

**LOCATION:**

El Monte City Hall – East  
City Council Chambers  
11333 Valley Boulevard  
El Monte, CA 91731

**DATE AND TIME:**

Monday,  
March 16, 2026  
5:00 p.m.

# ADJOURNED REGULAR MEETING AGENDA OF THE CITY COUNCIL OF THE CITY OF EL MONTE

MEETING JOINTLY AND REGULARLY WITH THE EL MONTE HOUSING AUTHORITY; EL MONTE PUBLIC FINANCING AUTHORITY; EL MONTE WATER AUTHORITY; EL MONTE PARKING AUTHORITY; SUCCESSOR AGENCY TO THE FORMER EL MONTE COMMUNITY REDEVELOPMENT AGENCY; HOUSING SUCCESSOR AGENCY; AND, FROM TIME TO TIME, SUCH OTHER BODIES OF THE CITY WHOSE MEMBERSHIP IS COMPOSED EXCLUSIVELY OF THE MEMBERSHIP OF THE CITY COUNCIL

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**COUNCILMEMBERS/AUTHORITY MEMBERS:**

*Jessica Ancona, Mayor*

- ♦ *Viviana Longoria, Mayor Pro Tem* ♦ *Marisol Cortez, Councilmember*
- ♦ *Sheila Crippen-Thomas, Councilmember* ♦ *Cindy Galvan, Councilmember*
- ♦ *Martin Herrera, Councilmember* ♦ *Dr. Julia Ruedas, Councilmember*

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This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023. As amended by AB 2449, Government Code section 54953(f) allows less than a quorum of the City Council to participate remotely at any given meeting of the City Council where the remote participant(s) have a statutorily defined “just cause” reason or “emergency” reason for participating remotely. When a member of the City Council participates remotely pursuant to Government Code section 54953(f), the location from which the City Council member is participating remotely does not need to be identified on the agenda and does not need to be open to members of the public. Because Government Code Section 54953(f) allows City Council members to notify the City of their need to participate remotely as late as the start of the meeting, the City Council will prepare for all meetings with the assumption that some number of its members (less than a quorum) might need to participate remotely pursuant to Government Code Section 54953(f). All such meetings will be conducted in compliance with the requirements of Government Code Section 54953(f)(1). Per Government Code Section 54953(f)(2)(B), any City Council member who participates remotely per Government Code section 54953(f) “**shall publicly disclose at the meeting before any action is taken, whether any other individuals 18 years of age or older are present in the room at the remote location with the member, and the general nature of the member’s relationship with any such individuals**”.

**Members of the public wishing to observe the meeting may do so in any of the following ways:**

- (1) Turn your TV to Channel 3; or

**City Council Adjourned Regular Meeting of March 16, 2026**

- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>; or
- (3) In person.

**Persons wishing to offer public comment for this meeting may do so:**

- (1) By directly addressing the City Council in person at the time(s) allotted on the agenda for such comment. Persons wishing to address the City Council in person are asked to fill-out a blue speaker card providing their name and indicating whether they wish to address the Council on an item(s) of business appearing under (i) the Closed Session portion of the agenda; (ii) the Public Hearing portion of the agenda; (iii) any item of business appearing under any other portion of the agenda; and/or (iv) a non-agendized matter that is within the subject matter jurisdiction of the City Council. Speaker cards should be submitted to the City Clerk or the Sergeant at Arms (a uniformed El Monte Police Officer) before the City Council's approval of the agenda, if possible; or
- (2) By submitting comments in writing before the conclusion of the portion of the agenda set aside for General Public Comment or in the case of a matter set for Public Hearing before the conclusion of the public comment portion of the Public Hearing. If written comments should identify which agenda item(s) they pertain to a non-agendized matter that is within the subject matter jurisdiction of the City Council.

**The City Council will not receive public comment via telephone, unless one or more members of the City Council is participating remotely pursuant to paragraphs (e) or (f) of Government Code Section 54953.** When the call-in option is required by Government Code Sections 54953(e) and (f), members of the public may also offer comment by calling-in to the conference line at (888) 204-5987; Code 8167975 by or before any of the specific times allotted on the agenda for public comment. At each point of the agenda at which public comment is received, the City Council, through the presiding officer, will ask the City Clerk if there are any members of the public who have called in who wish to address the City Council on a particular matter or grouping of matters. When calling in, members of the public shall inform the attendant which item(s) of business they wish to speak on, and callers will be connected by telephone when the time for commenting on such items is commenced.

As described in greater detail below, members of the public may address the City Council (i) on agendized closed session items of business prior to the City Council going into closed session; (ii) on items of business listed under the heading Public Hearings when the public hearing on the item the speaker/caller wishes to speak on is opened; and (iii) on all other items of agendized and non-agendized business during the portion of the agenda entitled General Public Comment. **The City Council shall be under no obligation to entertain comments from persons who (i) submit a speaker card after the City Council closes the applicable commenting period; or (ii) call-in after the City Council closes the applicable commenting period.** With this in mind, speakers are strongly encouraged to submit cards or call in as early as possible to avoid missing the opportunity to speak. The City Council shall be under no obligation to respond to or deliberate upon any specific questions or comments posed by a speaker or take action on any issue raised by a speaker beyond such action as the City Council may be lawfully authorized to take on an agendized matter pursuant to the Brown Act (Govt. Code Section 54950 et seq.) ("Brown Act") Members of the City Council may provide brief clarifying responses to any comment made or questions posed. Persons who wish to address the City Council are asked to state their name and address for the record. *Speakers may not lend any portion of their speaking time to other persons or borrow additional time from other persons.* All comments or queries presented by a speaker/caller shall be addressed to the City Council as a body and not to any specific member thereof. No questions shall be posed to any member of the City Council except through the presiding official of the meeting, the Mayor and/or Chair. The City Council may not engage in any sort of prolonged discussion or deliberation with any speaker or group of speakers on matters



**City Council Adjourned Regular Meeting of March 16, 2026**

that are not listed on this agenda, nor may the City Council take action on any non-agendized items of business, except as specifically authorized under the Brown Act.

*Enforcement of Decorum:* The Chief of Police, or such member, or members of the Police Department as the Chief of Police may designate, shall serve as the Sergeant-at-Arms of any City Council meeting. In accordance with Government Code Section 54957.95 as adopted under SB 1000, the Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the City Council or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the public from being heard when it is their opportunity to speak or which prevents members of the audience from hearing or seeing the proceedings; speaking off topic or speaking beyond the speakers allotted time limit. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons participating in the meeting must adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age.

**[Instruction regarding accommodation under the Americans with Disabilities Act can be found on the last page of this Agenda.](#)**

**1. CALL TO ORDER:**

**2. ROLL CALL FOR CITY COUNCIL AND AUTHORITY BODIES:**

Jessica Ancona, Mayor/Chair  
Viviana Longoria, Mayor Pro Tem/Authority Member  
Marisol Cortez, Councilmember/Authority Member  
Sheila Crippen-Thomas, Councilmember/Authority Member  
Cindy Galvan, Councilmember/Authority Member  
Martin Herrera, Councilmember/Authority Member  
Dr. Julia Ruedas, Councilmember/Authority Member

**3. APPROVAL OF AGENDA:**

**4. INVOCATION: City Council.**

**5. FLAG SALUTE: City Council.**



**6. GENERAL PUBLIC COMMENT:**

This time has been set aside for members of the public to directly address the City Council on agenda items of business (other than those agenda items as public hearing or closed session items) or on any other matter of interest to the speaker/caller that is within the subject matter jurisdiction of the City Council, the Housing Authority, the Financing Authority and/or the Water Authority (collectively, the "Council"). Each speaker/caller will be limited to a single allotment of three (3) continuous minutes total to address the Council on any or all matters covered by this section. As explained more specifically under the Public Hearing portion of this agenda, members of the public wishing to offer comment on items of business agenda items under the Public Hearing portion of the agenda shall have a separate allotment of three (3) continuous minutes per speaker per public hearing item. Except as otherwise provided under the Brown Act (Gov. Code Section 54950 et seq.), the Council may not deliberate or take action upon any matter not listed on this posted agenda but may order that any such matter be placed on the agenda for a subsequent meeting. The Council may also direct staff to investigate certain matters for consideration at a future meeting. Persons wishing to address the Council on matters covered under General Public Comment shall call in or submit a speaker card in the manner prescribed on page 1 of this agenda, above, by or before the General Public Comment portion of the agenda is closed. The City Council shall be under no obligation to entertain comments from speakers/callers who submit cards or call in to speak on matters covered by the section after the General Public Comment portion of the agenda is closed.

**7. PUBLIC HEARINGS:**

Members of the public wishing to address the Council on any item of business agenda items under this Public Hearing portion of the agenda are asked to submit a speaker card for each Public Hearing item of business they wish to address the Council on. Each speaker will be allotted three (3) continuous minutes per Public Hearing item. Members of the public are asked to submit speaker cards to the City Clerk or the Sergeant-of-Arms before the Council's approval of the agenda, if possible. The Council is under no obligation to recognize a speaker who submits a speaker card for a particular Public Hearing item of business after the public comment portion of the public hearing for that item has closed.

**7.1 A Public Hearing to Accept the Closeout of the Community Development Block Grant – Coronavirus Response (CDBG-CV) Project, Grant Number 21-CDBG-HK-00006 Funded by the California Department of Housing and Community Development.**

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer public comment;
5. Close the public hearing; and
6. Accept the closeout of the Community Development Block Grant Program – Coronavirus Response (CDBG-CV) grant number 21-CDBG-HK-00006.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted?



**City Council Adjourned Regular Meeting of March 16, 2026**

- 7.2 A Public Hearing to Consider and Adopt a Resolution Approving the Fiscal Year 2024-2025 Consolidated Annual Performance Evaluation Report and Authorize the City Manager to Submit the CAPER to the U.S. Department of Housing and Urban Development.**

**RECOMMENDATION OF BUSINESS ITEM UNDER CONSIDERATION:**

It is recommended that the City Council:

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow-up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution approving the Fiscal Year 2024-2025 CAPER and authorize the City Manager to submit the CAPER to HUD.

Total Cost: N/A

Account No: N/A

Is the cost of this item budgeted? N/A

Resolution No. 10673



**City Council Adjourned Regular Meeting of March 16, 2026**

**8. ADJOURNMENT:**

The next Regular Meeting of the City Council will be held on **March 25, 2026** at 6:00 p.m. This Agenda will be posted on the City's website, [www.ci.el-monte.ca.us](http://www.ci.el-monte.ca.us), and physically posted no less than 72 hours prior to the start of the subject regular meeting. Although it is the City's practice and desire to electronically post a copy of this Agenda along with supporting material as part of its website posting, the size or formatting of certain supporting materials may render their website posting infeasible. Nevertheless, all supporting materials related to any item on this Agenda, that is made available to the members of the council may be inspected by members of the public at the City Clerk's Office located at 11333 Valley Boulevard, El Monte, Monday through Thursday, 7:00 am – 5:30 pm. For more information, please call the City Clerk's Office at 626-580-2016.

All public meetings and events sponsored or conducted by the City of El Monte are held in sites accessible to persons with disabilities. Requests for accommodations may be made by calling the office of the City Clerk at (626) 580-2016 at least three (3) working days prior to the event, if possible. This Agenda and copies of documents distributed at the meeting are available in alternative formats upon request.

*Posted: March 12, 2026 at 4:30 p.m.*





**CITY OF EL MONTE**  
*COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT*  
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF MARCH 16, 2026

February 24, 2026

The Honorable Mayor and City Council  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

Dear Honorable Mayor and City Council:

**A PUBLIC HEARING TO ACCEPT THE CLOSEOUT OF THE COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS RESPONSE (CDBG-CV) PROJECT, GRANT NUMBER 21-CDBG-HK-00006 FUNDED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer public comment;
5. Close the public hearing; and
6. Accept the closeout of the Community Development Block Grant Program – Coronavirus Response (CDBG-CV) grant number 21-CDBG-HK-00006.

**BACKGROUND**

On July 16, 2020, the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the Homekey Program (“Homekey” or “Homekey Program”). Homekey is the next phase in the State’s response to protecting Californians experiencing homelessness who are at high risk for serious illness and are impacted by COVID-19. Under the Homekey Program, \$600 million in grant funding was made available to purchase and rehabilitate housing, including hotels, motels, vacant apartment buildings, and other buildings and convert them into interim or permanent, long-term housing.

On November 17, 2020, the City of El Monte (the "City") was notified by HCD that their two (2) applications were successful and that the City had been awarded Homekey funding in the total amount of \$17,713,213 which includes \$10,350,293 for acquisition, rehabilitation, and two (2) years of operation subsidy in the amount of \$2,232,000 for the M Motel; and \$4,170,920 for acquisition, rehabilitation, and two (2) years of operation subsidy in the amount of \$960,000 for the Budget Inn. These properties are adjacent to one another and will provide housing for a minimum of 133 homeless individuals in the City.

After acquiring the properties on December 15, 2020, the City assessed that the building's interior and exterior require more work than what was reported in the Property Needs Assessment conducted by the California Department of General Services. The increased scope of work to make the units clean, safe, and habitable exceeds the funds budgeted for renovations and has resulted in approaching the renovation work differently than what was initially planned. Staff has communicated these challenges to HCD and is seeking additional funding to cover the increase in costs.

## **DISCUSSION**

The City applied for the Homekey Set-aside CDBG-CV funds from HCD to cover costs associated with relocation of existing residents at the M Motel and rehabilitation and other capital improvements for both motels. For projects previously assisted under the Homekey program, applications are limited to requesting \$50,000 per unit. As such, the City will be applied for approximately \$2.0 million for the property located at 10038 Valley Boulevard (Budget Inn – 40 units) and approximately \$4.65 million for the property located at 10024 Valley Boulevard (M Motel – 93 units). The City received \$2,487,500 for the Rehabilitation at 10038 Boulevard, Budget Inn and \$5,812,125 for Motel M.

The City successfully utilized grant allocated to the Iris House formerly known as the Budget Inn. The Rehabilitation of the motel was completed on November 1, 2023. Since its inception the project has kept a 95% occupancy rate. The onsite wrap around services are provided by Union Station Homeless Services funded by Los Angeles County Department of Homeless Services.

As part of the application process, the City must allow the public an adequate opportunity to review and comment on the closeout of the CDBG-CV grant, 21-CDBG-HK-00006. To meet this requirement, a public notice (Attachment 1) was published in the El Monte Examiner on February 23, 2026, allowing for a 10-day public review and comment period. As of the writing of this report, no comments have been received. Any comments received after the publication of this report will be delivered to the City Council and made available to the City Council and the public at the public hearing on March 16, 2026.

As part of the application requirements, the closeout packet must be approved by the local jurisdiction's governing body authorizing the closeout of the Grant Number 21-CDBG-HK-0006.

### **FISCAL IMPACT**

There will be no negative impact on the General Fund as a result of the City's accepting the closet out HCD Community Development Block Grant- Coronavirus Response (CDBG-CV) program.

### **STRATEGIC PLAN 2023 IMPLEMENTATION**

The recommended action will further the City's strategic Goal 1: Create Community and Economic Development Activities.

### **CONCLUSION**

It is recommended that the City Council accept the closeout of the Community Development Block Grant Program – Coronavirus Response (CDBG-CV), Grant Number 21-CDBG-HK-00006 for the Budget Inn Homekey Program site.

HONORABLE MAYOR AND CITY COUNCIL  
FEBRUARY 24, 2026  
PAGE 4

Respectfully submitted,



ALMA K. MARTINEZ  
City Manager



STEVEN FOWLER  
Community and Economic Development Director

Attachment:

1. Public Notice

DATE: MARCH 16, 2026	
PRESENTED TO EL MONTE CITY COUNCIL	
<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	PULLED
<input type="checkbox"/>	RECEIVED AND FILE
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	REFERRED TO
CHIEF DEPUTY CITY CLERK	

CITY OF EL MONTE  
NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR CONSOLIDATED ANNUAL  
PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE PERIOD  
JULY 1, 2024, TO JUNE 30, 2025

**TO:** All Interested Parties

**FROM:** City of El Monte Community & Economic Development Department Housing Division

**TO BE CONSIDERED:** Notice is hereby given that the City of El Monte City Council will conduct a public **hearing** to consider the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024-2025 Fiscal Year. The CAPER reports the City's progress in meeting proposed actions and projects noted in the City's 2024-2025 Action Plan, as well as its progress in carrying out the City's Five-Year Consolidated Plan's strategies.

**PUBLIC HEARING:** Pursuant to State Law, the City Council will hold a public hearing to receive testimony, orally and in writing, regarding the CAPER. The public hearing is scheduled for:

Date: Monday, March 16, 2026  
Time: 7:00 PM  
Place: El Monte City Hall East – City Council Chambers  
11333 Valley Boulevard  
El Monte, CA 91731

**OPTIONS TO PARTICIPATE:** This meeting shall be conducted in compliance with the procedures of Government Code section 54953 as most recently amended by AB 2449 which took effect January 1, 2023.

Observe the Meeting Remotely

- (1) Turn your TV to Channel 3; or
- (2) City's website at <http://www.elmonteca.gov/378/Council-Meeting-Videos>; or
- (3) In person.

Provide Public Comment in Person

Persons wishing to address the City Council in person are asked to attend the City Council on the date and at the time noted in this notice. Persons will be asked to fill-out a blue speaker card providing their name and identifying the agenda item. Speaker cards should be submitted to the City Clerk or the Sergeant at Arms (a uniformed El Monte Police Officer) before the City Council's approval of the agenda, if possible.

Provide Public Comment Remotely

Call the conference line at (888) 204-5987; Code 8167975 by or before the agenda item. When calling in, members of the public shall inform the attendant the agenda item which they wish to speak on, and callers will be connected by telephone when the time for commenting on such items is commenced.

The City Council shall be under no obligation to entertain comments from persons who (i) submit a speaker card after the City Council closes the applicable commenting period; or (ii) call-in after the City Council closes the applicable commenting period.



**CITY OF EL MONTE**  
*COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT*  
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF MARCH 16, 2026

February 16, 2026

The Honorable Mayor and City Council  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

Dear Honorable Mayor and City Council:

**A PUBLIC HEARING TO CONSIDER AND ADOPT A RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE CAPER TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow-up questions to staff;
6. Close the public hearing; and
7. Adopt a Resolution (Attachment 1) approving the Fiscal Year 2024- 2025 CAPER and authorizing the City Manager to submit the CAPER to HUD.

**BACKGROUND**

The City of El Monte's (the "City") Fiscal Year ("FY") 2024-2025 Consolidated Annual Performance Evaluation Report (CAPER) is the fourth year-end performance evaluation under the 2021-2025 Five-Year Consolidated Plan. The CAPER discusses affordable housing outcomes, homelessness and special needs activities, non-housing community

development activities, and other actions in furtherance of the City's Annual Action Plan Programs and Projects for FY 2024-2025 (July 1, 2024 to June 30, 2025). The CAPER will be formatted using HUD's CAPER template, which will be submitted online through the Integrated Disbursement and Information System (IDIS).

The City receives Community Development Block Grant (CDBG), and HOME Investment Partnership (HOME), funds each year from the federal government, HUD, to support housing, community development, and homeless activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan, the Five-Year Consolidated Plan, that identifies local needs and how these needs will be prioritized and addressed using these federal funds.

## **DISCUSSION**

### **Strategic Plan Summary**

The City's Consolidated Plan strategy includes general priorities to meet the needs of the community and the City's rationale for investment of federal funds. To address the needs, the City identified the following priorities as having the greatest need in the community:

1. Provide Decent Affordable Housing;
2. Support Special Needs and Program Services;
3. Infrastructure;
4. Economic Development; and
5. Maintain and Promote Neighborhood Preservation.

These priorities were formed based on the national objectives and outcomes supported by HUD, as described below.

### **National Objectives**

- *Provide decent, affordable housing.* The activities typically found under this objective are designed to cover a wide range of housing possibilities under HOME and CDBG.
- *Creating a suitable living environment.* In general, this objective relates to activities designed to benefit communities, families, or individuals by addressing issues in their living environment.
- *Creating economic opportunities.* This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

### National Objective Outcomes

The outcomes reflect what the grantee seeks to achieve through the funded activity. The City associates the national objectives with the outcomes below:

- Availability / Accessibility;
- Affordability; and
- Sustainability.

The CAPER is comprised of the following components:

1. **Narrative:** The narrative provides a description of activities undertaken during FY 2024-2025. It compares achievements to the goals identified in the Annual Action Plan at the beginning of the same year.

**PR-26:** The Financial Summary lists the CDBG obligations and expenditures for the program year. It includes an analysis of those expenditures for the purpose of confirming that the caps on planning/administration costs (20%) and public services (15%) have not been exceeded. It also verifies that the funds were used to benefit low-and-moderate-income people.

2. **Summary of Annual Goals and Objectives:** The Summary of the Annual Goals and Objectives provide the budgeted amounts, expenditure amounts, and program outcomes for each program activity.

### **Summary of Accomplishments**

The CAPER reports the accomplishments of CDBG and HOME programs. Summarized below is a list of accomplishments from July 1, 2024, to June 30, 2025.

**CDBG:** The CDBG entitlement amount for FY 2024-2025 was \$1,590,843. Prior year unspent funds were \$295,000, and program income receipted was \$68,421.68 resulting in a total of \$1,954,264.68 for CDBG. The total CDBG funds expended during FY 2024-2025 was \$841,386.00. Accomplishments included:

- The City contributed approximately 15% of the annual allocation and met or exceeded most of its public service goals. Funds were provided to the following programs administered through the City's Department of Parks and Recreation: Elderly Nutrition Program, Senior Lap Swim Program, Co-Ed Youth Enrichment Program, and the Information and Assistance Program.
- Consistent with the Consolidated Plans' high priority to construct or upgrade public facilities and infrastructure, the City allocated over \$1 million in CDBG funding to improve the following public facilities. These activities are currently

underway, and project completion will be reported in FY 2024-2025:

- El Monte Senior Center Kitchen Renovation Project;
- Zamora Park;
- Gibson Mariposa Park and Renovations to the Senior Center; and
- Renovation of Aquatic Slide.

HOME: HOME funding for FY 2024-2025 was \$616,706.29 in entitlement, plus \$82,128 in program income, and \$1,344,363 in unspent prior year funds resulting in a total of \$2,043,197.29 in HOME funds. The total HOME funds expended during FY 2024-2025 was \$704,240.90. Accomplishments included:

- HOME allocation of \$700,000 to Linc Affordable Housing Development for the creation of 38 rental units of which five (5) are designated as HOME units. The project was completed in May 2025, the project provides secure affordable permanent housing, as needed, and provides case management series and linkages and referrals.
- HOME allocation of \$1,000,000 to assist low-income families at 50% Area Medium Income (AMI) with rental subsidy for up to 12 months. The Tenant Based Rental Assistance Program (TBRA) assisted 23 families for FY 2024-2025.
- Allocation of \$640,000 to Habitat For Humanity – Neighborhood Housing Partners to complete a four (4), two (2) bedroom single family units for purchase to low-income families.

Pursuant to 24 CFR Part 91, the City is required to solicit public comments on the draft 2024-2025 CAPER. The public review period is 15 days from February 19, 2025, to March 5, 2025. Since the preparation of this staff report, no comments have been received. Any comments received after the publication of this staff report and any comments made at the public hearing will be incorporated into the final report to be submitted to HUD.

### **STRATEGIC PLAN 2023 IMPLEMENTATION**

The recommended action will further the City's Strategic Goal 1: Create Community and Economic Development Activities.

### **CONCLUSION**

It is recommended that the City Council adopt a Resolution approving the Fiscal Year 2024- 2025 CAPER and authorizing the City Manager to submit the CAPER to HUD.

Respectfully submitted,



ALMA K. MARTINEZ  
City Manager



STEVEN FOWLER  
Community and Economic Development Director

Attachments:

1. Resolution
2. Draft Fiscal Year 2024-2025 CAPER
3. Public Hearing Notice

DATE: MARCH 16, 2026	
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<input type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	PULLED
<input type="checkbox"/>	RECEIVED AND FILE
<input type="checkbox"/>	CONTINUED
<input type="checkbox"/>	REFERRED TO
CHIEF DEPUTY CITY CLERK	

CITY OF EL MONTE  
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Call the conference line at (888) 204-5987; Code 8167975 by or before the agenda item. When calling in, members of the public shall inform the attendant the agenda item which they wish to speak on, and callers will be connected by telephone when the time for commenting on such items is commenced.

The City Council shall be under no obligation to entertain comments from persons who (i) submit a speaker card after the City Council closes the applicable commenting period; or (ii) call-in after the City Council closes the applicable commenting period.

With this in mind, speakers are strongly encouraged to submit cards or call in as early as possible to avoid missing the opportunity to speak. The City Council shall be under no obligation to respond to or deliberate upon any specific questions or comments posed by a speaker or take action on any issue raised by a speaker beyond such action as the City Council may be lawfully authorized to take on an agenda item pursuant to the Brown Act (Govt. Code Section 54950 et seq.) ("Brown Act")

Members of the City Council may provide brief clarifying responses to any comment made or questions posed. Persons who wish to address the City Council (in person or by calling-in) are asked to state their name and address for the record. Speakers may not lend any portion of their speaking time to other persons or borrow additional time from other persons. All comments or queries presented by a speaker/caller shall be addressed to the City Council as a body and not to any specific member thereof. No questions shall be posed to any member of the City Council except through the presiding official of the meeting, the Mayor.

If you challenge the decision of the City Council, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. For further information regarding the CAPER please contact Vanesa Sedano, Housing Manager at (626) 580-2070 or [vsedano@elmonteca.gov](mailto:vsedano@elmonteca.gov), Monday through Thursday, except legal holidays, between the hours of 7:00 a.m. and 5:30 p.m.

The staff report and attachments on this matter will be available on or about August 31, 2023 on the City of El Monte website, which may be accessed at <https://www.elmonteca.gov/AgendaCenter>.

**AVAILABILITY OF DOCUMENT FOR PUBLIC COMMENT:**

A copy of the draft CAPER will be available for public review and comment for a 15-day period, beginning on Thursday, February 19, 2026 and concluding on Thursday, March 5, 2026. Written comments may be submitted during the review period and should be sent to the City of El Monte Community and Economic Development Department, Housing Division attention Vanessa Sedano, Housing Manager at City Hall (West), 11333 Valley Boulevard, El Monte, CA 91731. Comments can also be submitted via email to [vsedano@elmonteca.gov](mailto:vsedano@elmonteca.gov).

A copy of the CAPER is on file and available for public review at the City of El Monte Community and Economic Development Department webpage:

<https://www.elmonteca.gov/547/News-Notices>

**AMERICAN WITH DISABILITIES ACT:**

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Office by calling (626) 580-2016. Notification 48 hours prior to the meeting will enable the City of El Monte to make reasonable arrangements to ensure accessibility to this meeting.

**PUBLISHED ON:**

February 12, 2026,

City of El Monte  
Gabriel Ramirez, City Clerk

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL MONTE APPROVING THE FISCAL YEAR 2024-2025 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE CAPER TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**WHEREAS**, the City of El Monte (the “City”) participates in the U.S. Department of Housing and Urban Development’s (HUD) Consolidated Plan Process and receives Community Development Block Grant (CDBG), and Home Investment Partnership (HOME); and

**WHEREAS**, Pursuant to Title 24 of the Code of Federal Regulations, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, detailing the City’s uses of CDBG, HOME and ESG funds during the 2024-25 Fiscal Year; and

**WHEREAS**, The City has prepared this CAPER and provided opportunities to receive public comments during a 15-day public review period through a notice of availability duly published on Monday, March 16, 2026.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council does hereby declare that the above recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The adoption of this Resolution will serve as approval of the 2024-2025 CAPER.

**SECTION 3.** The City Manager, and/or her designee, is authorized to take reasonable action needed to implement this Resolution, including submittal of the CAPER to the appropriate HUD office on behalf of the City.

**SECTION 4.** If any part of this Resolution 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 Resolution are severable.

**SECTION 5.** The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this 16th day of March 2026.

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Jessica Ancona, Mayor  
City of El Monte

ATTEST:

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Gabriel Ramirez, City Clerk  
City of El Monte

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) SS:  
CITY OF EL MONTE            )

I, Gabriel Ramirez, City Clerk of the City of El Monte, do hereby certify that the above and foregoing Resolution No. \_\_\_\_\_ was passed, approved, and adopted by the City Council of the City of El Monte, signed by the Mayor and attested by the City Clerk at a meeting of said City on this 16th day of March 2026, and that said Resolution was adopted by the following votes to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Gabriel Ramirez, City Clerk  
City of El Monte

The undersigned, City Clerk of the City of El Monte, does hereby attest and certify that the foregoing Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Gabriel Ramirez, City Clerk  
City of El Monte