that may be required pursuant to this Title. Development standards are those contained in the General Plan and the underlying zoning designation."

<u>SECTION 7:</u> *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code § 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

<u>SECTION 8:</u> *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

<u>SECTION 9:</u> *Summaries of Information*. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

<u>SECTION 10:</u> *Reliance On Record*. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

<u>SECTION 11:</u> *Severability*. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

<u>SECTION 12:</u> *Preservation*. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

<u>SECTION 13:</u> *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

<u>SECTION 14:</u> *Recordation*. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 15: *Effective Date*. This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this ____ day of _________, 2025.

____
Vinh T. Ngo, Mayor

ATTEST:

____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By:______________________________
Justin A. Tamayo, Assistant City Attorney

Exhibit A – FEIR (SCH No. 2001-01-1074)

Exhibit A

FEIR (SCH No. 2001-01-1074)

ATTACHMENT 2
Notice of Determination

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Monterey Park
Address: 320 West Newmark Avenue
Monterey Park, CA 91754
Contact: Eliana Muñoz
Phone: 626-307-1304

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2001011074

Project Title: Zoning Code Amendment (ZCA-25-02)

Project Applicant: City of Monterey Park

Project Location (include county): Monterey Park, Los Angeles County (citywide)

Project Description:

Continued public hearing to consider introduction and first reading of an Ordinance amending the Monterey Park Municipal Code ("MPMC") to implement the General Plan regulating mixed use development and development standards (ZCA 25-02).

This is to advise that the City of Monterey Park has approved the above (☒ Lead Agency or ☐ Responsible Agency)

described project on ________________ (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): ______________________________ Title: Senior Planner

Date: ______________________________ Date Received for filing at OPR: ____________________

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council

From: Martha Garcia, Director of Finance

Subject: Public Hearing and Approval of the FY2025-2029 Consolidated Plan, and FY2025-2026 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

Recommendation:
It is recommended that the City Council consider:

1. Conduct a public hearing and receive public comments and testimony on the FY 2025-2029 Consolidated Plan ("CP"), and FY 2025-2026 Annual Action Plan ("AAP");
2. Approve and authorize the submittal of the FY 2025-2029 CP, and FY 2025-2026 AAP, including Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") funding recommendations;
3. Authorize the City Manager to execute all appropriate and necessary documents to receive funding and implement approved use and make necessary budget adjustments based on HUD's final allocation amount;
4. Authorize the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the AAP; and
5. Taking such additional, related, action that may be desirable.

Executive Summary:
The U.S. Department of Housing and Urban Development ("HUD") provides Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") funds to the City of Monterey Park. As part of the process to receive funding, the City must develop and submit the FY 2025-2029 Consolidated Plan ("CP"), and the FY 2025-2026 Annual Action Plan ("AAP"). The City's current documents will expire on June 30, 2025. These documents outline extensive strategies that align community needs with available resources to achieve statutory goals of promoting decent housing, creating a suitable living environment, and expanding economic opportunities, particularly for low- and moderate income persons.

Background:
The City's CP and AAP are essential planning documents that collectively guide the City's approach to housing, community development, and equitable access to federal funding.

Together, these plans create a framework to address local needs while ensuring compliance with HUD regulations.

Preparation for the FY 2025-2029 CP and FY 2025-2026 AAP began at the end of 2024, and included community and stakeholder surveys and community meetings. The purpose of the public hearing is to approve the community needs and priorities for the FY 2025-2029 CP; it serves as an opportunity for the public to provide comments on the FY 2025-2029 CP and the FY 2025-2026 AAP before the City Council's approval. In addition, the AAP provides City Council with the opportunity to approve the FY 2025-2026 CDBG and HOME Funding Allocations.

The details and purpose of each document are provided below:

• **CP**: The CP serves as a comprehensive housing affordability strategy, community development plan, and submission for funding under any of HUD's entitlement formula grant programs. The CP establishes priority needs and goals that align with community needs and ensures compliance with HUD national objectives and regulations.

• **AAP**: The AAP is an operational document that details how the City of Monterey Park will implement the CP on a yearly basis. It also serves as the annual application for federal funds under the HUD CDBG and HOME formula grant program.

HUD has released the City's entitlement allocation for FY 2025-2026, and staff is anticipating approximately $563,008 in CDBG funding and approximately $285,787.37 in HOME funds. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. After extensive consideration, staff is recommending that the activities receive funding through the CDBG and HOME programs, as detailed in the City's FY 2025-2026 AAP (Attachment A) and summarized below:

CDBG Program: There are three broad funding categories that are considered eligible under CDBG regulations. A project must either (1) provide benefits to low- or moderate-income persons, (2) eliminate slum or blighted conditions, or (3) satisfy an urgent need. In addition, of the CDBG funds received, no more than 15% ($84,451) of the annual grant amount can be used for public service; no more than 20% ($112,601) of the grant amount can be used for Planning and Administration, and at least 70% ($394,106) of all funds must be used for low-to-moderate-income activities.

The proposed PY 2025-2026 One Year Action Plan proposed activities and funding are as follows:

2025-26 CDBG ACTIVITIES	
Administration	$112,601.00
Fair Housing	$ 20,000.00
ADA/Sidewalk Improvement Project	$215,203.50
Facility Improvement Project	$215,203.50
Total 2025-2026 Allocation	**$563,008.00**

HOME Program: In reviewing the HOME funds recommendations, no more than 10% ($28,578) can be used for Planning and Administration. The balance of funds ($257,209) can only be used for housing activities. Previous amounts were carried over from prior years and budgeted for Affordable Housing projects.

The proposed Program Year (PY) 2025-2026 One Year Action Plan proposed activities and funding are as follows:

2025-26 HOME ACTIVITIES	
Administration	$28,578.00
Rehabilitation Projects	$214,340.37
CHDO Project	$ 42,869.00
Total 2025-2026 Allocation	**$285,787.37**

Citizen Participation Process
Federal laws relating to HUD funds require cities to provide citizens with specific information about the amount of monies expected for the programs and the range of activities that may be undertaken with those funds. Federal regulations also require a jurisdiction to hold a public hearing to obtain the views of citizens on such issues as housing, other community development needs, and the use of the CDBG and HOME monies.

The public notice was published on May 2, 2025, in the Monterey Park Progress newspaper to inform the public of the 30-day public review period and Public Hearing for discussions on the 2025-2029 CP, and 2025-2026 Annual Action Plan. The documents were available for public review from May 2, 2025, through June 3, 2025. At the time of preparing this staff report, City staff have not received any written comments concerning the documents.

Strategic Plan Goal:

This item supports Council Strategic Goal 3 "Strengthen our Local Economy and Enhance Housing Opportunities" by facilitating housing development and affordability, by way of the adoption of a new 5-Year Consolidated Plan for HUD HOME/CDBG funding programs.

Fiscal Impact:
There is no fiscal impact on the General Fund. The FY 2025-2026 AAP includes HUD funding allocation for CDBG, and HOME programs.

Attachments:

1. 2025-2029 Consolidated Plan 2025-2026 Annual Action Plan

ATTACHMENT 1
2025-2029 Consolidated Plan/
2025-2026 Annual Action Plan

2025-2029 CONSOLIDATED PLAN

2025-2026 ACTION PLAN

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

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Executive Summary

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

Introduction

The U.S. Department of Housing and Urban Development requires the City of Monterey Park to complete a Consolidated Plan (ConPlan) to receive funds under Community Development Block Grant (CDBG), and HOME Investment Partnerships Program (HOME) programs. ConPlans are required to be prepared every five years and include five Annual Action Plans to be produced for each year.

The ConPlan serves four functions:

- It is a planning document, built upon public participation and input.
- It is the application for funds under HUD's formula grant programs: CDBG and HOME.
- It articulates local priorities.
- It is a five-year strategy the jurisdiction will follow in implementing HUD programs.

The City of Monterey Park ("City") has developed the ConPlan through comprehensive consultation and citizen input. The ConPlan identifies the City's needs in housing, community development, and economic development. It also presents the City's long-term strategies to address the identified needs. The One-Year Action Plans provide the activities that will be carried out for the specific year and funding amounts for each activity.

A completed ConPlan describes the lead agency responsible for overseeing the development and implementation of the plan and agencies, groups, and organizations that participate in the process. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The ConPlan includes the following sections:

- Executive Summary
- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- First Year Annual Action Plan

The first year's annual action plan (Action Plan) for fiscal year 2025 (FY25) is a part of the ConPlan. The FY 25 Action Plan identifies specific goals consistent with the Five-Year Strategy and lists projects, programs and resources that will be used to implement the Strategy during Fiscal Year 2025-2026. This ConPlan covers the period from July 1, 2025 through June 30, 2029.

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

The strategies and projects outlined in the Con Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be coordinated with other federal and state grant programs and local initiatives to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2025-2029 Con Plan-Strategic Plan.

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

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

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

Outcome Categories - Activities will meet one of the following:

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

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

High Priority

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

Evaluation of past performance

The City has made progress meeting Con Plan goals and priority needs. Many of the activities performed have contributed to stabilizing the City's low-income neighborhoods and improved the living conditions of low- to moderate-income families and individuals. Overall, the strategies and goals outlined in the Con Plan are evaluated and reported out annually through the Consolidated Annual Performance Evaluation Report (CAPER) process. The CAPER covers a program year (July 1st-June 30th) and is prepared by the City's Housing Department.

The City has made progress meeting Con Plan goals and priority needs. Many of the activities performed have contributed to stabilizing the City's low-income neighborhoods and improved the living conditions of low- to moderate-income families and individuals.

- Major activities focused on preservation of the City's affordable housing stock through renovations performed on owner-occupied housing. The scope of the renovations varied depending on the program and household needs with improvements ranging from basic health and safety improvements to full-scale renovation projects eliminating blighted conditions.
- Housing Choice Vouchers (Section 8) administered by the Los Angeles County Development Authority (LACDA) on behalf of the City of Monterey Park, offered tenant assistance for those qualifying low- to moderate-income residents.
- Housing, supportive services and case management were provided to homeless persons through several of the City's County partners such as Los Angeles Homeless Service Authority.
- The City's subrecipient, Housing Rights Center, continued to assist the City in meeting its obligations to affirmatively further fair housing choice within Monterey Park.

The most recent past performance evaluation and reporting can be found in the FY 2023–2024 Comprehensive Annual Performance Evaluation Report (CAPER). This report provides both a summary and details of resources, distribution, and accomplishments for CDBG and HOME funded programs.

Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the ConPlan. The City informed the public that it was in the process of creating the 2025-2029 ConPlan and encouraged public participation by hosting community workshops, a focus group meeting, numerous one-on-one interviews, and a public hearing.

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2025-2029 ConPlan through community workshops, focus group meeting, and a public hearing. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities.

The City conducted a combined community participation process for its 2025-2029 ConPlan and Assessment of Fair Housing as outlined in the Citizen Participation Plan. The City engaged in a multi-pronged approach to seek and obtain meaningful feedback from residents, agencies, and service providers, along with members of the public.

The four (4) methods of outreach were:

1. **Community Needs Survey-** The survey was open to the public from December 2, 2024, to February 11, 2025 and made available in English, Spanish and Chinese**.** The City received 129 resident and 3 stakeholder responses.

2. **Community Meetings -** The City held two in-person community meetings. A notice regarding both meetings was published on November 11, 2024 in the Monterey Park Progress and posted at Monterey Park City Hall, Langley Community Center and Monterey Park Public Library. During the meetings, staff received public comments on the 2025-2029 ConPlan draft goals and priority needs.

   a. December 9, 2024 - This meeting took place at 6:00 p.m. – Monterey Park City Hall Community Room.

   b. January 28, 2025 - This meeting took place at 6:00 p.m. – Monterey Park City Hall Community Room.

   c. February 12, 2025 - This meeting took place at 10:00 a.m. – Monterey Park's Women's Club.

3. **Public Hearings -** One public hearing was conducted by the Monterey Park City Council. The public hearings took place in the Council Chambers at 320 W. Newmark Avenue, Monterey Park, CA 91754.

   a. June 4, 2025, at 6:30 p.m. - A notice was published on published in the Monterey Park Progress newspaper May 1, 2025. During the meeting, staff received public comments on the 2025-2029 ConPlan draft goals and priority needs.

4. **City Department and Stakeholder Consultations -** The City conducted consultations with local and regional service providers, representatives of various County departments, advocacy organizations, and local leaders during the months of December 2024 through April 2025.

30-Day Public Review and Comment Period

The public review and public comment period for the complete draft 2025-2029 ConPlan began on May 2, 2025 and closed on June 3, 2025. The availability of the draft 2025-2029 ConPlan was published in the Monterey Park Progress newspaper on May 1, 2025.

Summary of public comments

Community Meetings - Public comments included the need for affordable housing, social services, homeless services and homeownership assistance.

Public Hearings – Comments to be inserted after public hearing.

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

The City accepted all comments provided during the community engagement process.

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

The City of Monterey Park accepted all the comments that were received.

Summary

Examination of 2016-2020 American Community Survey (ACS) 5-Year Estimates and the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed high priority needs to be addressed through the investment of an anticipated CDBG and HOME funds over the five-year period of the ConPlan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the Strategic Plan strategies and the associated action-oriented, measurable goals to receive consideration for CDBG and HOME funds.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEREY PARK	Finance Department
HOME Administrator	MONTEREY PARK	Finance Department

Table 1 – Responsible Agencies

Narrative

The Finance Department is the lead in the administration of CDBG, and HOME funds and development of the Consolidated Plan. The City is an entitlement community and receives CDBG, and HOME funds directly from HUD.

Consolidated Plan Public Contact Information

City of Monterey Park
Martha Garcia, Director
Finance Department
320 West Newmark Avenue
Monterey Park, CA 91754
(626) 307-1315
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City undertook an extensive outreach program to consult and coordinate community residents, local businesses, nonprofit agencies, affordable housing providers, and government agencies regarding the purpose and development of the Consolidated Plan. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan.

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

The City consulted with all appropriate agencies.

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

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

Narrative (optional):

None.

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

Not applicable.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Summarize citizen participation process and how it impacted goal-setting

The Housing Division encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs.

Summary of Citizen Participation

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the ConPlan. The City informed the public that it was in the process of creating the 2025-2029 ConPlan and encouraged public participation by hosting focus group meetings, numerous one-on-one interviews, and a public hearing. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities.

The City conducted a combined community participation process for its 2025-2029 ConPlan and Assessment of Fair Housing as outlined in the Citizen Participation Plan (Appendix A). The City engaged in a multi-pronged approach to seek and obtain meaningful feedback from residents, agencies, and service providers, along with members of the public.

The four (4) methods of outreach were:

1. **Community Needs Survey-** The survey was open to the public from December 2, 2024, to February 18, 2025, and made available in English, Spanish and Chinese**.** The City received 129 resident and 3 stakeholder responses.

2. **Community Meetings -** The City held three in-person community meetings. A notice regarding both meetings was published on November 11, 2024 in the Monterey Park Progress and posted at Monterey Park City Hall, Langley Community Center and Monterey Park Public Library. During the meetings, staff received public comments on the 2025-2029 ConPlan draft goals and priority needs.
    a. December 9, 2024 - This meeting took place at 6:00 p.m. – Monterey Park City Hall Community Room.
    b. January 28, 2025 - This meeting took place at 6:00 p.m. – Monterey Park City Hall Community Room.
    c. February 12, 2025 – This meeting took place at 10:00 a.m. – Monterey Park's Women's Club.

3. **Public Hearings -** One public hearing was conducted by the Monterey Park City Council. The public hearings took place in the Council Chambers at 320 W. Newmark Avenue, Monterey Park, CA 91754.
   a. June 4, 2025, at 6:30 p.m. - A notice was published on published in the Monterey Park Progress newspaper May 1, 2025. During the meeting, staff received public comments on the 2025-2029 ConPlan draft goals and priority needs.
4. **City Department and Stakeholder Consultations -** The City conducted consultations with local and regional service providers, representatives of various County departments, advocacy organizations, and local leaders during the months of December 2024 through April 2025.

30-Day Public Review and Comment Period

The public review and public comment period for the complete draft 2025-2029 ConPlan began on May 2, 2025 and closed on June 3, 2025. The availability of the draft 2025-2029 ConPlan was published in the Monterey Park Progress newspaper on May 1, 2025.

Summary of public comments

Community Meetings - Public comments included the need for affordable housing, social services, homeless services and homeownership assistance.

Public Hearings – No comments were received at the public hearing. Comments to be inserted.

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

The City accepted all comments provided during the community engagement process.

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

The City of Monterey Park accepted all comments that were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Citywide	Notices of community meetings and public hearings were published in the Monterey Park Progress local newspaper.	No comments received.	N/A	N/A
2	Stakeholder Interviews	Citywide	Interviews conducted with area social services, youth organizations, and community service agencies.	Interview discussions were held.	N/A	N/A
3	Community Needs Survey	Citywide	Community Survey and promotional flyers were created and distributed on the City's website and available at City Hall, community center. There were 129 survey responses received.	Discussion topics included community needs, facilities, and services.	N/A	N/A
4	Community Meeting	Citywide	Three in-person community meetings were held on December 9, 2024, January 28, 2025, and February 12, 2025.	Discussion topics included housing affordability, housing rehabilitation and public improvements.	N/A	N/A
5	Public Hearing	Non-targeted/broad community	Held on June 4, 2025.	Comments are discussed in the Community Participation Attachment.	N/A	N/A

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan identifies the City of Monterey Park's needs as they relate to housing, homelessness, special needs populations and community needs. The Needs Assessment will help prioritize needs, which will help form the basis for the Strategic Plan and the programs and projects to be administered during the five-year planning cycle of the 2025-2029 Consolidated Plan. Information contained in the assessment is primarily provided by HUD and data gathered through the consultation process. Additional data resources include the US Census Bureau, California Department of Finance, Comprehensive Housing Affordability Strategy (CHAS) data book and the Los Angeles County Homeless Point-in-Time (PIT) count.

The housing and community needs to be assessed include the following:

- Households experiencing "housing problems" (defined below)
- The extent to which housing problems are experienced disproportionally by one or more racial or ethnic groups
- Public housing – *Note: The City of Monterey Park Does Not Own or Manage Public Housing*
- An assessment of homeless needs
- Non-housing community development needs

HUD's housing needs estimates are based on an assessment of Census data of households that are experiencing one or more "<u>housing problems</u>." Per HUD, a household is experiencing a housing problem if their residential unit is subject to one or more of the following:

- Lack of a complete kitchen facility
- Lack of complete plumbing facilities
- Cost burdened: More than <u>30%</u> of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include the mortgage payment, taxes, insurance, and utilities.
- Severely Cost Burdened: More than <u>50%</u> of a household's total gross income is spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include the mortgage payment, taxes, insurance, and utilities.
- Severely Overcrowded: Defined as housing with <u>more than 1.51</u> persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Overcrowded: Defined as a housing unit with more than <u>1.01 to 1.5</u> persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

HUD data also characterizes households by types:

- Small Related: Family household with two to four related members
- Large Related: Family household with five or more related members
- Elderly: Household whose head, spouse, or sole member is at least 62 years of age
- Other: All other households (including one-person households)

HUD defines a "household" as, "All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household." The HUD data presented in this section, where it is specified as such, includes related family members.

Finally, HUD categorizes households by income:

- Extremely low-income – Household with an income equal to 0 to 30% of the *Area Median Income* (AMI) (also references as *HUD Area Median Family Income* or HAMFI)
- Very low-income – Households with an income equal to 30 to 50% of the AMI
- Low-income – Household with an income equal to 50 to 80% of the AMI
- Low- and moderate-income (LMI) – a household with an income of less than 80% of AMI
- Moderate-income – a household with an income equal to 80 to 100% of AMI

The data collected points to several factors related to housing needs and the impediments to meeting these needs for City residents. Overall housing costs are a huge factor with a cost burden of greater than 30% of average mean income impacting many low-income renters and owners and a severe cost burden of over 50% affecting elderly homeowners at a higher rate. Overcrowding of units remains an issue for single-family renter households. In terms of racial groups most affected by housing difficulties, Asian and Hispanic families rank the highest; this does correlate with the City's demographics with Asian as the largest ethnic group, followed by Hispanic.

The most recent data available related to homelessness is contained in the 2023 Los Angeles Homeless Point in Time Count that shows there were 75,518 homeless individuals County-wide. There is no data available at the city level. The homeless count is divided into Service Planning Areas (SPA) and Monterey Park is part of the SPA 3 that encompasses the San Gabriel Valley. The number of homeless individuals counted in the Service Planning Area 3 was 5,009, which represents about 7% of the County's homeless population.

Elderly residents and those with disabilities related to age are identified as in need of housing services and specialized housing. The City provides referral assistance to social service agencies, affordable and senior housing facilities and rental assistance providers.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Monterey Park has experienced modest demographic changes over the past decade. Between 2009 and 2020, the population declined slightly from 61,085 to 60,595 (about -1%), while the number of households grew from 19,105 to 20,220 (a 6% increase). Notably, the median household income rose 17% during this period, from $54,097 to $63,389, indicating improved economic conditions for some residents.

Low- and Moderate-Income Households

Of the City's 20,220 households, 58.5% (11,825 households) qualify as low- or moderate-income (LMI) under HUD guidelines. This includes 4,695 households earning 0–30% of the area median income (HAMFI), 3,345 earning >30–50%, and 3,785 earning >50–80%. These households face a range of housing challenges discussed below.

Housing Problems

Housing affordability is the most pressing concern. A total of 6,685 households are cost-burdened—4,185 renters and 2,500 owners—paying more than 30% of their income on housing. Among them, 2,290 renters and 1,455 household owners spend over 50% of their income on housing.

Other issues include severe overcrowding, which affects 474 renter and 30 owner households, and substandard housing, which impacts 275 renter and 90 owner households.

Severe Housing Problems

HUD defines severe housing problems as lacking plumbing or kitchen facilities, severe overcrowding, or paying more than 50% of income on housing. These affect 3,944 renter households (33.3% of renters) and 1,665 owner households (13.9% of owners), meaning renters are over 2.4 times more likely than owners to face such issues.

Cost Burden by Household Type

A total of 7,330 households are cost-burdened (paying more than 30% of income), including 5,060 renters and 2,270 owners. Elderly households are especially impacted, comprising 1,305 renter and 1,260 owner households. Severe cost burden (over 50% of income) affects 1,485 renters and 1,300 owners, including 770 elderly renters and 820 elderly owners—over 52% of all severely cost-burdened households.

Overcrowding and Composition

Overcrowding (more than one person per room) is far more prevalent among renters, affecting 1,499 renter households (7.4%) compared to just 124 owner households (0.6%). Severe overcrowding (over 1.5 persons per room) impacts 474 renter and 30 owner households. The majority of these overcrowded households are LMI renters, including 515 very low-income and 435 moderate-income households.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	61,085	60,595	-1%
Households	19,105	20,220	6%
Median Income	$54,097.00	$63,389.00	17%
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.			

Table 1 - Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,695	3,345	3,785	1,905	6,495
Small Family Households	1,700	1,600	1,725	955	3,535
Large Family Households	205	415	440	209	695
Household contains at least one person 62-74 years of age	1,130	854	1,220	430	1,760
Household contains at least one person age 75 or older	1,700	749	680	415	1,065
Households with one or more children 6 years old or younger	490	413	460	256	215
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.					

Table 2 - Total Households Table

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	140	35	40	275	10	40	25	15	90
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	155	125	170	24	474	0	20	10	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	340	200	260	110	910	0	30	45	15	90
Housing cost burden greater than 50% of income (and none of the above problems)	1,610	590	90	0	2,290	750	355	310	40	1,455
Housing cost burden greater than 30% of income (and none of the above problems)	310	880	625	80	1,895	215	210	330	290	1,045
Zero/negative Income (and none of the above problems)	340	0	0	0	340	140	0	0	0	140
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.										

Table 3 – Housing Problems Table

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,165	1,050	555	174	3,944	755	445	390	75	1,665
Having none of four housing problems	1,155	1,110	1,440	690	4,395	620	740	1,395	965	3,720
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.										

Table 4 – Housing Problems 2

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,245	990	410	2,645	200	240	255	695
Large Related	160	315	60	535	25	60	65	150
Elderly	905	320	80	1,305	690	300	270	1,260
Other	130	230	215	575	60	25	80	165
Total need by income	2,440	1,855	765	5,060	975	625	670	2,270
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.								

Table 5 – Cost Burden > 30%

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	375	375	155	210	0	365
Large Related	0	0	65	65	25	40	0	65
Elderly	695	75	0	770	525	135	160	820
Other	0	95	180	275	50	0	0	50
Total need by income	695	170	620	1,485	755	385	160	1,300
Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.								

Table 6 – Cost Burden > 50%

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	450	335	300	75	1,160	0	30	25	15	70
Multiple, unrelated family households	50	80	135	59	324	0	20	30	4	54
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	515	415	435	134	1,499	0	50	55	19	124

Data Source: 2016-2020 CHAS *Utilizing data source provided by HUD, updated data may be available.

Table 7 – Crowding Information – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present*								

Data Source: According to 2023 ACS Table S1101 (Attachment 3), Monterey Park has 5,480 households with children present. Data not available on renter/owner or income status.

Table 8 – Crowding Information – 2/2

Describe the number and type of single-person households in need of housing assistance.

As defined by the U.S. Census Bureau, nonfamily households consist of people who live alone or who share their residence with unrelated individuals. According to the 2018-22 American Community Survey Five-Year Estimates *Table S1101 - Households and Families* (Attachment 3), the number of nonfamily households within the City of Monterey Park is 5,480 which represents 26.4% of all Monterey Park households. The at-risk single person population in need of housing assistance would consist of seniors, homeless individuals, persons living in poverty, persons living with HIV/AIDS, survivors of domestic violence, persons with disabilities, persons with mental illness, individuals facing foreclosure, and persons who have recently lost employment. As this ACS data shows, approximately 19.6% of all Monterey Park households live alone while 74% of all nonfamily households live alone with 40.7% of these persons over the age of 65. Moreover, as the data from ACS Table B19201 (Attachment 4) shows, over 39% of all nonfamily households live in poverty while an additional 25.86% of all nonfamily households are low-income (earning less than 80% AMI).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Families in need of housing assistance due to domestic violence, dating violence, sexual assault, and stalking are often among the most vulnerable households in a community. Many of these families also experience co-occurring challenges such as disability, poverty, and homelessness, which intensify their housing instability.

Domestic Violence – National and State Overview

- According to the **National Domestic Violence Hotline**, an estimated **24 people per minute** are victims of rape, physical violence, or stalking by an intimate partner in the United States, totaling **more than 12 million individuals annually**.
- Domestic violence hotlines nationwide receive approximately **20,800 calls per day**, highlighting the demand for immediate crisis intervention and support services.
- In **California**, there were nearly **165,000 calls** to law enforcement in 2021 for domestic violence-related assistance; **47%** of these incidents involved a weapon, illustrating the potential lethality of such environments.
- In **Los Angeles County**, which includes the City of Monterey Park, **22% of all California domestic violence-related calls** occurred in 2020, suggesting a significant local burden.

Domestic Violence and Homelessness in Los Angeles County

The **2023 Greater Los Angeles Homeless Count** reported that **75,518 individuals** were experiencing homelessness countywide on any given night, marking a 9% increase from the previous year. While specific percentages for Monterey Park are not available, **Service Planning Area 3**, which includes the city, continues to report that domestic violence is a significant cause of homelessness in the region.

Disabled Households in Need

In addition to survivors of violence, individuals with disabilities also represent a significant portion of those in need of housing assistance. Disabilities can include physical impairments, mental illness, developmental disabilities, and chronic health conditions. Households with one or more members with a disability often require:

- Affordable and accessible housing,
- Proximity to services, transportation, and healthcare,
- Ongoing supportive housing or in-home care.

While specific numbers of disabled or violence-affected families in Monterey Park are not readily available from public datasets, national and county-level trends indicate that:

- A substantial portion of low-income renter households in overcrowded or unstable housing may include one or more persons with a disability.
- Many of the 1,499 overcrowded renter households and 124 overcrowded owner-occupied households in the city (per CHAS data) are likely to include vulnerable subgroups such as domestic violence survivors or persons with disabilities.

Estimated Local Need

Based on county and national prevalence data:

- Approximately 20–25% of low-income households in Monterey Park may include individuals who are victims of domestic violence, dating violence, or stalking.
- A significant proportion of the city's 2,582 nonfamily households, particularly those living alone (76.8%), may include seniors or persons with disabilities in need of supportive housing.
- An estimated 30–40% of households experiencing homelessness or severe overcrowding in the city may include individuals who are survivors of violence or living with disabilities.

What are the most common housing problems?

The most common housing problem in Monterey Park is housing cost burden, which occurs when households spend more than 30% of their gross income on housing expenses. According to HUD standards, this is a significant indicator of housing need, particularly for low- and moderate-income households.

Severe Housing Cost Burden

As shown in **Table 3**, the most prevalent housing problem is **severe cost burden**—paying more than 50% of income on housing—especially for **extremely low-income households (0–30% AMI)**:

- Among renter households, 1,610 extremely low-income households and 590 very low-income households (>30–50% AMI) experience severe cost burden, compared to just 90 low-income renters (>50–80% AMI).
- Among owner households, 750 extremely low-income and 355 very low-income households experience severe cost burden, while 310 moderate-income households (>50–80% AMI) are also impacted.
- Combined, renter and owner households earning less than 50% of AMI represent 89% of all households with a cost burden greater than 50%, confirming this as the most pressing housing problem.

Cost Burden Greater than 30%

In addition to severe burden, **moderate cost burden (30–50%)** is also common:

- **1,895 renter households** and **1,045 owner households** report paying more than 30% but less than 50% of income on housing.
- This is especially pronounced among **very low- and low-income renters**, with **880** and **625** households, respectively, in these categories.
- Among owners, the problem is more evenly distributed across all income levels, though **low-income owners (>50–80% AMI)** are most affected (330 households).

Overcrowding

Although not as prevalent as cost burden, **overcrowding** remains a substantial housing problem, particularly among renter households:

- A total of **1,499 renter households** and **124 owner households** are overcrowded (more than 1 person per room), per **Table 7**.
- The vast majority of these overcrowded renters live in **single-family homes** (1,160 households), suggesting that while the housing type may appear stable, internal conditions may be inadequate for the size of the household.
- Overcrowding is more severe among **extremely low- and very low-income renters**, with **515** and **415** households affected, respectively.

Severe Housing Problems (Combined Needs)

According to **Table 4**, which captures households with one or more severe housing problems (e.g., substandard housing, overcrowding, or severe cost burden):

- **3,944 renter households** and **1,665 owner households** experience at least one severe housing problem.
- These include the most vulnerable populations: those with **low incomes**, **children**, **seniors**, and **large families**.

Substandard Housing

Substandard housing, defined as lacking complete plumbing or kitchen facilities, is **relatively rare** in Monterey Park:

- Only **275 renter households** and **90 owner households** report substandard conditions.
- These numbers suggest that while **physical housing inadequacy is minimal**, affordability and overcrowding are far more critical housing challenges in the city.

Are any populations/household types more affected than others by these problems?

The data clearly indicate that **certain populations and household types in Monterey Park are more severely affected** by housing problems than others, particularly in terms of cost burden, overcrowding, and housing inadequacy. These impacts are concentrated among households with lower incomes, seniors, renters, large families, and nonfamily households.

Income Level and Tenure

Low- and extremely low-income households are the most severely affected by all major housing problems. Households earning 0–30% of the Area Median Income (AMI) consistently show the highest rates of **severe cost burden**. For example, among renters, 1,610 households at this income level spend more than 50% of their income on housing, and 750 owner households do the same. These extremely low-income households account for the largest share of severely cost-burdened households in both renter and owner categories.

Furthermore, **renters** are more likely than homeowners to experience **overcrowding** and **substandard housing conditions**. Of the 1,499 overcrowded renter households, 1,160 are single-family households, and most fall within the 0–80% AMI range. In contrast, only 124 owner households are overcrowded. Additionally, 275 renter households lack a complete kitchen or plumbing, compared to just 90 among owners.

Household Size and Family Type

Large families are disproportionately impacted by both cost burden and overcrowding. According to Table 5, 535 renter households identified as large related families pay more than 30% of their income toward housing, while 65 of them are severely cost burdened (paying more than 50%). Large families are also more likely to be living in overcrowded conditions due to the need for more space, which often cannot be met within affordable housing options in the area.

Small related families—typically nuclear households—also show elevated levels of cost burden. Over 2,600 small renter families pay more than 30% of their income on housing, and another 375 are severely cost burdened. Among homeowners, 695 small related families are cost burdened, including 365 that are severely burdened.

Seniors and Elderly Households

Elderly households—those with at least one member age 62 or older—also experience a disproportionate share of housing problems. Table 5 indicates that 1,305 elderly renter households pay more than 30% of their income on housing, and 770 are severely cost burdened. Among owners, 1,260 elderly households are cost burdened, with 820 facing severe cost burden. These households are especially vulnerable due to fixed incomes and a higher likelihood of disability or mobility limitations.

Households with Children

While detailed breakdowns by income and tenure are limited for households with children, Table 2 shows that thousands of households in Monterey Park include young children. Households with one or more children under age 6 are most concentrated in the 0–80% AMI range, making them highly susceptible to housing cost burden and overcrowding. These households often require larger units and may face challenges in securing adequate space within their budget, increasing their risk of overcrowding.

Nonfamily Households

Nonfamily households, such as individuals living alone or with unrelated roommates, are also a vulnerable group. Many of these individuals are elderly or low-income. As noted previously, 2,582 nonfamily households exist in Monterey Park, and about 41% of them live in poverty. A substantial share are seniors living alone, many of whom are also cost burdened or in need of supportive services.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In Monterey Park, a significant portion of households are at or below 30% of the HUD Area Median Family Income (HAMFI)—classified as extremely low-income. According to CHAS and ACS data, there are 4,695 extremely low-income households, making up approximately 23.6% of the City's total 19,225 households (based on Table 2 data). Of these, 1,700 (36.2%) are small family households and 205 (4.4%) are large family households, indicating that nearly 41% of extremely low-income households are families with children.

In addition, 490 extremely low-income households (10.4%) have at least one child under the age of 6, a particularly vulnerable population. Furthermore, 1,700 households (36.2%) include a member aged 75 or older, and 1,130 households (24.1%) include someone between 62–74 years old, demonstrating the significant presence of elderly individuals living in poverty and potentially at risk of displacement or homelessness.

These households are at the greatest risk of housing instability due to a combination of severe housing cost burdens, overcrowding, and substandard housing conditions, and often lack access to resources like childcare, stable employment, or health support services—leaving them one emergency away from entering homelessness.

According to ACS Table B05010 (2023 – 5-Year Estimates), 1,154 households with children are currently living below the federal poverty line, representing 11.8% of all households with children in the city. Among these:

- 702 children live in two-parent households, and of these, an overwhelming 95.6% (671) have both parents who are foreign-born.
- 452 children live with a single parent, split almost evenly between native (224) and foreign-born (228) parents.

These households often face compounding challenges such as:

- Language barriers and limited access to employment or public benefits.
- Limited affordable childcare, preventing consistent employment or job advancement.
- Overcrowded living conditions, making housing less stable and more stressful.
- Health issues or lack of access to preventive care, which can destabilize employment and housing.
- Immigration-related vulnerabilities, especially for mixed-status families.

Given the limited supply of affordable rental housing and the high demand, families at risk of homelessness often lack realistic housing alternatives. Many resort to doubling up with relatives, which may be temporary and unsustainable, or face potential eviction due to inability to keep up with rising rents.

Needs for these at-risk families include:

- Rental assistance to reduce cost burdens and prevent displacement.
- Childcare subsidies to support working parents and stabilize income.
- Job training and placement programs to raise household income.
- Legal services for tenant protection and immigration-related support.
- Case management and housing navigation services to connect families with appropriate resources.
- Development and preservation of affordable housing, including family-sized units and Accessory Dwelling Units (ADUs).

Needs of Formerly Homeless Families Nearing the End of Rapid Re-Housing Assistance

While the City of Monterey Park does not directly receive Emergency Solutions Grant (ESG) or other HUD funding that supports rapid re-housing, many residents may receive assistance through Los Angeles County-administered programs or regional Continuum of Care (CoC) providers.

Families nearing the termination of rapid re-housing assistance often face a critical gap between program exit and achieving long-term housing stability. Many remain rent burdened or underemployed, with wages insufficient to sustain market-rate rent. Without a continuum of supportive services or access to longer-term subsidies (e.g., Housing Choice Vouchers), these households risk returning to homelessness.

Common needs of these households include:

- Ongoing rental subsidies or transition to permanent supportive housing.
- Continued case management to help resolve employment, credit, or legal barriers.
- Financial literacy and tenant readiness programs.
- Employment placement and training programs tailored to parents.
- Behavioral health services, especially for families that have experienced trauma during homelessness.

Because ESG funding is not locally available, collaboration with county-level providers and advocacy for funding allocations from the CoC are essential to filling the service and funding gap for Monterey Park residents.

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:

For the purpose of this analysis, the City of Monterey Park defines households at risk of homelessness as those that meet one or more of the following criteria:

- Households with incomes at or below 30% of the HUD Area Median Family Income (HAMFI) (extremely low-income);
- Households experiencing severe housing cost burden, defined as paying more than 50% of income toward housing;
- Households living in overcrowded conditions, defined as having more than 1.01 persons per room, or severely overcrowded with more than 1.5 persons per room;
- Households residing in substandard housing, specifically units lacking complete kitchen or plumbing facilities;
- Households with zero or negative income;
- Households with children under age 6 or with elderly members (age 62 or older), which are considered especially vulnerable due to increased financial and social support needs.

The estimates of at-risk populations were generated using data from the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) and the 2023 ACS Table B05010 (5-Year Estimates). These datasets provide cross-tabulations of household income, housing problems, household size, age of household members, and cost burden.

From these sources:

- The City identified 4,695 extremely low-income households, representing 23.6% of total households.
- Of these, 2,165 renter households and 755 owner households were identified as having one or more severe housing problems.
- 1,610 renter households and 750 owner households were identified as severely cost burdened.
- 515 renter households reported overcrowded conditions.
- 490 extremely low-income households have children under age 6.
- 1,700 extremely low-income households include at least one household member aged 75 or older.

By cross-referencing income categories with housing problems, age composition, and household type, the City is able to reasonably estimate the number and characteristics of households that are housed but at imminent risk of becoming homeless.

This method aligns with HUD's guidance for identifying "at-risk of homelessness" populations under 24 CFR § 91.5, which includes criteria related to income, housing stability, and vulnerability.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Several specific housing characteristics within the City of Monterey Park have been closely linked to housing instability and an elevated risk of homelessness. These include:

Severe Housing Cost Burden

One of the strongest indicators of housing instability is the extent to which households are cost burdened. In Monterey Park:

- **2,290 renter households** and **1,455 owner households** pay more than **50% of their income** toward housing.

- Among extremely low-income renters (0–30% AMI), **1,610 households (34%)** experience severe cost burden. Households in this condition are vulnerable to eviction, unable to build emergency savings, and may delay critical medical or childcare expenses, all of which can contribute to housing loss.

Overcrowding and Severe Overcrowding

Overcrowding is common among lower-income households and is associated with instability, stress, and an increased risk of eviction:

- 910 renter households live in overcrowded units (1.01–1.5 persons per room),

- 474 renter households experience severe overcrowding (>1.5 persons per room), particularly among extremely low- and very low-income renters. Overcrowding often indicates that families are doubling up temporarily, living in unsuitable or informal arrangements to reduce housing costs.

Substandard Housing Conditions

Households without essential facilities like kitchens or bathrooms are at risk of displacement, especially as such units may be subject to code enforcement or redevelopment pressures:

- 275 renter households and 90 owner households lack complete plumbing or kitchen facilities. Substandard conditions can also create health and safety risks, disproportionately affecting seniors, children, and persons with disabilities.

Zero or Negative Income

Households reporting no income or negative income are among the most vulnerable:

- 340 renter households and 140 owner households fall into this category. These households are often reliant on informal housing arrangements or at risk of losing housing due to an inability to pay rent or utilities.

Demographic Vulnerabilities

Certain populations are more vulnerable to instability due to life circumstances:

- 490 extremely low-income households have children under age 6,
- 1,700 extremely low-income households include someone aged 75 or older,
- 1,130 households include individuals aged 62–74. These groups often require supportive services, accessible housing, or fixed-income accommodations, and are at higher risk of eviction or institutionalization if those needs are unmet.

Discussion

More than one-third (33.3%) of renter households experience one or more severe housing problems, compared to just 13.9% of owner households. Elderly households are disproportionately impacted by both housing cost burden and severe housing problems. Overcrowding is heavily concentrated among LMI renter households, indicating a need for larger, affordable rental units. Overall, housing affordability and overcrowding are the most critical housing needs, particularly for renters, the elderly, and extremely low-income households.

These disparities highlight a consistent trend: low-income renter households face more severe housing challenges than owners in Monterey Park. Whether due to affordability, overcrowding, or inadequate facilities, the data suggest a clear need for targeted interventions, particularly those addressing affordable rental housing, supportive services for the elderly, and family-sized housing units to alleviate crowding.

In Monterey Park, the most common housing problems are:

1. **Severe cost burden (paying more than 50% of income)** – impacting primarily extremely low-income households.
2. **Moderate cost burden (paying 30–50% of income)** – affecting both renters and owners across income groups, especially low-income families.
3. **Overcrowding** – primarily among low-income, single-family renter households.
4. **Substandard housing** – relatively infrequent but still affecting a small number of households.

These findings indicate a strong need for affordable housing solutions, especially for renters at or below 50% of AMI, and support for larger or multigenerational households living in overcrowded conditions.

NA-35 Public Housing – 91.205(b)

Introduction

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist individuals and households with low-income (0-50% of Median Income) in making rent affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There are a total of 24,512 Vouchers provided to County residents of which 8,742 are assigned to the elderly, 5,842 to homeless individuals, and 10,871 to disabled individuals. Of these vouchers issued by the LACDA, 320 Monterey Park households are assisted on an annual basis.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	3,121	24,512	1,538	22,493	1,707	353	213	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: 2023-2028 LACDA Consolidated Plan

Table 9 - Public Housing by Program Type

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	13,778	19,385	13,871	19,850	24,661	21,357	14,505	13,778
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household size	2	2	2	2	1	3	2	2
# Homeless at admission	3,046	7,091	895	5,842	1,639	129	89	3,046
# of Elderly Program Participants (>62)	852	9,536	601	8,742	816	25	48	852
# of Disabled Families	3,097	12,026	787	10,871	786	85	213	3,097
# of Families requesting accessibility features	41	N/A	N/A	N/A	N/A	N/A	N/A	41
# of HIV/AIDS program participants	$13,778	$19,385	$13,871	$19,850	$24,661	$21,357	$14,505	$13,778
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: 2023-2028 LACDA Consolidated Plan

Table 10 – Characteristics of Public Housing Residents by Program Type

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Vouchers: Total	Vouchers: Project-based	Vouchers: Tenant-based	Special Purpose Voucher: Veterans Affairs Supportive Housing	Special Purpose Voucher: Family Unification Program	Special Purpose Voucher: Disabled *
White	1,570	10,913	834	9,825	693	229	102	1,570	10,913
Black/African American	1,394	11,253	577	10,470	931	110	98	1,394	11,253
Asian	61	1,950	66	1,874	22	5	9	61	1,950
American Indian/Alaska Native	74	250	27	218	38	6	1	74	250
Pacific Islander	22	146	34	106	23	3	3	22	146
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: 2023-2028 LACDA Consolidated Plan

Table 11 – Race of Public Housing Residents by Program Type

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers: Total	Vouchers: Project - based	Vouchers: Tenant - based	Special Purpose Voucher: Veterans Affairs Supportive Housing	Special Purpose Voucher: Family Unification Program	Special Purpose Voucher: Disabled *
Hispanic	933	8,124	590	7,395	400	198	78	933	8,124
Not Hispanic	2,188	16,388	948	15,098	1,307	155	135	2,188	16,388

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: 2023-2028 LACDA Consolidated Plan

Table 12 – Ethnicity of Public Housing Residents by Program Type

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City does not have a Housing Authority. LACDA serves the City and provides Section 8 assistance to the residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Not Applicable

How do these needs compare to the housing needs of the population at large

Not Applicable

Discussion

Over the next five years, LACDA will continue to provide rental assistance to City residents through the federal Section 8 Housing Choice Voucher program.

There is no public housing located in the City of Monterey Park.

NA-40 Homeless Needs Assessment – 91.205(c)

Homelessness can be defined as the absence of a safe, decent, and stable place to live. A person who has no such place to live stays wherever he or she can find space—an emergency shelter, an abandoned building, a car, an alley, or other place not meant for human habitation. As with most communities, the extent of homelessness in the City of Monterey Park is not always readily apparent. The long-term "chronically" homeless that are seen every day on the streets are only a small portion of a much larger population of homeless. The rest are families and individuals who find themselves without a place to live for a period of time. According to LAHSA, the homeless population is a diverse mix of young and old, families with children, couples, and single people. The City is committed to assisting all homeless persons. Because there are no shelters in the City, the homeless population live in unsheltered places, according to LAHSA.

Homeless researchers typically use one of two methods to measure homelessness. One way attempts to count all persons that are homeless on a given day/week (point-in-time counts). The second examines the number of people who are homeless over a given period - period prevalence counts. The Los Angeles County Continuum of Care (LA CoC) uses the first method for its annual numeration of the regions homeless. To facilitate the census of the homeless and the allocation of limited resources, the LA CoC has geographically divided the county into eight Service Planning Areas (SPA). Homeless data from the Point-In-Time Survey (PITS) is provided on a county-wide basis, by SPA, and to a lesser degree, by jurisdiction. Monterey Park is a part of Service Planning Area 3 (SPA 3).

The LA CoC conducted the 2024 PIT Count in January 2024, as required biennially by the U.S Department of Housing and Urban Development (HUD).

The County's 2023 PIT Count is in compliance with HUD guidelines. These guidelines provide specific data points to be collected, including but not limited to, information regarding chronic homelessness, disabling conditions, demographic information such as single adults, families, and specific subpopulations, including veterans, survivors of domestic violence and youth. The 2024 PIT Count utilizes the same methodology as the 2022 and 2023 PIT Counts. By keeping the methodology consistent, parallel comparisons can be made between the three counts. The methodology for the unsheltered population is a simple canvassing of the entire county by volunteers equipped with ArcGIS maps and a mobile survey application. This methodology identifies people experiencing unsheltered homelessness through surveying people encountered on the street during the count. The survey included questions required by HUD, as well as additional demographics and details the County required to deepen its understanding of those experiencing homelessness in the County. Survey results are then compiled and analyzed for the PIT Count summary.

There is no data specific to the City of Monterey Park. The County's 2023 PIT includes data for SPA 3 as follows:

- Number of Homeless Persons: An estimated 1,551 persons were homeless.
- Gender: An estimated 61% of the SPA 3 homeless are male, 37% female, and 2% transgender or gender non-conforming
- Race/Ethnicity: The 2023 PIT estimates 18% of the SPA 3 homeless are racially White, 18% Black/African American, 4% Asian, 2% "Multi-racial/Other," 1% American Indian/Alaska Native, and 0% Native Hawaiian/Pacific Islander. An estimated 56% are Hispanic/Latino
- Age: The 2023 PIT estimates 9% of the SPA 3 homeless are under the age of 18, 12% age 18-24, 52% age 25-44, 15% age 45-54, 6% age 55-61, and 7% age 62 and older

Homeless Needs Assessment

The 2023 Point in Time Count (PITC) does not include data specific to the City of Monterey Park, however, the data is provided for subareas called Service Planning Areas of which Monterey Park is part of Service Planning Area 3 (San Gabriel Valley). Table 23, below, provides 2023 PITC data for Service Planning Area 3, if available.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	195	31	0	0	0	0
Persons in Households with Only Children	352	63	0	0	0	0
Persons in Households with Only Adults	940	3,346	0	0	0	0
Chronically Homeless Individuals	298	1,762	0	0	0	0
Chronically Homeless Families	78	28	0	0	0	0
Veterans	7	120	0	0	0	0
Unaccompanied Child	8	0	0	0	0	0
Persons with HIV	26	36	0	0	0	0

Data Source: Data used from 2023 Point in Time Count for the Los Angeles County SPA 3 - City of Monterey Park data not available. A "0" count indicates that data was not available for this category.

Table 13 - Homeless Needs Assessment

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Although data related to the numbers of persons becoming and exiting homelessness each year, the following summarizes trends, challenges, and typical patterns for each population group using well-established research and general regional patterns (e.g., from LA County, LAHSA, or national studies).

Chronically Homeless Individuals and Families

Chronically homeless individuals are typically those with long-term or repeated episodes of homelessness, often combined with disabling conditions such as mental illness, substance use disorders, or physical disabilities. Families may also meet this definition if they experience extended or repeated periods of homelessness.

- **Entry and Exit Patterns:** Chronically homeless individuals often cycle in and out of emergency shelters, hospitals, jails, or unsheltered settings. Their exit from homelessness is generally more difficult without intensive, long-term support services and access to permanent supportive housing.
- **Duration:** This population experiences longer durations of homelessness, often lasting months or even years without stable housing. Nationally, they are more likely to remain homeless for over a year without intervention.

Families with Children

Families with children are frequently impacted by economic instability, domestic violence, or the loss of employment or housing.

- **Entry and Exit Patterns:** Families often fall into homelessness quickly after a financial crisis but also tend to exit homelessness more rapidly than other groups, especially when provided with targeted support such as rapid re-housing or short-term rental assistance.
- **Duration:** While many families experience shorter episodes (a few weeks to a few months), lack of affordable housing can lead to extended stays in motels, doubled-up situations, or temporary shelters.

Veterans and Their Families

Veterans face unique risk factors for homelessness, including PTSD, physical disabilities, and challenges in transitioning to civilian life.

- **Entry and Exit Patterns:** Veterans may enter homelessness due to lack of social support, medical needs, or insufficient income. However, they also benefit from dedicated federal and local programs (e.g., HUD-VASH, SSVF), which help them exit homelessness more quickly than some other groups.
- **Duration:** With targeted housing and case management resources, veterans typically experience shorter average durations of homelessness than chronically homeless individuals, although those with co-occurring disorders may still experience prolonged episodes.

Unaccompanied Youth (Including Transition-Aged Youth)

Unaccompanied youth include individuals under 25 who are not with a parent or guardian and often face complex trauma histories, family conflict, or aging out of foster care.

- **Entry and Exit Patterns:** Youth may enter homelessness abruptly due to family rejection (especially LGBTQ+ youth), abuse, or emancipation from child welfare systems. They often move frequently between temporary situations (couch surfing, motels, streets).
- **Duration:** While some youth experience brief homelessness, others fall into cycles of instability due to lack of access to youth-specific services, affordable housing, or employment pathways.

Nature and Extent of Homelessness:

The 2023 PITS of homeless individuals in SPA 3 indicates that the homeless population is primarily male adults (61%), while 56% are of Hispanic ethnicity, followed by White and Black/African Americans at 18% each. While the population of males is the highest, a significant number (37%) of those counted are female. The information represented in the Table below is data from the 2023 PITS for SPA 3 only.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	179	737
Black or African American	673	243
Asian	12	210
American Indian or Alaska Native	11	46
Pacific Islander	5	2
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	652	2,134
Not Hispanic	899	1,324
Data Source Comments: Data not available and entered as “0”.		

Table 14 – Nature and Extent of Homeless (Ethnicity/Race)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 PITS conducted by LAHSA indicates that within SPA 3 5% of are households with children under 18 years of age. One veteran homeless family was identified in SPA 3.

Though the exact number of homeless at any given time is not clear, the City has prepared its staff to refer inquiries to the Neighborhood Engagement Team (NET) who will respond to the homeless in a positive way to ensure that their needs are met. The NET can refer those experiencing homelessness to an agency or provider to meet their immediate needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

To measure the scale of homelessness, researchers typically use two methods: a point-in-time count (PIT), which captures the number of people experiencing homelessness on a given night, and a period prevalence count, which tracks the number of individuals who experience homelessness over a longer period. The LA CoC relies on the point-in-time method for its annual enumeration of the homeless population across the region.

The City participates in the Greater Los Angeles Homeless Count, coordinated annually by LAHSA. This countywide initiative gathers critical data on the number and demographics of people experiencing homelessness, helping inform resource allocation and service delivery. The City of Monterey Park is part of Service Planning Area 3 (SPA 3)—one of eight regions used by the Los Angeles County Continuum of Care (LA CoC) to coordinate homeless services and planning. While the data from this most recent PIT does not include racial or ethnic data specifically for the City of Monterey Park, it does reveal that County-wide the largest ethnic group experiencing homelessness is Hispanic (56%) followed by White and Black/African American (18%) individuals.

In 2020, the Monterey Park Police Department established the Neighborhood Engagement Team (NET)—a multi-disciplinary team designed to address both homelessness and mental health needs. NET includes a police sergeant, a detective, three officers, a housing navigation coordinator, and a Los Angeles County social worker. The team collaborates closely with LAHSA, the Department of Mental Health, and Union Station Homeless Services to provide direct outreach, rapid rehousing navigation, and supportive services to unsheltered individuals. Residents are encouraged to contact NET for non-emergency assistance involving unhoused individuals or mental health concerns.

Beyond enforcement and outreach, Monterey Park continues to promote affordable housing and community stability through its Housing Division, which supports a range of housing and energy programs for both renters and homeowners. Approximately 65% of the city is zoned for single-family housing, with additional options such as apartments for seniors and condos for young families contributing to a diverse and balanced housing stock.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The PIT (Point-In-Time) survey did include data related to unsheltered or sheltered homeless in Monterey Park. Currently, the City of Monterey Park provides direct outreach, rapid rehousing navigation, and supportive services to unsheltered individuals through NET. As part of its collaboration with homeless service agencies, NET may refer individuals and families to the following shelters for temporary transitional housing and or support services:

- Catholic Rainbow Outreach—drug recovery program (Men)
- Operation Healthy Hearts—provides hot meals, take-out food, clothing, rides to mobile showers, hygiene kits and more to homeless people in the City and in South El Monte area.
- Family Promise of San Gabriel Valley—emergency shelter (Families)
- Anne Douglas Center for Women, Los Angeles Women Mission—transitional housing
- Salvation Army/Bell Shelter—drug recovery programs and halfway house (Men & Women)
- Salvation Army Hospitality House—emergency shelter (Homeless Victims)
- Salvation Army Transitional Living Center—transitional & full services (Women & Children of Domestic Violence)
- The San Gabriel Pomona Valley Chapter of the American Red Cross—emergency shelter Homeless Victims of Disaster)
- YWCA (Wings)—transitional & full services (Women & Children of Domestic Violence)

According to the County of Los Angele Services Locator, the following agencies also provide shelter and/or supportive services to residents of Los Angeles County:

- Santa Anita Family Service - San Gabriel - The agency provides CalFresh services, child abuse services, counseling services, domestic violence services, drug abuse services and services for older adults.
- Year-Round Shelter - California Hispanic Commission On Alcohol & Drug Abuse Inc. - El Monte - The agency provides shelter, motel vouchers and transportation to homeless individuals and families.
- Catholic Charities Of Los Angeles - San Juan Diego Center - El Monte - The agency provides emergency food, holiday assistance and utility bill assistance for people in the San Gabriel Valley, including people who are homeless or undocumented.
- Angel Step Inn Domestic Violence Emergency Shelter - Pico Rivera - The agency provides domestic violence services, residential treatment for substance abuse, shelter and welfare-to-work support services for people who live in Los Angeles County.
- SCADP - Casa Libre Residential Services - Los Angeles - The Agency Provides Domestic Violence Services Targeted To TANF Recipients, HIV/Aids. Services, Residential Treatment For Substance Abuse, Substance Abuse Services And Youth Services For People Of All Ages In Los Angeles County.
- Church Of The Redeemer - Baldwin Park - This program provides emergency food and holiday assistance for anyone in need.

- Women's And Children's Crisis Shelter – Whittier - The agency provides domestic violence services for low-income victims of intimate partner domestic violence and their children from all areas of Los Angeles County.
- Door Of Hope – Pasadena - The Agency Provides Christian-Oriented Transitional Housing For Two-Parent Families With Up To Four Children 10 Years And Younger. Families Must Be Highly Motivated To Improve Their Situation And To Become Self-Sufficient. There Are No Geographic Restrictions.
- Catholic Charities Of Los Angeles - Brownson House - Los Angeles - This agency provides emergency food, holiday assistance, motel vouchers and utility bill assistance.

In addition, the following support services are available to City residents through the following agencies and service providers:

- 211 LA County—referral service
- Fair Housing Services—landlord/tenant information and assistance
- Los Angeles Homeless Service Authority (LAHSA)—referral service
- People for People—food and clothing
- Senior Nutrition Program—nutritious meals
- Southern California Housing Rights Center—fair housing and tenant services

If an individual or family is unable to be assisted immediately by one of the previously mentioned organizations, they are referred to the Information Line organization (211 LA County) in order to be able to access either the Los Angeles County Voucher Program or other non-local shelters.

Discussion:

In response to homelessness, the City refers inquiries to NET who respond to homeless calls in a positive way to ensure that their needs are met. The City has provided its staff with instructions to direct the needy and homeless to appropriate agencies or providers. Between July 2024 and April 2025, outreach teams made contact with a total of 542 individuals experiencing homelessness. Of those contacted, 98 individuals accepted services, indicating a willingness to engage in supportive programs aimed at improving their circumstances.

During this period, 220 individuals were successfully placed into shelters, providing them with safer and more stable living environments. Additionally, 101 individuals were placed on 5150 psychiatric holds, reflecting a critical need for immediate mental health intervention due to concerns for their well-being or safety.

Outreach efforts also addressed encampment concerns, resulting in 104 encampment removals during this time frame. These efforts were carried out in coordination with service offers and housing solutions wherever possible, prioritizing the health, safety, and dignity of all involved.

The Los Angeles Center Alcohol and Drug Abuse (L.A. CADA) was consulted as part of the public outreach process. L.A. CADA provides transitional and supportive housing for those in rehabilitation from substance abuse. This organization continues to have a growing need to supply housing for its clients. They intend to continue to grow their capacity to serve families recovering from alcohol and drug abuse throughout Los Angeles County. The El Monte Access Center also provides employment assistance, information and referrals for housing placement and rapid re-housing services for homeless or at-risk of homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

HUD requires that the Consolidated Plan include a review of relevant data regarding the housing needs of persons that require special supportive housing needs, but that are not homeless. Certain segments of the population, such as elderly, disabled, victims of domestic violence, and persons with HIV/AIDS may experience conditions that make it difficult to access affordable housing. Physical or medical conditions, space or supportive service requirements, income, or other factors may impede a household's ability to obtain decent and affordable housing. This section briefly describes the characteristics of some of the special needs populations in Monterey Park.

Describe the characteristics of special needs populations in your community:

Based on available data, the special needs populations in Monterey Park include the elderly and frail elderly and persons with disabilities.

<u>Elderly</u> - The City's elderly population has significant levels of disabilities. The ASC Table S1810 estimates that of the 13,200 elderly over the age of 65, 30.5% have a disability. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow commensurate with senior population growth. Accessibility housing needs of the disabled population, including the elderly, can typically be addressed through housing rehabilitation programs that provided improvements such as ramps, grab bars, wider doorways, lower sinks, and specialized cabinets. These types of property improvements are eligible under the City's housing rehabilitation program. Additionally, several local and regional programs provide needed social services and housing for the disabled.

<u>Persons with Disabilities</u> - According to the 2023 ACS Table S1810 data, there are an estimated 6,529 Monterey Park residents with some type of disability – approximately 11% of the City's population. Federal laws define a person with a disability as, "Any person who has a physical or mental impairment that substantially limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment." According to the 2023 ACS Table B23024 data, of residents with a disability, 573 (8.2%) are living in poverty.

What are the housing and supportive service needs of these populations and how are these needs determined?

The following provides a detailed breakdown of the housing and supportive service needs of the elderly/frail elderly and persons with disabilities and how these needs are identified and assessed.

1. Housing and Supportive Service Needs

A. Elderly and Frail Elderly

Elderly typically refers to individuals aged 62 and older, while frail elderly are those who require assistance with daily living activities (e.g., bathing, dressing, medication management).

Key Needs:

- Affordable, accessible housing – Many seniors live on fixed incomes (e.g., Social Security), making it difficult to afford market-rate rents.
- Single-story or elevator-equipped housing – To accommodate limited mobility.
- Assisted living or board-and-care facilities – For those who need help with daily activities but not intensive medical care.
- In-home supportive services (IHSS) – For seniors who wish to age in place but need personal care assistance.
- Proximity to health care and public transit – Seniors need easy access to doctors, clinics, and transportation services.
- Social connection programs – To combat isolation and support mental health.

B. Persons with Disabilities

This population includes individuals with physical, developmental, intellectual, and mental health disabilities.

Key Needs:

- Deeply affordable and accessible housing units – Especially those compliant with ADA standards and located near supportive services.
- Permanent supportive housing (PSH) – Combines housing with case management and supportive services, particularly for those with mental health conditions.
- Supportive services – This may include personal care, transportation, medical and mental health services, job training, and life skills support.
- Reasonable accommodation policies – In housing to ensure equal access and prevent discrimination.

2. How These Needs Are Determined

To assess the needs of elderly residents and persons with disabilities, communities rely on a combination of quantitative data, stakeholder input, and direct service provider feedback:

A. Data Sources:

- U.S. Census and American Community Survey (ACS) – For demographic data, income, disability type, and housing conditions.
- HUD CHAS (Comprehensive Housing Affordability Strategy) Data – Offers detailed housing problems by age, income, and disability status.
- California Department of Aging – Provides data on aging trends and service usage.
- Los Angeles County Department of Public Health – For health-related indicators and conditions among seniors and persons with disabilities.

B. Local and Regional Planning Tools:

- Housing Element – Includes needs assessments based on population projections and community consultation.
- Continuum of Care (CoC) Plan – Evaluates supportive housing needs for vulnerable populations, often overlapping with the disabled and elderly.
- Public Input – Surveys and community meetings.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Information on City residents diagnosed with HIV/AIDS is difficult to identify. Most agencies do not break the information down by cities, but by Service Planning Areas.

The following is a list of the agencies the City contacted that specialize in AIDS and related diseases: County of Los Angeles; Health Department County of Los Angeles; Department of HIV Epidemiology; Center and Project Health Facility United States Department of Health and Human Services; and the Centers for Disease Control and Prevention (CDC).

These agencies were able to confirm that there is a small percentage of people in the City that have been infected with HIV/AIDS. However, they were not able to identify the exact number. Out of the small percentage of people with HIV/AIDS residing in the City, it is unknown how many of them, if any, need supportive housing.

The organizations and facilities listed below offered services to persons diagnosed with AIDS and related diseases who reside in the City.

- L.A.CADA provides AIDS awareness and HIV outreach programs;
- Asian Pacific Health Care Venture - El Monte Monterey Park Health Center; and
- Southern California Alcohol and Drug Programs (SCADP) offers services for people living with AIDS or HIV.

Persons with HIV/AIDS are considered a special needs group due to their need for health care and supportive services. Persons with HIV/AIDS may face bias and misunderstanding about their illness that may affect their access to housing. Furthermore, they may have trouble balancing their incomes with medical expenses due to their illness, putting them at risk of becoming homeless.

The 2023 County of Los Angeles Public Health Annual HIV Surveillance Report published December 2, 2024 covering the 2022-2023 fiscal year, indicates 51,778 persons were living with HIV in Los Angeles County – the exact number in Monterey Park is unknown. Demographic data regarding the characteristics of the County's "People Living with HIV Disease (PLWHD)" include the following:

- Gender: 82% male and 13% female; 5% transgender
- Race/Ethnicity: 49% Hispanic, 23% White, 4% Asian, 19% Black; 4%, multi-race and 1% Native Hawaiian/Pacific Islander
- Age (by percentage): age 19-29 (18%), age 30-39 (32%), 40-49 (21%), age 50-59 (17%), age 60 and older (12%)
- As of December 2022, 1,641 new cases diagnosed with HIV are living in Los Angeles County
- The two cities with the highest number of PLWHD: Hollywood and Long Beach

There is no HIV/AIDS-dedicated housing in Monterey Park; however, CHIRP/LA is a HOPWA-funded housing information and referral program dedicated to preventing homelessness and improving the quality of life of people living with HIV/AIDS in Los Angeles County. CHIRP/LA has collaborated with local AIDS Service Organizations and community-based organizations to develop an extensive clearinghouse of information and referrals for housing options as well as other related support services. CHIRP/LA offers housing resources on their website "Housing Information and Resources For People Living with HIV/AIDS in Los Angeles County".

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City will not be implementing a HOME TBRA activity during the next five-year period.

Discussion:

A percentage of the City's population has special needs that may require unique housing options and services. These special needs groups include senior and frail elderly and the disabled. While housing and service programs are available to these special needs populations, additional resources may be needed to address unmet needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City provides a number of public facilities available for citizens, including parks, community centers, swimming pools, tennis courts and the City Library. There is a need for public facilities that serve populations with special needs and for facilities that bring public services as described in this section into the communities where they are most needed. The Community Needs Survey respondents prioritized public improvements, economic development, and parks and recreation improvements.

How were these needs determined?

The evaluation of community development needs is based on consultation with staff from the City, public agencies, residents, and information from various City plans (e.g., Capital Improvement Plan).

Meetings with City staff, online Community Needs Survey, community meetings and stakeholder interviews.

Describe the jurisdiction's need for Public Improvements:

The following priorities in public improvements were identified:

- Street Improvements
- Neighborhood Cleanup
- Street Lighting

How were these needs determined?

Meetings with City Council and public works and planning department staff, online Community Needs Survey, and stakeholder interviews.

The evaluation of community development needs is based on consultation with staff from the City, public agencies, residents, and information from various City plans (e.g., Capital Improvement Plan).

Describe the jurisdiction's need for Public Services:

The City requires assistance of social services, especially given the current poverty rate of 13.2% (2023 ACS Table S1703) of families with children extremely low-income households. Of the 9,774 households with children under the age of 18, 1,154 (12%) are living in poverty (2023 ACS Table B05010). Of these 1,1,54 households with children living in poverty, 702 are living with two parents and 95% of these households are two parents that are foreign-born. According to 2023 ACS Table B19201 (Attachment 4), 39% of all nonfamily households live in poverty and it is assumed most of these persons are elderly. Moreover, According to data provided in Table 3 (Housing Problems) 70% of extremely low-income renter households and 52% of extremely low-income owner households are severely cost burdened (paying more than 50% of their income for housing cost). According to the data and analysis in this Needs Assessment section, the following services may be needed:

- Anti-Crime Programs
- Youth Services/Activities
- Child Care Servies

How were these needs determined?

Needs were determined through the online survey, stakeholder interviews, and data gathered from the County of Los Angeles Housing and Development Department, Department of Health Services, Los Angeles County Development Authority, Los Angeles Center for Alcohol & Drug Abuse, Los Angeles County Public Health Department, and Los Angeles Homeless Services Authority.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section of the Consolidated Plan includes an overview of the housing market conditions within the City of Monterey Park, provides an inventory of facilities and services for the homeless and special needs populations, discusses barriers to affordable housing, and looks at additional needs of the community based on geography and region. It further discusses the areas within Monterey Park demonstrating the greatest need, and containing the highest population of extremely low-, very low-, and low-income residents within which CDBG funds will be allocated.

The tables in the next few pages provide additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of the City's housing stock.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the two decades. The 2020 Census shows a total of 21,420 housing units in Monterey Park, which indicates a 2.7 percent increase since 2010 (20,850 units). According to the Department of Finance the City's population has declined since 2020 from 61,087 to 59,347 in 2024.

As shown in Table 1, Monterey Park has a total of 21,345 housing units, excluding mobile homes, boats, RVs, and vans. The largest portion of the City's housing stock consists of single unit detached structures making up 57% of the total housing stock while structures with 5 or more units account for 23% of the housing stock. Moreover, 82% of all ownership housing contain three or more bedrooms while 45% of all rental units are primarily two-bedroom units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,130	57%
1-unit, attached structure	1,980	9%
2-4 units	2,110	10%
5-19 units	2,665	12%
20 or more units	2,460	11%
Mobile Home, boat, RV, van, etc	75	0%
Total	***21,420***	***100%***
Data Source: 2016-2020 ACS		

Table 1 – Residential Properties by Unit Number

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	335	3%
1 bedroom	185	2%	2,220	22%
2 bedrooms	1,665	16%	4,515	45%
3 or more bedrooms	8,370	82%	2,905	29%
Total	***10,250***	***100%***	***9,975***	***99%***
Data Source: 2016-2020 ACS				

Table 2 – Unit Size by Tenure

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Tenant-Based Rental Housing Assistance

The Los Angeles County Development Authority serves Monterey Park and provides housing choice vouchers for lower-income households. The Section 8 Rental Assistance Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. Additionally, Section 202 program funds development of affordable housing for senior households and Section 811 program provides non-profits with funding to provide supportive housing for disabled, very- and extremely low-income persons. The Los Angeles County Housing Choice Voucher waiting list is currently closed. With the extremely limited capacity and the length of tenancy of voucher recipients, it is unlikely that the characteristics of the public housing residents would change substantially in the near future.

The number of persons on the waiting list for public housing far exceeds current capacity. In Los Angeles County, there are 44,000 households on the waitlist as of December of 2023. As of May 2024, the Housing Authority provides Housing Choice Voucher rental assistance to 258 households in Monterey Park. The number of vouchers in Monterey Park is a factor of how many persons have requested to participate in the program and does not reflect proactive efforts on the City's part to encourage their use.

Publicly Assisted Rental Housing and At-Risk Units

Monterey Park uses various funding sources, including HUD's housing voucher programs, Community Development Block Grants (CDBG), HOME funds, low-income housing tax credits (LIHTC), and redevelopment agency (RDA) funding to preserve and increase the supply of affordable housing in the City through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units.

Although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. According to the City's 2021-2029 Housing Element ("Housing Element") and updated information from the HUD Section 8/2020 database as of March 2025, over the next 10 years (2025-2035), one assisted project (Pacific Bridge Adult Residential Facility) providing a total of 6 affordable units have expiring affordability covenants and could be at risk of converting to market rate.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Although there are no public housing projects in Monterey Park, several multiple-family housing projects participate in various government assistance programs. As previously mentioned, one assisted project (Pacific Bridge Adult Residential Facility) providing a total of 6 affordable units has expiring affordability covenants and could be at risk of converting to market rate. Based on information from the HUD Section 8/Section 202 database, two projects entered into agreements to extend their affordability period an additional 20 years (Golden Age Village and Lion's Manor).

Does the availability of housing units meet the needs of the population?

Despite the data available from the American Community Survey and other sources, the ever-changing needs, wants, and circumstances of individuals constituting the family unit makes it impractical to prescribe a formula to determine the exact number of households in need of assistance. Some may need a rental subsidy while others need a larger unit. Unmet needs for this assessment were estimated by calculating the number of households that spend more than 30 percent of their gross monthly income on housing expenses. These households are termed cost burdened. It is important to note that the City does not intend to help only households experiencing a cost burden.

Describe the need for specific types of housing:

The City of Monterey Park recognizes the ongoing need to provide adequate affordable housing for special needs groups, including the elderly, disabled individuals, those with developmental disabilities, female-headed households, large families, the homeless, and veterans.

Discussion

The City of Monterey Park is committed to maintaining and preserving its housing stock to prevent unhealthy living conditions, avoid costly future rehabilitation, stop neighborhood deterioration, and foster community pride. The City enforces codes and offers incentives to encourage proper maintenance and conservation of housing.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including expenses for utilities.

The cost of housing in a community is quite often correlated to several other housing problems. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force household into overcrowded or substandard conditions.

The following tables in MA-15 show the cost of housing including rent, home value, and income as it relates to housing affordability. There is a shortage of housing at all income levels in the City. Fair Market Rents are high for the area and current HUD HOME rental limits do not meet the fair market value. As the number of bedrooms in a unit increases, affordability becomes harder to achieve for larger households. The median home cost provided by HUD seems to be lower than today's actual median home price.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	501,300	641,700	28%
Median Contract Rent	1,153	1,413	23%
Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)			

Table 3 - Cost of Housing

Rent Paid	Number	%
Less than $500	1,214	12.2%
$500-999	1,085	10.9%
$1,000-1,499	3,580	35.9%
$1,500-1,999	2,310	23.2%
$2,000 or more	1,795	18.0%
Total	***9,984***	***100.1%***
Data Source: 2016-2020 ACS		

Table 4 - Rent Paid

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,035	No Data
50% HAMFI	2,415	100
80% HAMFI	6,585	410
100% HAMFI	No Data	632
Total	***10,035***	***1,142***
Data Source: 2016-2020 ACS		

Table 5 - Housing Affordability

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,200	2,344	2,783	3,769	4,467
High HOME Rent	1,826	1,958	2,352	2,708	3,001
Low HOME Rent	1,381	1,479	1,776	2,051	2,288
Data Source: HUD FMR and HOME Rents					

Table 6 – Monthly Rent

Is there sufficient housing for households at all income levels?

There is a shortage of housing at all income levels in the City. The current tight homeownership market has put further pressure on the rental market. Despite historically low mortgage interest rates, many households who would normally be seeking to buy are unable to do so due to the low number of available homes and strict lending standards. Because most renters cannot afford housing costs, they remain in the rental market, despite experiencing increasing local rent costs. The homeless population is also in need of permanent affordable housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the City's growing population and desirability as a place to live, the high cost of new construction and the drastic reduction in the amount of funding available for subsidized housing development, it is expected that housing affordability will remain a concern over the next five years.

Neighborhood revitalization through rehabilitation or replacement of existing, lower value housing stock is a significant political and administrative priority in the City and an emphasis in this ConPlan. This is resulting in a focused effort in terms of funding, human resources, and working with market-rate development proposals. In the mid- to long-term and within the next five years, this will result in an increase in home values and a decrease in the availability of affordable rental housing. Home costs provided in Table 3 show a median home price of $641,700 (2020 ACS data), however, the median home price based on recent Chicago Title sales data is $925,000.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents are fairly high for the area and HOME rent limits do not meet the fair market value as the number of bedrooms increase, making affordability harder to achieve for larger households. Overall, this mismatch shows that affordability will continue to be a priority for the area.

Discussion:

See above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

As shown in Table 8 (Year Unit Built), the housing stock in Monterey Park is gradually aging, with over 77% of all owner- and renter-occupied homes being over 45 years old (built before 1979). Of these aging units, 82% are owner-occupied, and 73% are renter-occupied. Moreover, of the aging housing stock, 5% of owner-occupied units and 2% of renter-occupied units have children under 6 years old. These households represent those at risk of lead-based hazards in Monterey Park's housing stock.

As the housing stock continues to age, the percentage of units in poor condition will increase unless proper maintenance and rehabilitation are carried out. This is particularly common in lower-income areas where funds for repairs are often unavailable. Every resident of Monterey Park deserves suitable and affordable living conditions, but home repairs can become costly.

Approximately 42% of all occupied housing units in Monterey Park have at least one selected condition. For this section, selected conditions include lacking complete plumbing or kitchen facilities, having more than one person per room, and experiencing a cost burden greater than 30%. According to the 2023 American Community Survey 5-Year Estimates, very few occupied units (.002%, or 44 units) lack complete plumbing or kitchen facilities.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard housing is defined as structurally unsound, violates the City's building codes, overcrowded, has incomplete plumbing, or does not meet the Section 8 Existing Housing Quality Standards.

Substandard condition but suitable for rehabilitation is defined as housing which, in its current condition, has deficiencies ranging from minor violations of the City building codes to major health and/or safety violations. Nevertheless, substandard housing, can be economically remedied where the necessary hard cost of the rehabilitation work does not exceed 75 percent of the replacement value of the property. Where rehabilitation exceeds 75 percent of the replacement costs, demolition would be considered. All potential rehabilitation projects are reviewed on a case-by-case basis and assess both the condition of the property and the owner's own ability to finance the repairs. The City does not fund the rehabilitation of investment rental properties.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,350	33%	5,040	51%
With two selected Conditions	140	1%	860	9%
With three selected Conditions	0	0%	100	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,765	66%	3,965	40%
Total	***10,255***	***100%***	***9,965***	***101%***
Data Source: 2016-2020 ACS				

Table 7 - Condition of Units

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	685	7%	575	6%
1980-1999	1,215	12%	2,100	21%
1950-1979	6,245	61%	5,490	55%
Before 1950	2,105	21%	1,810	18%
Total	***10,250***	***101%***	***9,975***	***100%***
Data Source: 2016-2020 ACS				

Table 8 – Year Unit Built

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	8,350	81%	7,300	73%
Housing units built before 1980 with children present	547	5%	163	2%
Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)				

Table 9 – Risk of Lead-Based Paint

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	----	----	----
Abandoned Vacant Units	----	----	----
REO Properties	----	----	----
Abandoned REO Properties	----	----	----
Data Source: 2005-2009 CHAS			

Table 10 - Vacant Units

Need for Owner and Rental Rehabilitation

According to Table 10 (Vacant Units), no recent HUD CHAS data is available regarding vacant units that may be suitable/not suitable for rehabilitation. Roughly 77 percent of the City's housing stock was built before 1980 (15,650 units) and given that they are over 45 years many of these units are likely now in need of significant repairs or updating. Many of the City's owner-occupied housing units are occupied by lower income or retired seniors who cannot afford to make needed repairs or who need to make accessibility improvements to enable them to stay in their homes.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

The use of lead-based paint in housing was banned in 1978. For the purposes of this Consolidated Plan, the number of units built before 1980 occupied by children serves as a default baseline of units that contain lead-based paint hazards.

Monterey Park has a total of 15,650 residential units built before 1980. Of these units, approximately 710 residential units are occupied by households with children: 163 renter-occupied units and 547 owner-occupied units. Children six years of age and younger have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouth. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities.

Discussion

The age of the City's housing stock indicates the need for housing preservation at all income levels. For lower income households the ability to make expensive but necessary repairs such as roof and plumbing replacement may be difficult. Housing rehabilitation programs to assist lower income households maintain their homes will be considered by the City as staff and funding permits.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

The City has access to limited funding sources for affordable housing development and preservation of affordable units at-risk of converting to market rate housing. With the dissolution of redevelopment agencies (RDAs) in California, a significant funding source has been lost. The remaining key resources currently utilized are summarized below.

Community Development Block Grant (CDBG)

The CDBG program provides funds for a range of community development activities. Flexible program funds can be used for programs including, without limitation, acquisition and/or disposal of real estate, public facilities and improvements, relocation assistance, rehabilitation, and construction (under certain limitations) other Housing, homeownership assistance, and clearance activities. The primary objective of the CDBG program is to improve housing and community conditions for very low-, low-, and moderate-income households. The monies may be used to fund programs such as the fair housing assistance program, infrastructure, business improvements programs, and staff administration costs.

HOME Investment Partnership (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of the area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities with private industry and nonprofit CHDO organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

For over ten years, the City has implemented its Residential Rehabilitation Loan Program, funded with HOME funds, to provide for rehabilitation to make homes safer and more efficient. Eligible activities include but are not limited to the following:

- Roof repairs
- Plumbing and electrical repairs
- Painting and Lead Based Paint remediation
- Replacement of broken windows and screens
- Handicapped accessibility
- Other activities necessary to ensure the health, safety, or welfare of the occupants

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program pays the difference between the fair market rate and what the tenant could afford to pay, for example, 30 percent of their income. As of November 2024, the Los Angeles County Housing Authority provided Section 8 rental assistance to approximately 432 households in Monterey Park. Of the 432 recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled.

Table 11 provides an overview of the public housing units managed by the Los Angeles County Development Authority (LACDA). In addition to these public housing units, the LACDA provides rental assistance to the City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0 to 50% of MFI) persons and households in making rents affordable. There is currently a lengthy waiting list for the Section 8 Program with an average of 7 to 10 years' wait, if not longer. Each applicant is selected from the waiting list in sequence, based upon the date of preliminary application and voucher availability.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	267	2,962	26,867	1	22,804	3,442	524	96
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: PIC (PIH Information Center) – These numbers are for the County as a whole. No public housing units are located in Monterey Park

Table 11 – Total Number of Units by Program Type

.

Describe the supply of public housing developments:

There are no public housing units within the City of Monterey Park.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Although there are no public housing units, there are several affordable housing developments.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	0

Table 12 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

This is not applicable to the City of Monterey Park since the are no public housing units located in the City.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not Applicable to the City of Monterey Park

Discussion:

The LACDA manages the public housing located within Los Angeles County. Information related to the condition and or occupancy statistics was not readily available. The City will continue to work with the LACDA to gather more information on the public housing units.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Table 13 displays 2024 Housing Inventory Count published by the Los Angeles Homeless Services Authority which provides a list of housing targeted to homeless households available to homeless residing in SPA 3 (San Gabriel Valley). SPA 3 has 1,151 year-round emergency shelter beds and zero seasonal and/or overflow/voucher beds available to families, adults, and unaccompanied youth. SPA 3 has 157 year-round transitional housing beds with an additional zero beds available to veterans. There are no permanent supportive housing beds available to families, adults, veterans, unaccompanied youth, and the chronically homeless. Between emergency, transitional, and permanent housing, there are 687 beds available to families, 621 beds available to adults.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	625	0	62	0	0
Households with Only Adults	526	0	95	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0
Data Source: 2024 Los Angeles County Housing Inventory.					

Table 13 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Continuum of Care: The City of Monterey Park participates in the County of Los Angeles Continuum of Care (CoC) system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community. LAHSA is the lead agency for Los Angeles CoC. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's) and Monterey Park is located within SPA 3. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional, and countywide basis.

Health Services: The Los Angeles County Department of Health Services (DHS) aims to ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services. The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents.

Mental Health Services: Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services.

Employment Services: Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene.

Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

Nearby WorkSource Centers, such as the West San Gabriel Valley WorkSource and East San Gabriel Valley Regional Occupational Program provide services to employers and job seekers at no cost through the Federal Workforce Investment Act. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. Individuals looking for a new or better career will find skilled employment specialists, hundreds of local job listings, training resources, and full-service technical centers with phones, fax machines, copiers, and computers with Internet access and resume building tools.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Neighborhood Engagement Team (NET)

The Neighborhood Engagement Team (NET) is a bureau within the City of Monterey Park Police Department. The Police Department formed the Neighborhood Engagement Team (NET) in the spring of 2020 with the task of assisting the city's unsheltered individuals and those experiencing a mental health crisis with street outreach services to include rapid rehousing navigation and ongoing support services. It is staffed with one Police Sergeant, one Detective, three officers, one social worker who is a homeless outreach /housing navigation coordinator and one LA County Social Worker. The homeless situation in the city of Monterey Park fluctuates as our city boarders three freeways (710, 10 and 60) and because of this, the NET team encounters approximately 100 unsheltered persons a month and of that population, approximately 10% receive services from NET. NET collaborates with the following organizations:

- Veterans Affairs
- LAHSA - Los Angeles Homeless Services Authority
- California Department of Transportation | Caltrans
- L.A. CADA
- Catalyst San Gabriel Valley - Home
- Department of Mental Health
- Union Station Homeless Services (USHS)

The City of Monterey Park does not have a homeless shelter located within its borders. However, there are several homeless shelters that serves homeless population within the region. While some of these shelters provide beds year-round, others provide beds only during the Winter Program period, between December and March of each year. The East San Gabriel Valley Coalition for the Homeless participates in the Winter Program and provides emergency services, showers, hot meals, bus tokens, clothing, and hygiene items throughout the year. The Salvation Army Bell Shelter, in East Los Angeles, is one of the largest year-round shelters providing 210 beds for homeless individuals and 64 beds for drug and alcohol program. The length of stay depends on the program; in general emergency shelter is free for up to 90 days. Longer stays are permitted under other programs. In addition to hot meals, clothing and hygiene supplies, Bell Shelter also provides transportation services at three different pick-up locations: Huntington Park, South Central and East Los Angeles.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Monterey Park does not receive HOPWA funds and does not intend to use HOME funds or other tenant-based rental assistance to assist the HIV/AIDS population. However, Monterey Park offers several resources for seniors, persons with disabilities, and other special needs. There are eight group homes, providing 42 beds for persons with disabilities. The City's Langley Senior Center provides a variety of social and recreational activities, health and wellness resources, leisure trips, community transportation, and special events.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

As discussed in the Needs Assessment, elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising cost of healthcare. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities rich communities, and more intensive care facilities. Aging in place supports older adults remaining in their homes if possible and is an important and cost- effective strategy for growing older adult population.

Persons with Disabilities

Persons with a disability may have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes or may require assisted living and supportive services in special care facilities.

HIV/AIDS

This fatality rate due to HIV/AIDS has significant declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services such as housing and food to ensure they adhere to medications plans necessary to prolong their lives.

Persons with alcohol and drug addictions

Persons with disabilities in the County are twice as likely to experience poverty than those without disabilities. They also face more frequent discrimination from landlords refusing to rent to them and must rely on the advocacy of fair housing services or accommodating owners/managers to secure housing. While this population often has limited incomes, those with disabilities often require the need for a range of supportive services, independent living assistance, accessibility modifications, adaptive equipment, or other features in their home.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Los Angeles County Department of Mental Health (DMH) provides mental health and supportive services for residents with mental health issues. DMH directly operates more than 85 programs and contracts with providers to provide a spectrum of mental health services to people of all ages. These services provide hope, support with recovery, and aid in their well-being. Mental health services typically provided are assessment, therapy, medication, case management/brokerage, crisis intervention, and other supportive services related to housing and employment. These services are intended to reduce psychiatric symptoms and increase independent functioning and self-reliance, so that individuals can achieve the fullest and most productive life. The strategy of these programs is to create a full continuum of care for the client's specific level of mental health needs and recovery goals. Some of the program offerings include prevention and early intervention services, clinical services, recovery-focused wellness centers, path and client-run services that are designed to support clients who are in later stages of recovery, and specialty services to support veterans.

The LACDA has supported the development of over 500 affordable housing units for people with mental health disabilities. LACDA understands that a variety of housing options is needed to address individual needs and has assisted nonprofit developers with building transitional and supportive housing for residents with mental illness. These housing developments include shared living programs, assisted living, and independent living apartments. All residents receive supportive services from private mental health agencies or DMH.

There are two (2) main housing programs operated by County Health Services for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

1. **Interim housing** provides clients with a safe indoor environment to sleep, receive services and assessments, and are matched to permanent housing resources. Housing for Health specializes in providing interim housing for individuals with complex medical and behavioral health conditions who need a higher level of support services than what is available in most settings through:
    a. **Recuperative Care**: Short-term housing for individuals recovering from an acute illness or injury, or who have conditions that would be exacerbated if they are not in stable housing with medical care.

b. **Stabilization Housing**: Immediate housing solution for individuals who are medically vulnerable if not placed into a stable living environment.

2. **Permanent Supportive Housing** (PSH) is an evidence-based practice that is critical in ending the cycle of homelessness for vulnerable people who have multiple complexities in securing and maintaining long-term housing. The housing may be specifically designed for this use in a "project-based" model or procured in the private rental market where a person may utilize a "tenant-based" rental subsidy they can use in the community. Each person is provided Intensive Case Management Services (ICMS) which ensure housing stability, often starting with crisis intervention and referrals to mental and physical healthcare services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In PY 2025-2026, the City will consider potential programs and allocate funds based upon budgetary considerations and on-going obligations. The City will annually evaluate potential programs and projects, based upon community assessment survey to determine proposed funding. The City will coordinate and communicate with organizations, such as LAHSA, Bell Shelter, and MERCI Housing, to maintain open dialogue and communication to explore potential areas of future assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See section MA-35.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

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

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

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

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

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park were last updated in FY23-24, and adopted for an effective date of July 1, 2024.

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

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

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

In general, residential developers interviewed for the Housing Element update and the preparation of this Consolidated Plan reported that the City's public policies are not a constraint to new housing production. Participants in the stakeholder interviews represented Monterey Park's unique characteristics, including age, race, income level, tenure status, and number of years of residence. The objective of the interviews was to examine current housing needs and conditions, present initial site Input provided by the stakeholder interviewees included the following major themes:

1. Housing barriers preventing adequate housing production were cited as including high land costs, lack of vacant land, construction costs, aging infrastructure, and lengthy permitting process.

2. Set-aside affordable units in new multi-family developments were not considered adequate because they were utilized by property managers.

3. Concerns about more housing impacting parking and traffic.

4. Concerns about changing land use designations that were already approved by the voters as part of the recent update to the Land Use Element of the General Plan.

5. Recommendations to include apartments and mixed use along thoroughfares and commercial corridors, including Garvey Avenue and South Garfield Avenue.

6. Housing trends in Monterey Park were observed to involve developers buying single family lots and then redeveloping for duplexes, triplexes, and town homes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides a profile overview of the City's workforce, its economy and education. According to Table 16, roughly 5.36% of working age residents are unemployed. Of the approximate 21,280 workers in the labor force, 3,400 (14.3%) do not have a GED or high school diploma.

In the City, the top industries where the local workforce is employed are arts, entertainment, accommodations, education and health care services and professional, scientific, management services and retail trade.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	151	13	1	0	-1
Arts, Entertainment, Accommodations	3,555	3,463	16	15	0
Construction	613	296	3	1	-1
Education and Health Care Services	5,227	6,311	23	28	5
Finance, Insurance, and Real Estate	1,314	3,019	6	13	7
Information	567	232	2	1	-1
Manufacturing	1,967	763	9	3	-5
Other Services	898	573	4	3	-1
Professional, Scientific, Management Services	1,980	1,903	9	8	0
Public Administration	0	0	0	0	0
Retail Trade	2,408	2,033	11	9	-2
Transportation & Warehousing	808	1,009	4	4	1
Wholesale Trade	1,792	1,029	8	5	-3
Grand Total	21,280	20,644	--	--	--
Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)					

Table 14 - Business Activity

Labor Force

Type of Worker	Number of Workers
Total Population in the Civilian Labor Force	29,168
Civilian Employed Population 16 years and over	27,615
Unemployment Rate	5.36
Unemployment Rate for Ages 16-24	10.28
Unemployment Rate for Ages 25-65	3.96
Data Source: 2016-2020 ACS	

Table 15 - Labor Force

Occupations by Sector	Number of People - Median Income
Management, business and financial	6,945
Farming, fisheries and forestry occupations	1,155
Service	3,644
Sales and office	6,505
Construction, extraction, maintenance and repair	1,135
Production, transportation and material moving	1,475
Data Source: 2016-2020 ACS	

Table 16 - Occupations by Sector

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,047	48%
30-59 Minutes	10,067	40%
60 or More Minutes	2,851	11%
Total	***24,965***	***100%***
Data Source: 2016-2020 ACS		

Table 17 - Travel Time

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,400	240	1,330
High school graduate (includes equivalency)	5,305	430	2,120
Some college or Associate's degree	5,650	320	1,835
Bachelor's degree or higher	9,405	299	2,035
Data Source: 2016-2020 ACS			

Table 18 - Educational Attainment by Employment Status

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	58	250	575	2,029	3,405
9th to 12th grade, no diploma	230	365	630	1,125	1,085
High school graduate, GED, or alternative	1,179	1,975	1,540	4,345	2,910
Some college, no degree	1,920	1,985	1,290	2,440	1,370
Associate's degree	235	360	464	1,265	1,089
Bachelor's degree	485	2,450	2,340	3,365	2,320
Graduate or professional degree	50	1,165	840	1,604	970
Data Source: 2016-2020 ACS					

Table 19 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	105,231
High school graduate (includes equivalency)	49,677
Some college or Associate's degree	69,530
Bachelor's degree	111,862
Graduate or professional degree	146,683
Data Source: 2016-2020 ACS	

Table 20 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care Services are the largest employment sectors in the City, employing approximately 31% of all workers who live in the City. This is followed by Arts, Entertainment, Accommodations at 17%, and Finance, Insurance, and Real Estate at 15% with Retail Trade at 10%, and Professional, Scientific, Management Services at 9%. Together, these five sectors employ over two-thirds of all of the City's workers.

Describe the workforce and infrastructure needs of the business community:

The City's business community is seeking an educated, well-trained and largely professional workforce. As previously noted, growth areas for the City include education and health care services; arts, entertainment, accommodations; and manufacturing. The City also has a large retail trade and service industry (restaurants and hotels) sector that is largely lower-wage and unskilled workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City encourages new business development through a streamlined permitting process. In growing its arts and entertainment sector, the City has created a suite of services to support the film industry. Several approved projects that will be under construction during this planning period are as follows:

1. Celadon Project - Celadon was approved by the City Council in 2021 and is a mixed-use development project located in the downtown area of Monterey Park, at the southeast corner of Garfield and Garvey Avenues. The project would create 71,366 square feet of retail/commercial and restaurants and a 109-unit condominium complex. Residential units will be located on the 3rd thru 5th floors of the proposed building. The property is 95,428 square feet in size and consists of six parcels. The development will reflect a change in density from 16 units per acre to 69 units per acre.
   This mixed-use project is designed with a contemporary feel, taking advantage of the Southern California Lifestyle. The commercial design incorporates two levels of a vibrant mixed-use program, indoor / outdoor spaces, integral landscape design, and multiple terraces for people to enjoy food and drinks above the streetscape. The Celadon project will help position Monterey Park as a livable urban City effectively serving local and regional communities, while providing employment opportunities in a range of service levels locally.

2. Whitmore Villas Condominium Project – The development will bring 63 townhomes, designed as two-bedroom and three-bedroom dwellings. The residences will range from 1,195 to 1,522 square feet in size. The residential complex will also feature parking for 166 vehicles.

3. Market Place Phase III - Monterey Park Market Place is was entitled for expansion on the west end of the project site. The development may include several potential build-out options for the center, such as a last mile distribution center, warehouse space, automobile sales, or retail shopping uses. All such uses regional supporting uses for the community can occur within the southeast area of the City.

4. Alhambra Avenue Project – The development will create 64 residential dwelling units in the form of 7 townhomes and 57 stacked condo units, with associated parking. The development will have a mix of low income affordable units and market rate units, that will boost home ownership opportunities for the community.

THIS PROJECT IS COMPLETED. The City anticipates that these projects will create numerous job opportunities for Monterey Park resident at all income levels.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is sufficient training and educational opportunities in the City to meet the needs of the employment sectors. According to the Educational Attainment by Age table (Table 20), the City has a mixed fairly balanced educational attainment that aligns with the job opportunities in the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City, Continuum of Care, and County have established partnerships with California's Employment Development Department, Workforce Development Board, Workforce Development Aging & Community Services, California Building Industry Association, Southern California Building Association, East San Gabriel Valley Regional Occupational Program, Pasadena City College to provide workforce readiness programs and training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City does not participate in a Comprehensive Economic Development Strategy (CEDS). Although the City does not a written economic development plan, the Economic Development Division is actively devoted and fully dedicated to the successful delivery and implementation of a comprehensive economic development program that promotes the recruitment and retention of businesses and industries that share our values as a community, as well as our commitment to success. The division takes a lead role in creating a strong pro-business climate by working with local businesses to facilitate expansions, assist with workforce development needs, provide access to standard regional resources, and helping entrepreneurs start new business enterprises.

By fostering and maintaining strong relationships within our community, the City of Monterey Park continues its commitment to providing the highest caliber quality of life and environment by keeping Monterey Park safe, clean, and economically prosperous. The City's Economic Development staff actively responds to the needs of the public and plays an integral role in preserving and enhancing Monterey Park's quality of life with its vast resources. Monterey Park's appeal as a new kind of small town in the heart of an urban environment is accomplished by bridging tradition with diversity for an evolved community.

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The four (4) housing problems are overcrowding, cost burden, lack of complete kitchen facilities, and lack of complete plumbing facilities. For the purposes of this Consolidated Plan, “concentration” or “disproportionate share” refers to prevalence of a measure that is at least 10% higher than that of the study area average. This designation can help identify relative needs in a particular study area.

There are no areas with disproportionate shares of incomplete kitchen or plumbing facilities. The prevalent housing problem is cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are no areas with disproportionate concentration of ethnic minorities or low-income families.

What are the characteristics of the market in these areas/neighborhoods?

These areas generally have lower home prices and rents than other neighborhoods in the City. Nationally, it is found that census tracts with low-income concentrations have significantly less lending activity than other areas.

Are there any community assets in these areas/neighborhoods?

These areas have significant community assets including bus service, community centers/parks, commercial centers, professional office buildings, and other services.

Are there other strategic opportunities in any of these areas?

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low-income concentrations, the City has designed its affordable housing programs to be available citywide.

This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

The City currently provides Fair Housing services, a highly successful Owner-Occupied Home Improvement Program, business assistance program, and a homeless outreach program. and All of these programs target LMI populations in an effort to preserve existing housing stock.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Datasets provided by the Federal Communications Commission (FCC) show that the City is well-connected for all households and neighborhoods. According to the FCC, there are only an estimated 100 persons in the City who have their provider options limited to one or fewer companies. FCC data mapping of providers in the area shows these few cases of limited options are few and far between. This means the lack of broadband connections or wiring options are not concentrated for LMI households or neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City does not appear to have a need to increase competition since the area is served by multiple providers at nearly a 100% rate (99.8%). There are six primary residential internet providers in the City. This includes Spectrum (940 Mbps), which offers cable connections, AT&T, EarthLink, and Sonic which offer DSL connections (100 Mbps), as well as satellite providers Viasat (35 Mbps) and HughesNet (25 Mbps).

Competition between all of these providers would presumably create more affordable pricing in the City. While there do appear to be many providers, the City could perhaps have a need for increased competition when it comes to companies offering faster download speeds. Spectrum is the only company that offers cable connection in the City, allowing it to offer the quickest speeds by a wide margin. So, while broadband providers are widely available, the level of service and speed is far more variant.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City's Local Hazard Mitigation Plan details natural hazard risks for the City. While there is no section devoted to climate change by itself, it is mentioned throughout the document. For example, the City is identified to have an increased risk of windstorms, which can be affected by stronger storms associated with climate change and increased temperatures. Typically, cities have increased risks associated with climate change when it comes to hazards such as flooding, storm surge, wildfires, and general storms. However, the Local Hazard Mitigation Plan only identifies four potential hazard risks to the City 1) earthquake, 2) windstorm, 3) dam failure, and 4) flooding. Only windstorms are stated to have a probability to occur once in a ten-year period. Therefore, the hazard risks associated with the City have less ties to climate change than others. For example, the City has no areas within a floodplain, thus rendering it largely unaffected by heavier rains and flooding events typically seen with strong storms due to climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

There is no outsized risk to LMI households for the City. The Local Hazard Mitigation Plan shows the projected vulnerable areas for each hazard risk for the City (earthquake, flooding, windstorm, dam failure). The data and analysis show that for three out of the four, the projected vulnerable areas are actually the entirety of the City. Windstorms, which is the most likely hazard with events projected to occur every 10 years, would affect the entire City area. Events with a moderate probability (1 in 100 years), including earthquakes and flooding, are also projected to affect the entire City area. Therefore, for these three hazard risks, the risk is shared by all areas, including LMI concentrated areas and non-LMI concentrated areas. Dam Failure represents the only outsized risk for LMI concentrated areas, yet this event is given a low probability (1 in 1,000 years). The vulnerable area is listed as the Eastern portion of the City adjacent to the Rio Hondo Flood Control Channel. As shown on the Map in section MA-50, many eastern census tracts and block groups close to the Channel are LMI concentrated.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Monterey Park to establish its housing and community development priorities, objectives and strategies for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2025 and ending June 30, 2029. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2025-2029 ConPlan Needs Assessment workshops and forums, housing and community development data elements required by HUD in the online ConPlan system (the eCon Planning Suite) from the 2016-2020 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

The Strategic Plan section of the ConPlan summarizes Monterey Park's five-year strategies and objectives to address the needs described earlier in the ConPlan. To carry out each objective, the City has developed measurable actions that it will undertake each year. The City of Monterey Park's 2025-2029 ConPlan includes five Annual Action Plans. Each of these plans will describe the activities planned for the coming program year to carry out the five-year strategies. Additionally, each Consolidated Annual Performance and Evaluation Report (CAPER) will report the City's progress in carrying out the strategies, objectives, and actions.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	**Area Name:**	City of Monterey Park
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	Identify the neighborhood boundaries for this target area.	City of Monterey Park boundaries.
	Include specific housing and commercial characteristics of this target area.	Various housing, commercial, and industrial areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This target area identifies the area in which public service activities take place.
	Identify the needs in this target area.	Needs identified are based on priority needs as identified by the community.
	What are the opportunities for improvement in this target area?	Not applicable
	Are there barriers to improvement in this target area?	Not at this time.
2	**Area Name:**	CDBG Low/Mod Census Tract Target Area
	Area Type:	HUD's Official Designation of CDBG Low/Mod Census Tract Target Area
	Other Target Area Description:	CDBG Low/Mod Census Tract Target Area
	Identify the neighborhood boundaries for this target area.	This area includes the census LMI Census Tract/Block Groups.
	Include specific housing and commercial characteristics of this target area.	This area has been identified as having a population of at least 51% or higher of low-/moderate-income residents.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was defined as an "area of low-income concentration" based on HUD's definition of eligible low-/moderate-income tracts including a population of 51% or higher in the low/moderate income categories.
	Identify the needs in this target area.	Needs within this area include affordable housing, public services, improved access to public facilities and services, and infrastructure street/sidewalk improvements.
	What are the opportunities for improvement in this target area?	Opportunities for improvement in this area include providing increased access to services for persons with disabilities, youth, seniors, and children, increased access to public facilities such as parks, and improving the conditions of sidewalks and streets.
	Are there barriers to improvement in this target area?	As CDBG funding is used primarily to benefit persons within the LMI target area, and for projects specifically within the target area, the funding assists in eliminating barriers to improvement for the area.

Table 1 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Geographic Area

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	**Priority Need Name**	**Promote Fair Housing**
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affirmatively further fair housing throughout the City. Planning and Administration
	Description	Provide ongoing assistance to combat discrimination through the promotion of fair housing education, legal representation, local support for affordable housing development projects, and counseling and financial training services.
	Basis for Relative Priority	The provision of Fair Housing services is a requirement of HUD.
2	**Priority Need Name**	**Increase Access to Affordable Housing**
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Expand Affordable Housing Opportunities.
	Description	Provide programs to rehabilitate housing units, work with for-profit and non-profit developers to build new affordable housing units, acquire land for affordable housing projects, keep affordable housing programs; offer financial assistance for homebuyer and rental assistance programs.
	Basis for Relative Priority	The need for additional affordable housing was documented in stakeholder survey, community needs survey, and an analysis of federal and local data sources.
3	**Priority Need Name**	**Support Community Services**
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	CDBG Low/Mod Census Tract Target Area & Citywide
	Associated Goals	Provide or improve access to public social services for LMI persons and persons with special needs.
	Description	Many challenges are faced by the City's vulnerable populations (including low- and moderate-income residents as well as special needs populations) and they do not have regular access to critical services and programs such as youth programming, job training, transportation, legal services, fair housing services, senior programming, medical care, and other social services.
	Basis for Relative Priority	A core provision of the CDBG program is to provide Public Services to the Monterey Park community. Improving access to these services is a high priority of the City of Monterey Park.

4	**Priority Need Name**	**Enhance Public Facilities and Infrastructure**
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	CDBG Low/Mod Census Target Area
	Associated Goals	Improve and expand public infrastructure and facilities that benefit LMI neighborhoods and residents.
	Description	Monterey Park has a continuing need to maintain and enhance existing public facilities and infrastructures such as community centers, parks, streets, sidewalks, alleys, and other facilities and infrastructure in the City. These needs include ensuring that public facilities are ADA accessible to ensure access for all residents.
	Basis for Relative Priority	Addressing public facility needs and maintaining aging facilities, especially within the CDBG Low/Moderate Income Census Tract Target Area will improve the quality of life for residents within the area.
5	**Priority Need Name**	**Promote Economic Development**
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.
	Description	Continue to work with the business community and fund commercial property rehabilitation initiatives through the City's Commercial Improvement Program.
	Basis for Relative Priority	Economic Development activities promote a thriving City, successful businesses, and a high-quality of life for its residents. To this effort, a high priority is placed on Economic Development activities during the ConPlan cycle.
6	**Priority Need Name**	**Support Efforts to Address Homelessness**
	Priority Level	High
	Population	Extremely Low
	Geographic Areas Affected	Citywide
	Associated Goals	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness.
	Description	The need for comprehensive homeless services, programming, and facilities is a critical need within the City. This need includes early intervention homeless prevention, increasing the supply of emergency and transitional shelter options, permanent housing solutions, and the provision of critical services to those who are at-risk of becoming homeless, currently homeless, or recently homeless.
	Basis for Relative Priority	This need is demonstrated by the state and region's historic homelessness crisis. The state of California represents roughly one-tenth of the nation's population but has over 25% of the nation's individuals currently experiencing homelessness.

7	Priority Need Name	Support Programs through Administration
	Priority Level	High
	Population	All Populations
	Geographic Areas Affected	Citywide
	Associated Goals	Planning and Program Administration
	Description	Ensure CDBG programs are managed, compliant with federal laws, and efficient.
	Basis for Relative Priority	The need for staff to carry out the grant program activities is critical. The City may use external parties such as consultants and subrecipients to assist with these efforts.

Narrative (Optional)

The Con Plan regulations require a description of each relative priority and the need level assigned by family and income category for housing, homeless, and special needs populations. The priority needs level definitions have been established by HUD and are as follows:

- H (High Priority): Activities to address this need will be funded by the City during the five-year period as funding allows.
- M (Medium Priority): If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City will take other actions to help this group locate other sources of funds.
- L (Low Priority): The City will not fund activities to address this need during the five-year period. The City will consider Certifications of Consistency for other entities' applications for federal assistance.
- N (No Such Need): The City finds that there is no such need, or this need is already substantially addressed. No Certifications of Consistency will be considered.

To meet the designated priorities over the next five years, the City of Monterey Park will perform a broad range of activities. The priority needs listed provide a further description of each priority, the population(s) targeted, the types of activities to be conducted, and the estimated types of federal, state, and local resources available. While the summary does not attest to be an absolute accounting of all resources available, it does provide information on the types of resources most frequently accessed to meet housing and community objectives in the City of Monterey Park.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not anticipate using its funds for this purpose due to the high administrative costs and limited HOME funds. The City will continue to work with LACDA—Housing Assistance Program with its rental voucher program.
TBRA for Non-Homeless Special Needs	The City does not anticipate using its funds for this purpose due to the high administrative costs and limited HOME funds. The City does not anticipate prioritizing any programs that are TBRA for Non-Homeless, Special Needs.
New Unit Production	Property values, construction costs, and limited vacant land continue to be a barrier to the development of new housing. The City will continue to work with private and non-profit housing developers to provide opportunities for affordable housing in both homeownership and rental units.
Rehabilitation	Over 76% of the City's housing stock is over 45 years old and will require repairs including roof replacement and plumbing repairs/replacement. The City will continue to support a housing rehabilitation program. The market continues to be healthy whereby, if the City lends to a homebuyer, generally those funds are paid back.
Acquisition, including preservation	Property values will remain a barrier to housing acquisition and housing preservation programs. The level of financial assistance needed to acquire a property or invest in a property to preserve its affordability terms, typically exceeds the HOME Program Per Unit Subsidy Limit. However, the City will continue to seek out properties available for acquisition and preservation.

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City has been notified by HUD that it will be receiving an estimated $576,795 in CDBG funds for FY 2025–2026, and $278,235 in HOME funds. The City anticipates prior year carryover funds of $653,009 in CBDG and $1,428,656 HOME. No program income is anticipated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - Federal	Administration and Planning Economic Development Public Improvements Public Services Acquisition	$563,008	$0	$76,214	$639,222	$2,252,032	In Year 2, the City expects to receive $563,008 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible CDBG activities.
HOME	Public - Federal	Administration and Planning Homeowner Rehab Multifamily Rental New and Rehab Acquisition	$285,787.37	$0	$1,428,565	$1,714,352	$1,143,149.48	In Year 2, the City expects to receive $285,787.37 in HOME entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to eligible HOME activities.

Table 4 - Anticipated Resources

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

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

Entitlement Funds

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

Other Federal Grant Programs

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

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

State Housing and Community Development Sources

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

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs help local affordable housing developers and community organizations while others help directly to individuals. The Mortgage Credit Certificates (MCC) Program helps first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

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

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

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

Discussion

Not Applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Monterey Park	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Foundation	Subrecipient	Homelessness Non-homeless special needs Ownership Public Housing Rental	Jurisdiction
Los Angeles Homeless Services Authority (LAHSA)	Government	Homelessness Public Housing Rental	Jurisdiction
County of LA CDC Community Development Department Housing Division	Government	Homelessness Public Housing Rental	Jurisdiction

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City does not anticipate any gaps in the delivery of service based on the institutional structure of the City government, departments, or agencies. The Finance Department participates in a few coalitions and collaborations to enhance coordination between the public and private housing and social service agencies providing services to Monterey Park residents.

The gaps in the institutional delivery system is increasingly limiting resources for cities and communities. There are often not enough staff to meet increased administrative burdens of federal funds. Also, coordination between multiple agencies should be increased to avoid duplication of services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homeless Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homeless Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utility Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the Greater Los Angeles Homeless Count, coordinated annually by LAHSA. This countywide initiative gathers critical data on the number and demographics of people experiencing homelessness, helping inform resource allocation and service delivery. The City of Monterey Park is part of Service Planning Area 3 (SPA 3)—one of eight regions used by the Los Angeles County Continuum of Care (LA CoC) to coordinate homeless services and planning. While the data from this most recent PIT does not include racial or ethnic data specifically for the City of Monterey Park, it does reveal that County-wide the largest ethnic group experiencing homelessness is Hispanic (56%) followed by White and Black/African American (18%) individuals.

In 2020, the Monterey Park Police Department established the Neighborhood Engagement Team (NET)—a multi-disciplinary team designed to address both homelessness and mental health needs. NET includes a police sergeant, a detective, three officers, a housing navigation coordinator, and a Los Angeles County social worker. The team collaborates closely with LAHSA, the Department of Mental Health, and Union Station Homeless Services to provide direct outreach, rapid rehousing navigation, and supportive services to unsheltered individuals. Residents are encouraged to contact NET for non-emergency assistance involving unhoused individuals or mental health concerns.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City also works in partnership with several agencies, including non-profit service providers, housing providers, and other governmental entities to provide services for special needs populations, including persons experiencing homelessness. These populations include the elderly, frail elderly, mentally ill, and those with physical or developmental disabilities. There are a range of services available to these populations in the community, including mental health counseling, landlord/tenant mediation for reasonable accommodations, supportive services targeted to senior citizens, and healthcare services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is striving to improve intergovernmental and non-governmental agencies to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing. The City of Monterey Park is dedicated to the development and implementation of quality, value-based programs, and funding to address the needs of the community. Collaborative efforts include:

- Researching funding sources to leverage CDBG/HOME funds
- Pursuing state and federal grants and foundation grants to leverage CDBG/HOME funds
- Attending informational meetings with collaborative stakeholders concerning programs and projects benefiting low- and moderate-income persons
- Building staff capacity for the City and sub-recipients to better serve the community
- Establishing closer working relationship with agencies dealing with homelessness and special needs housing

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing	2025	2029	Non-Housing Community Development	Citywide	• Fair Housing Education	CDBG: $100,000	Households: 550
2	Increase Access to Affordable Housing	2025	2029	Affordable Housing	Citywide	• Preserve and increase the supply of Affordable Housing	CDBG: $0 HOME: $257,209.37	Housing Units: 5
3	Support Community Services	2025	2029	Non-Housing Community Development	Citywide	• Provide public services for low-income youth, families, and seniors • Public services for residents with special needs	CDBG: $100,000	Persons: 550
4	Enhance Public Facilities and Infrastructure	2025	2029	Non-Housing Community Development	Low/Mod Census Tract	• Improve public facilities and infrastructure • Address material and architectural barriers to accessibility	CDBG: $1,076,015	Projects: 4
5	Promote Economic Development	2025	2029	Non-Housing Community Development	Citywide	• Develop and strengthen small businesses • Support local entrepreneurs • Expand employment and/or workforce development programs • Improve access to job opportunities.	CDBG: $200,000	Businesses: 50
6	Support Efforts to Address Homelessness	2025	2029	Homeless Non-Housing Community Development	Citywide Low/Mod Census Tract	• Connect those experiencing homelessness with resources. • Prevent homelessness. Shorten period of homelessness.	CDBG: $0	People: 0
7	Support Programs through Program Administration	2025	2029	Planning and Administration	Citywide	• Comply with CDBG and HOME regulations	CDBG: $563,005 HOME: $142,890	Other: N/A

Table 7 – Goals Summary

Goal Descriptions

1	**Goal Name**	Promote Fair Housing
	Goal Description	The City will continue to collaborate with entities assisting families and individuals seeking counseling and/or legal solutions to fair housing and discrimination problems.
2	**Goal Name**	Increase Access to Affordable Housing
	Goal Description	Provide funding for housing rehabilitation, new housing development, and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's 2025-2029 AI.
3	**Goal Name**	Support Community Services
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services.
4	**Goal Name**	Enhance Public Facilities and Infrastructure
	Goal Description	Activities that improve the quality of life for residents include improving parks and infrastructure, creating green streets, improving accessibility, and safe routes to school.
5	**Goal Name**	Promote Economic Development
	Goal Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
6	**Goal Name**	Support Efforts to Address Homelessness
	Goal Description	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness. This goal involves transitional housing, emergency housing, homeless prevention, and services for at-risk homeless and homeless veterans.
7	**Goal Name**	Support Programs through Planning Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed in whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

Table 8 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The following are an estimated number of families per income category to whom the City will assist in providing affordable housing in the next five years.

1. Extremely low-income families: 5

2. Low-income families: 0

3. Moderate-income families: 0

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The City does not own any public housing units or any other types of housing units.

Activities to Increase Resident Involvements

LACDA serves the City and provides Section 8 housing assistance to the residents. The City will continue to provide support services as requested by LACDA.

Housing Authority of County of Los Angeles (HACoLA) promotes resident's involvement through the Resident Councils. The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living public housing. Resident Councils serve as the voice of the housing communities that elect them. They have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities. Role of Resident Councils include:

Advisory Role: Act as an advisory board on matters such as neighbor conflict, community safety, sounding board for public housing policy issues, and to provide feedback on legislative issues.

Partnership Role: Act as partners with HACoLA both in intention and action to develop mutual trust and respect to address issues and work together collaboratively and effectively to: (1) resolve issues (2) problem solve (3) empower communities to take action for themselves.

Social Role: Encourage community solidarity through celebrations and parties, develop networking systems both in and outside the housing communities, and provide valuable service to the community through volunteerism.

Safe Environments Role: Play a significant role in creating safe environments in their communities, while encouraging resident participation in programs such as neighborhood watch and safety programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

This does not apply.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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

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

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

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

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing.

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

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

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

In general, residential developers interviewed for the 2014-21 Housing Element update and the preparation of this ConPlan reported that the City's public policies are not a constraint to new housing production.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Although the City does not have control over several factors that present barriers to affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners.

The City implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).Support the County's efforts to maintain, and possibly to increase, the current level of Section 8 Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.

SP-60 Homelessness Strategy – 91.215(d)

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

The City's role and responsibility for homeless services and support as noted in the Strategic Plan Goals are collaborative in nature, as this is largely covered by outside agencies (i. e. Los Angeles Homeless Service Authority and the San Gabriel Valley Consortium on Homeless). The City relies on coordinated efforts with LAHSA to provide shelter opportunities; the East San Gabriel Valley Coalition for the Homeless to provide information, counseling, and referral services to homeless persons that reside in the City, Family Promise of San Gabriel Valley to provide emergency shelter services and social services for families with children, as well as other local agencies in providing services for homeless persons.

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Monterey Park is in SPA 3 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

LAHSA conducts the Greater Los Angeles Homeless Count every year, as part of its mission "to support, create and sustain solutions to homelessness in the City and County of Los Angeles by providing leadership, advocacy, planning and management of program funding." Volunteers throughout Los Angeles County mobilize to conduct a count of both sheltered and unsheltered homeless people. Due to Los Angeles County's size and population, the Greater Los Angeles Homeless Count is the largest in the nation. Homeless counts are "Point-In-Time" counts over a designated period. Data from the count is critical to addressing the complexities of homelessness and planning how to best invest public resources, raise public awareness, identify the needs of homeless people and improve service delivery opportunities to prevent and eliminate homelessness in the region.

The Monterey Park Police Department NET team collaborates closely with LAHSA, the Department of Mental Health, and Union Station Homeless Services to provide direct outreach, rapid rehousing navigation, and supportive services to unsheltered individuals. Residents are encouraged to contact NET for non-emergency assistance involving unhoused individuals or mental health concerns.

Addressing the emergency and transitional housing needs of homeless persons

Due to extremely limited CDBG funds, the City does not currently provide financial assistance to agencies assisting homeless individuals. However, the City will consider the accumulation of surplus or unexpended funds for future financial assistance to such agencies that provide emergency shelter and transitional housing programs for the homeless. In addition, the City has made it a priority to work closely with neighboring shelters throughout the year and during the Winter Shelter Program from December to March of each year. The Winter Shelter program is operated by both two nearest shelters: Bell Shelter and East San Gabriel Valley Coalition for the Homeless. The Bell Shelter also operates year-round, providing 210 shelter beds for the homeless and 64 beds for the homeless drug and alcohol program.

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

The City has collaborated with LAHSA, shelter providers, and the group home operators, such as MERCI Housing, in the past to provide services for homeless persons in the jurisdiction. For example, the Salvation Army Bell Shelter is one of the region's largest homeless shelters. The agency provides a homeless case management and life-skills program, which targets the chronically homeless population, serving as a point-of-entry into services for homeless persons. Program participants are identified and/or referred to by the shelter, community partners, local churches, and schools. Participants complete an intake and assessment process that will be used to create individualized case plans and drive weekly case management. Participants will also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment. Housing and employment are generally the most critical but health and mental health issues are also addressed. Bell Shelter partners with other local programs as appropriate and works with emergency housing, transitional housing, and low-income permanent housing sources to help provide the most appropriate housing for individual clients.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

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

As previously stated, the City is relying on coordinated efforts with LAHSA, the East San Gabriel Valley Coalition for the Homeless, Bell Shelter, and Family Promise of San Gabriel Valley to make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In addition to the agencies previously mentioned, the City will continue to seek and work with local nonprofit agencies who provide emergency food, clothing, and referral services to low-income City residents; many of which are homeless or at-risk of homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City undertakes a range of activities to address the problem of lead-based paint in housing, including outreach, assessment, and abatement. The City conducts housing inspection to determine if various types of housing are safe, sanitary, and fit for habitation.

When the City uses federal funds to perform rehabilitation work on a property, an assessment for lead-based paint hazards will be conducted. Appropriate action is taken to address the lead-based paint hazards based upon the level of investment.

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City's Housing Element and CDBG/HOME programs. The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family from Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

How are the actions listed above related to the extent of lead poisoning and hazards?

Through the Owner-Occupied Rehabilitation program, residents receive information and resources to address potential lead hazards. The City has taken a further step in acquiring the services of a Certified Lead Consultant to inspect for lead-based paint and soil, assess individual lead based paint risk, oversee and monitor lead-based paint hazard reduction and conduct a post-hazard reduction clearance test to ensure elimination of contamination.

How are the actions listed above integrated into housing policies and procedures?

Through both the Owner-Occupied Rehabilitation Program, described above, amelioration of lead hazard risks is an integral part of the program, including information, inspections, technical advice, and financial assistance for eligible participants.

The City uses the table below to ensure compliance with HUD's Consolidated Lead-Based Paint Regulations.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

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

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

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

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

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

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Due to limited CDBG and HOME funds, Monterey Park will seek additional grant funds to leverage the CDBG/HOME program and to coordinate with other public service agencies that offer supportive services in the fight against poverty. Many of these agencies also help with securing affordable housing.

The City will comply with Section 3 of the Housing and Community Development Act. Section 3 helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. This set of regulations require that to the greatest extent feasible, the City will provide job training, employment, and contracting opportunities for low- and very low-income residents in connection with housing and public construction projects.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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

- Ongoing, internal reviews of progress reports and expenditures.
- Regular internal meetings to coordinate staff efforts in regard to performance and compliance.
- Periodic reports to appropriate City officials and other stakeholders.
- Full review of receipts and expenditures from subrecipients prior to disbursement of funds.
- On-site visits of subrecipients to ensure compliance with federal regulations; technical assistance is provided where necessary.
- Project and financial data on CDBG-funded activities will be maintained using the HUD software IDIS (Integrated Disbursement Information System). Use of this system will allow HUD staff easy access to local data for review and progress evaluation.
- Timely submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

The Finance Department oversees the CDBG and HOME funded programs for the City. The Finance Department ensures that all of the CDBG and HOME funded programs are implemented in compliance with federal regulations and local policy. This would include ensuring compliance with the Davis-Bacon Act, environmental review, fair housing, minority and women-owned business enterprises, Section 3, affirmative marketing through ongoing monitoring of programs and services assisted with CDBG and HOME funds.

The Finance Department coordinates with other internal departments (i.e. Public Works Department and Community Development Department), as well as external social service agencies (i.e. Fair Housing Foundation) when receiving CDBG funds to operate the various projects and programs. However, each program is administered or coordinated by the appropriate staff in each department and supervised by the director of that department.

The lead department for the 2025-2029 ConPlan preparation and yearly reporting is the Finance Department under the supervision of the Director of Finance.

Expected Resources

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

Introduction

The City of Monterey Park's 2025-2026 Annual Action Plan is based on priorities established by the City's Five-Year Consolidated Plan. The 2025-2026 Annual Action Plan is the first year of the five-year strategy for 2025 through 2029. The Five-Year Consolidated Plan combines two Federal Department of Housing and Urban Development (HUD) Programs: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

The City's Finance Department coordinates, manages plans, submits, and implements the process. The Department continues to be involved in activities which enhance the coordination between public and non-profit, private housing providers, and health and service agencies.

The 2025-2026 Annual Action Plan serves as the City's blueprint for providing decent affordable housing to lower-income households, providing suitable living environments, expanding economic opportunities, and expanding the capacity of nonprofit housing providers to the citizens of Monterey Park. This strategic plan sets forth goals, objectives, and performance benchmarks for measuring and establishing a framework for progress. This program year the City anticipates receiving a CDBG allocation of approximately $576,795 and approximately $278,235 in HOME funds.

The proposed plan includes the following initiatives under CDBG funding: General Administration, Public Infrastructure Improvement, Business Improvement, and Fair Housing. The funds serve extremely low to moderate-income residents.

HOME funded activities include General Administration, and Homeowner/Renter occupied Rehabilitation Program. The populations served are low to moderate-income residents.

Note: As of the date of the publication of the draft 2025-2026 Action Plan, HUD has not announced the exact dollar amount of the City's annual CDBG allocation. Therefore, the amounts listed are only estimates and all proposed activities' budgets will be proportionately increased or decreased from the estimated funding levels to match actual allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Administration and Planning Public Improvements Public Services Economic Development	$563,008	$0	$76,214	$639,222	$2,252,032	Funding to support CDBG eligible programs/ activities from 2025-2029 throughout Monterey Park.
HOME	Public-federal	Administration and Planning Homeowner Rehab Multifamily Rental New and Rehab Acquisition	$285,787.37	$0	$1,428,565	$1,714,352	$1,143,149.48	Funding to support HOME eligible programs/ activities from 2025-2029 throughout Monterey Park.

Table 1 - Expected Resources – Priority Table

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

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

Entitlement Funds

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

Other Federal Grant Programs

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

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

State Housing and Community Development Sources

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

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs help local affordable housing developers and community organizations while others help directly to individuals. The Mortgage Credit Certificates (MCC) Program helps first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

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

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

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

Discussion

Not Applicable.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing	2025	2026	Affordable Housing Non-Housing Community Development	Citywide	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.	CDBG: $20,000	110 Households Assisted
2	Increase Access to Affordable Housing	2025	2026	Affordable Housing Non-Housing Community Development	Citywide	Expand the supply of affordable housing; Preserve the supply of affordable housing	CDBG: $0 HOME: $257,209.37	5 Housing Units
3	Support Community Services	2025	2026	Non-Homeless Special Needs Non-Housing Community Development	Low/Mod Census Tract Citywide	Access to and supply of public services	CDBG: $0	0 Persons
4	Enhance Public Facilities and Infrastructure	2025	2026	Non-Housing Community Development	Low/Mod Census Tract	Improve City public facilities and infrastructure	CDBG: $430,407	2 Projects
5	Promote Economic Development	2025	2026	Non-Housing Community Development	Citywide	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.	CDBG: $0	0 Businesses
6	Support Efforts to Address Homelessness	2025	2026	Homeless Non-Housing Community Development	Citywide Low/Mod Census Tract	Increase access to and supply of homeless services and facilities	CDBG: $0	0 People
7	Support Programs through Program Administration	2025	2026	Planning and Administration	Citywide	Ensure the management of a compliant and efficient CDBG and HOME programs	CDBG: $112,601 HOME: $28,578	2 Other

Table 2 – Annual Goals

Goal Descriptions

1	**Goal Name**	Promote Fair Housing
	Goal Description	The City will continue to collaborate with entities assisting families and individuals seeking counseling and/or legal solutions to fair housing and discrimination problems.
2	**Goal Name**	Increase Access to Affordable Housing
	Goal Description	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.
3	**Goal Name**	Support Community Services
	Goal Description	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services.
4	**Goal Name**	Enhance Public Facilities and Infrastructure
	Goal Description	Activities that improve the quality of life for residents include improving parks and infrastructure, creating green streets, improving accessibility, and safe routes to school.
5	**Goal Name**	Promote Economic Development
	Goal Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
6	**Goal Name**	Support Efforts to Address Homelessness
	Goal Description	Provide a continuum of supportive and housing services for the homeless and households at risk of homelessness. This goal involves transitional housing, emergency housing, homeless prevention, and services for at-risk homeless and homeless veterans.
7	**Goal Name**	Support Programs through Planning Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed as a whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

AP-35 Projects – 91.220(d)

Introduction

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

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

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

The City is anticipating receiving approximately $563,008 in program year 2025-2026 CDBG funds. The City will be using $0 program income, and $76,214 carryover from prior years.

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

The City is anticipating receiving approximately $285,787.37 in PY 2025-2026 HOME funds. The City will be using approximately $1,428,565 in carryover funds from prior years.

Please refer to the following page for listing of projects.

Note: *As of the date of the publication of the draft 2025 Action Plan, HUD has not announced the exact dollar amount of the City's annual CDBG allocation. Therefore, the amounts listed are only estimates and all proposed activities' budgets will be proportionately increased or decreased from the estimated funding levels to match actual allocations.*

OMB Control No: 2506-0117 (exp. 09/30/2021)

Projects

#	Project Name	2025-2026 Allocation
CDBG		
1	Planning and Administration	$112,601
2	Fair Housing Services	$20,000
3	Public Facilities and Infrastructure	$430,407
	TOTAL	**$563,008**
HOME		
1	Planning and Administration	$28,578
2	CHDO Assistance	$42,869
3	Affordable Housing	$214,340.37
	TOTAL	**$285,787.37**

Table 4 – Goals Description

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

Based on the Strategic Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2025-2026 to projects and activities that benefit low- and moderate-income people throughout the City.

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

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $112,601
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for CDBG operations.
2	**Project Name**	Fair Housing
	Target Area	Citywide
	Goals Supported	Expand fair housing choice and access
	Needs Addressed	Fair housing education
	Funding	CDBG: $20,000
	Description	Provide funding to handle fair housing cases and education.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	110 Persons
	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
3	**Project Name**	Public Facilities and Infrastructure
	Target Area	LMI Areas
	Goals Supported	Enhance Public Facilities and Infrastructure
	Needs Addressed	Improve quality of life and accessibility
	Funding	CDBG: $430,407
	Description	Provide funding for Public Facilities and Infrastructure Projects
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 Projects
	Location Description	LMI Areas
	Planned Activities	ADA sidewalk improvements, public facility improvements

4	**Project Name**	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	HOME: $28,578
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development and housing programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for HOME operations.
5	**Project Name**	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: $42,869
	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	0 Project
	Location Description	TBD
	Planned Activities	Assist a CHDO to provide affordable housing. The City may defer use of these funds to future years to add future HOME funds to complete a more substantial project.
6	**Project Name**	Affordable Housing
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: $214,340.37
	Description	Provide affordable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	5 Households
	Location Description	TBD
	Planned Activities	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.

Table 5 – Project Information

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

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

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

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

HUD provides estimates of the number of persons that can be considered Low-, Low- to Moderate-, and Low, Moderate-, and Medium-income persons based on special tabulations of data from the 2011–2015 ACS five-year estimates. LMI percentages are calculated at various principal geographies provided by the Census Bureau. Because timely use of this data is required by regulation, any changes to the City's existing service area boundaries would need to be approved by the City Council. Each year, through the adoption of the City's Annual Action Plan, the City Council approves the service area boundaries as the City's official low- and moderate-income "Target Areas" and "Deteriorating Areas".

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

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below delineate the affordable housing goals by population type and program type for FY 2025-26. The City will utilize several programs to achieve these goals.

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

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	0

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG funds for program year 2025-2026 to projects and activities that benefit low- and moderate-income people.

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

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

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

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

To conduct a local market survey, the City must collect and present sales data by type of housing (for example, one- to- four-unit, condos, townhomes, and manufactured housing) on all or nearly all of the one-family house sales in the entire City. The data must be presented in ascending order of sales price and include the address of the listed properties and their locations within the City.

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

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

Discussion

See discussion above.

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

Introduction

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings and the public is invited. During the 2024-25 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless. The City of Monterey Park will continue to participate in LAHSA's annual homeless count to identify the needs in the community. The Community Service Bureau of the Monterey Park Police Department has dedicated employees who reach out to the homeless individuals in the community guiding them to the regional services provided by LAHSA.

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

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

The City will continue its efforts in the prevention and reduction of homelessness by supporting the LAHSA and its outreach programs and providing referrals to public assistance programs offered by the County. During the 2024-25 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

Discussion

Please see above.

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

Introduction:

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

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

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

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

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park were last updated in FY23-24, and adopted for an effective date of July 1, 2024.

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

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

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

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

Affordable Housing Development Incentives

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

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

The responsible agency is the City's Finance Department.

Section 8 Rental Assistance

Renter overpayment is a significant issue in Monterey Park, as in all Southern California. The City addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding.

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Efforts to address obstacles to meeting underserved needs will include:

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

OMB Control No: 2506-0117 (exp. 09/30/2021)

for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

Actions planned to reduce the number of poverty-level families

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

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

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

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

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

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

Actions planned to develop institutional structure

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

Additionally, the City will focus on:

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

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

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

Discussion:

See discussion above.

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

Introduction:

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

The City is anticipating receiving approximately $576,795 in PY 2025-2026 CDBG funds. The City does not have program income.

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

The City is anticipating receiving approximately $278,235 in PY 2025-2026 HOME funds. The City does not have any program income available, has no repayments planned and does not have any recaptured funds in local account.

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

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

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

Other CDBG Requirements

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

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

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

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

   Other forms of investment are local and federal funds.

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

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

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

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

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

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

City Council Staff Report

Date: June 4, 2025
Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council

From: Scott Haberle, Interim Fire Chief
Rebecca Bojorquez, Principal Management Analyst

Subject: Adoption of an Ordinance Updating the Fire Hazard Severity Zones ("FHSZ") Pursuant to Government Code section 51178

Recommendation:
It is recommended that the City Council consider:

1. Introducing and waiving the first reading of an ordinance adopting the Office of the State Fire Marshal ("OFSM") finalized State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map;
2. Setting the second reading and Public Hearing for June 18, 2025; and
3. Taking such additional, related, action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). This activity contemplates administrative actions and will not result in any direct or indirect physical change in the environment. Accordingly, no further review is required.

Executive Summary:
The Office of the State Fire Marshal ("OFSM") finalized the adoption of the State Responsibility Area Fire Hazard Severity Zone ("FHSZ") map which became effective April 1, 2024. The State Fire Marshal is mandated by Government Code section 51178 to identify levels of fire hazard based on consistent statewide criteria and the expected severity of fire hazards. Government Code section 51179 requires the State Fire Marshal to make recommendations of fire hazard severity zones to local agencies, including the City, for their designation and adoption by ordinance. The finalized map shows that the City of Monterey Park does not include any areas within a FHSZ identified by the State Fire Marshal.

Background:
The California Department of Forestry and Fire Protection ("CAL FIRE") periodically updates fire hazard severity zone maps for Local Responsibility Areas ("LRAs") throughout the State. These maps identify varying levels of fire hazard (Moderate, High and Very High) based on factors including vegetation, topography, weather, crown fire potential, and ember production

and movement. State law requires local jurisdictions to formally adopt these maps by ordinance to ensure proper implementation of associated building standards and fire safety requirements for identified hazard zones. CAL FIRE has completed its latest assessment of fire safety hazards in Monterey Park and there are no areas of the City that fall within a Fire Hazard Severity Zone.

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no fiscal impact.

Attachments:
1. Attachment 1 - MPK Fire Hazard Severity Zone Map
2. Attachment 2 - Draft Fire Hazard Severity Map Ordinance

ATTACHMENT 1

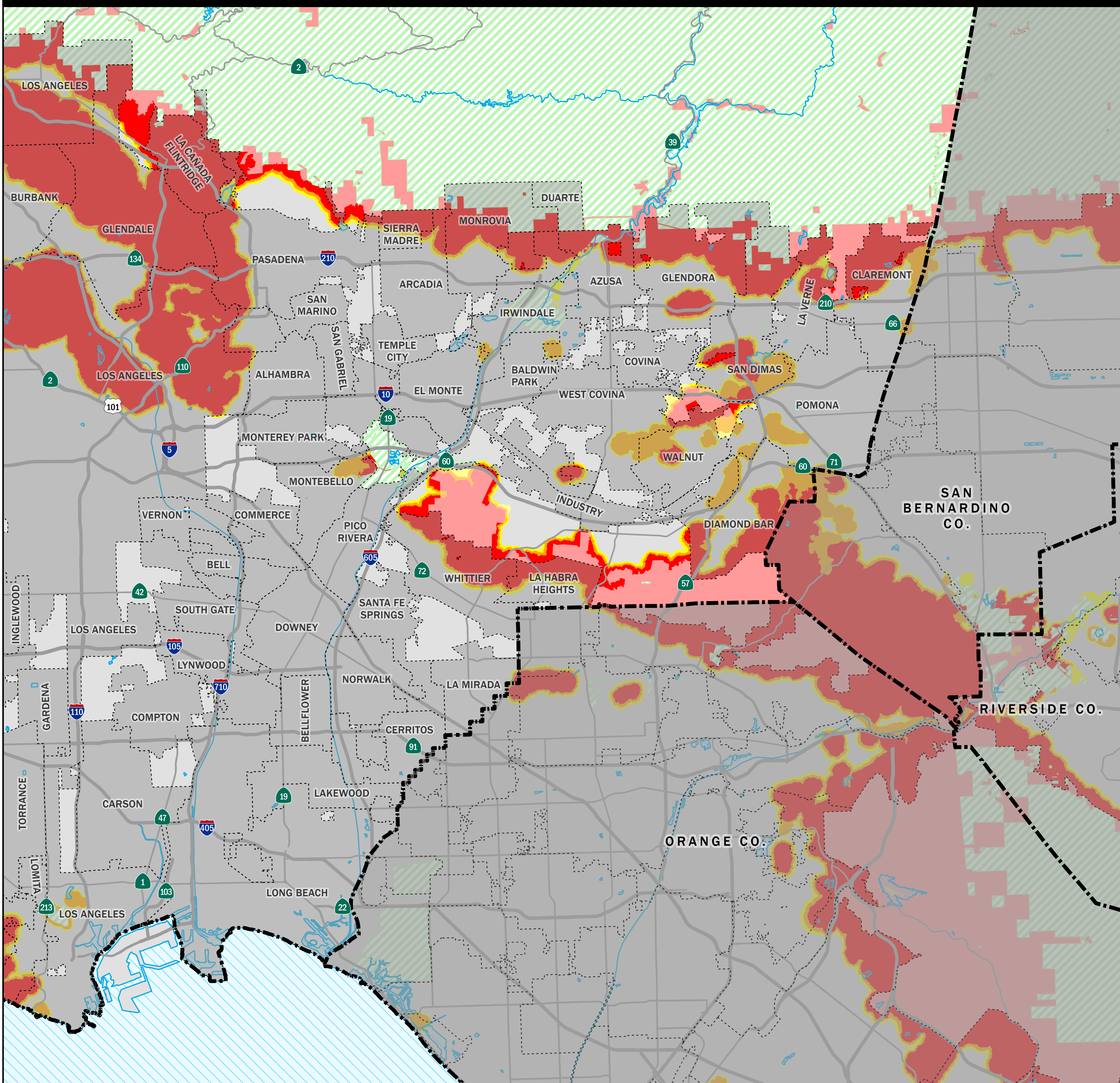
City of Monterey Park - Fire Hazard Severity Zone Map

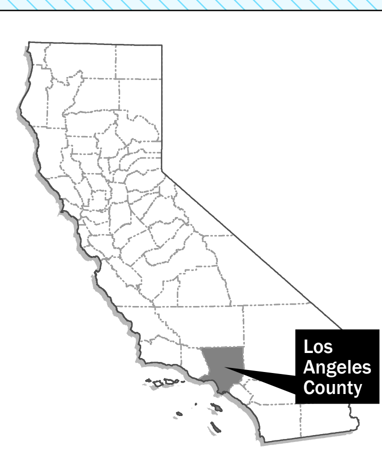
SOUTHEASTERN LOS ANGELES COUNTY – UNINCORPORATED LRA

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High | High | Moderate

Mi 0 5 10

Km 0 5 10 15 20

Projection: NAD 83 California Teale Albers
Scale: 1:277,000 at 11" x 17"

Incorporated City | Waterbody

Unzoned LRA | Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)
CAL FIRE State Responsibility Areas (SRA25_1)
City and County boundaries as of 10/22/24 (CA Board of Equalization)

ATTACHMENT 2
Draft Ordinance

ORDINANCE NO.

AN ORDINANCE ADOPTING THE STATE FIRE MARSHAL FIRE HAZARD SEVERITY ZONE MAP BY REFERENCE

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. This Ordinance adopts the Fire Hazard Severity Zones as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code section 51178.

B. On March 24, 2025, the City received recommendations from the State Fire Marshal concerning its designation of moderate, high, and very high fire hazard severity zones in its jurisdiction.

C. On June 18, 2025, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Ordinance, including, without limitation, information provided to the City Council by the Fire Chief and public testimony;

D. This ordinance is adopted pursuant to the City's police powers as authorized by the California Constitution, Article XI, section 7; and

E. The findings in this Ordinance are made based on the entire administrative record including testimony and evidence presented to the City Council at its June 18, 2025, public hearing including, without limitation, the staff report.

SECTION 2: *Incorporation of Department of Forestry and Fire Protection Fire Hazard Severity Zones*. The City Council:

- Adopts the Fire Hazard Severity Zones established by the California Department of Forestry and Fire Protection which are attached as Exhibit "A" and incorporated by reference; and

- Authorizes and directs the City Manager, or designee, to transmit a copy of this Ordinance to the State Board of Forestry and Fire Protection within 30 days of its adoption, and post a notice at the office of the County Recorder pursuant to applicable law.

<u>SECTION 3:</u> *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

<u>SECTION 4:</u> *Summaries of Information*. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

<u>SECTION 5:</u> *Reliance On Record*. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

<u>SECTION 6:</u> *Severability*. If any part of this Ordinance or its Application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

<u>SECTION 7:</u> *Preservation*. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

<u>SECTION 8:</u> *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

<u>SECTION 9:</u> *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

<u>SECTION 10:</u> *Recordation*. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this

Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 11: *Effective Date*. This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this 18th day of June, 2025.

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Vinh T. Ngo, Mayor

ATTEST:

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Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

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Justin A. Tamayo, Assistant City Attorney

Exhibit A – City of Monterey Park Fire Hazard Severity Zone Map