



CAPER FY 2020-2021

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

For program year 2020, the City of Monterey received a CDBG entitlement (EN) grant of \$259,783. In addition, they were able to bring in and receipt \$1,189,339.60 in program income (PI). Even though the amount of PI received this year was over four times their entitlement amount, the City was successful in drawing down enough of this money to meet the timeliness test. The City has been challenged in past years in achieving full conformance with HUD regulations regarding timely spending of CDBG funds. Active steps were taken in Program Year 2016 to address this problem and spend down the buildup of unspent entitlement funding and program income. Specific activities and spending plans were developed and implemented to spend down the fund buildup and meet spending goals established in the Program Year 2015 Action Plan and Program Year 2014 Substantial Amendment, while remaining aligned with the 2015-2019 Consolidated and Strategic Plans. In 2018 the City completed all remaining workout plan projects. In 2020, there was \$0 available from prior year resources, and as previously stated, the City received \$1,189,339.60 in program income (PI). In 2020, the City completed upgrades to the Josephine Kernes Memorial Pool Facility for the installation of new concrete on the outside of the facility to improve ADA accessibility. The City also designated a number of other facility improvement projects. These project include facility improvements to the Community Human Services homeless shelter, a security upgrade to the Interim Inc. affordable housing facilities, a new refrigerator at the Meals on Wheels location, and a new HVAC system at the Veterans Transition Center duplex. Due to delays caused by COVID-19 these projects have not yet been completed, but they are underway and are expected to be completed before the end of PY 2021.

Additionally, the City continued to support its traditional CDBG spending activities. These included grant funding to public service organizations providing direct services to homeless, low-income, senior and disabled individuals and housing rehabilitation grants to low-income homeowners. Grant funds to public services organizations such as Community Human Services Safe Place and Casa de Noche Buena, ECHO Fair Housing, Gathering for Women, Interim, Food Bank of Monterey County, Salvation Army, Meals on Wheels, Alliance on Aging, Josephine Kerns Memorial Pool, Legal Services for Seniors, and Court Appointed Special Advocates of Monterey County (CASA) have allowed these organizations to provide public service assistance to 2,841 extremely low-, low-, and moderate-income individuals in PY20 with the City's entitlement CDBG funds.

For Program Year 2020 (PY20) the City completed a number of home rehabilitation projects through its housing preservation programs. These programs include the Home Safety Grant, the Mr. Fix-It Grant, and the Home Accessibility Grant. The purpose of these programs are to provide emergency housing repairs, minor home repairs, and accessibility improvements for disabled homeowners in order to keep them housed and safe. Over PY20, the City successfully administered rehabilitation projects for 6 of its residents. The City also completed the acquisition and rehabilitation of three low-income housing units for its Purchase and Resale Program. They are located at 820 Casanova Ave. #87, 565 English Ave. #16, and 40 Laguna Grande Ct. All three were sold to qualified low income, first-time homebuyers in PY20. The City also purchased two

other units in PY20, which are going to be sold in PY21. They are located at 300 Glenwood Circle, #191 and #192.

In PY20, the City was able to meet all timeliness spending requirements, and has ongoing planning efforts to help keep current on timeliness.

Due to the COVID-19 pandemic, 2020 was an especially difficult year for everyone around the world. In response to COVID-19, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was signed into law which made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. The City of Monterey received a CDBG-CV allocation of \$547,955 and used most of it to create and fund their Emergency Rental Assistance Program (ERAP). This program provided vital emergency payments to residents and workers of the City of Monterey for rental assistance in order to keep them housed and prevent homelessness. The CDBG-CV funding ended up providing rental assistance to 96 residents and workers of the City of Monterey.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Creating affordability	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	230	96	41.74%	230	96	41.74%

Economic development	Non-Housing Community Development Economic development	CDBG: \$	Businesses assisted	Businesses Assisted	100	0	0.00%	20	0	0.00%
Housing opportunities	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	50	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	13	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	8	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	9	20%	5	9	180%
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5655	0	0.00%			

Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5655	2,841	50.24%	1100	2,841	258.27%
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Rental units constructed	Household Housing Unit	50	0	0.00%			
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Rental units rehabilitated	Household Housing Unit	13	0	0.00%			

Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Homeowner Housing Added	Household Housing Unit	8	0	0.00%			
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	9	20%	5	9	180%
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Homelessness Prevention	Persons Assisted	1130	0	0.00%	226	0	0.00%

Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Other	Other	230	96	41.74%	230	96	41.74%
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	0.00%

Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5655	2,841	50.24%	1100	2,841	258.27%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	1130	0	0.00%	226	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Consolidated Plan focuses on decent housing, suitable living environment for low- and very low-income households, seniors, persons with special needs and individuals experiencing homelessness, and programs for public facility improvements in the Low- and Moderate Income (LMI) residential areas. The PY20 activities address priority goals set forth in the City's 2020-2024 Five-Year Consolidated Plan. For example, direct services such as case management, outreach, and support were provided to homeless and low-income persons. Rehabilitation assistance was provided to homeowners to address goals to improve housing opportunities for low- and moderate-income levels and provide a suitable living environment for all residents and income levels. All of these activities are identified as high priorities in the Consolidated Plan.

In PY the City successfully continued to provide support to low-moderate income residents through CDBG activities. Some of these activities include:

- Funding to public service organizations providing direct services to homeless, low-income, seniors and disabled members of the

community;

- Rehabilitation of affordable housing for the elderly and youths, and upgrades to nonprofit facilities such as the Josephine Kernes Memorial Pool facility;
- Funding to low-income homeowners to assist home repair, rehabilitation and accessibility improvements; and
- Purchase and resale of housing units for the purpose of preserving low-income ownership housing opportunities in the community.

During PY20, the City's allocation to public services assisted 2,841 low income and homeless individuals, providing them with food, shelter, assistance in finding housing and other supportive services to help them in their daily lives. The City also used their CARES Act funding to administer an emergency rental assistance program that helped 96 people pay their rent during the COVID-19 pandemic.

A non-profit facility improvement project was completed at the Josephine Kerns Memorial Pool for the installation of new concrete on the outside of the facility that will provide better ADA access for seniors to the facility. Additionally, the City provided CDBG grant funding to low-income homeowners for minor rehabilitation of their homes with accessibility and safety improvements.

The City also continued to support the development of the Monterey Hotel Apartments, which provides 18 rental units of affordable housing to very low-, low- and median-income households. This project was solely funded with former redevelopment agency housing funds. No CDBG funding was used in the project, however, the development is a significant new affordable housing project for the City. Both the Van Buren Senior Housing and Monterey Hotel Apartments projects address the goal to improve housing opportunities for low- and moderate-income levels. The Monterey Hotel Apartments and Van Buren Senior Housing were completed in PY2017 and are now at full occupancy.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,168
Black or African American	88
Asian	284
American Indian or American Native	12
Native Hawaiian or Other Pacific Islander	62
American Indian or Alaskan Native & White	0
Asian & White	3
Black/African American & White	1
American Indian/Alaskan Native & Black/African American	0
Other Multi-Racial	328
Total	2,946
Hispanic	594
Not Hispanic	2,352

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City was able to obtain demographic information of 2,946 persons served through the CDBG grant during the 2020 Program Year. A breakdown of all persons assisted, by demographic, is included in the table above. The total served in PY20 includes nonprofit facility improvements, home rehabilitation, home acquisition, fair housing efforts, and public services including emergency rental assistance payments for COVID-19 response.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,997,077.60	1,613,340.02

Table 3 - Resources Made Available

Narrative

The City has been successful in expending enough of their funds to meet the annual timeliness test over the past few years. In PY20, the City was successful again in meeting HUD’s timeliness test.

The City's CDBG program income funds are leveraged with the CDBG entitlement:

1. Entitlement (\$259,783)
2. Program Income (\$1,189,339.60)
3. Prior Year Unexpended Funds (\$0)
4. CARES Act Funding (\$547,955)

These funds provide the total budget for the City’s Community Development Housing Programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Delmonte -Laguna Grande	0		
El Estero	0		
Historic Downtown	0		
Van Buren Street Lower Old Town	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are six Census Block Group areas in the City that qualify for low-mod area benefit. These Census Block Group areas are 125-02, 127-01, 120-02, 133-1, 133-03, and 133-04. CDBG-funded public improvement projects will be directed to these areas. All other CDBG and housing fund activities are distributed throughout the City.

In PY20 the City funded did not fund any public infrastructure improvements in these designated low-mod income areas because the focus was on funding activities that prepare for, prevent, and respond to the COVID-19 pandemic.,

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In FY 2020, the Housing Authority for the County of Monterey (HACM) did receive additional budget authority from HUD for Section 8 Vouchers. The Housing Authority was allocated additional dollars for HUD Veteran Assisted Supportive Housing (VASH) Vouchers. The Housing Authority provided rental assistance to Monterey clients.

In the fifth and final year of the current Consolidated Plan, Section 8 funds were not leveraged with other federal or non-federal funds. However, each tenant in the program must contribute a “match” of 30% of household income for rent.

The Housing Authority of the County of Monterey (HACM) provides a variety of housing and services through the Housing Choice Vouchers (formerly Section 8), Public Housing, Farm Labor Housing, and Tax Credit and other Affordable Housing Programs. The HACM owns rental properties in the City of Monterey, which includes Casanova Plaza at 800 Casanova Avenue (86 Units for seniors and the disabled), Oak Grove at 1100 Second Street (5 Units), and Portola Vista at 20 Del Monte Avenue (64 Units). Apartment units are offered at affordable rents to eligible families, seniors, and persons with disabilities. Applicants for affordable units must have incomes that do not exceed the income limits for low income.

The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

Routinely, the Housing Authority provides their clients with information about fair housing laws and help finding available rentals. This includes tenant-landlord counseling and investigation of discriminatory housing complaints, as well as acquiring listings for the Section 8 Program and making referrals to Housing Authority voucher holders. The Housing Authority of the County of Monterey currently has an allocation of 4,534 Housing Choice Vouchers (HCV).

CDBG public service funds were leveraged significantly with local nonprofit agency funds. The various local nonprofit organizations provide supportive services such as counseling, emergency and transitional shelter, disabled programs, and homeless programs, for low-income Monterey residents. In FY 2020, the City committed \$158,614 and spent \$134,921.49 of CDBG funds to assist eleven local public service agencies. Not all of the allocation was spent because the providers did not incur enough costs in providing services. The City also provided public service funding to its Emergency Rental Assistance Program (ERAP) in the amount of \$579,213.36. This program was created in response to the COVID-19 pandemic and provided vital emergency payments to residents and workers of the City of Monterey in order to keep them housed and prevent homelessness.

The City has been using non-federal resources to fund the Villa Del Monte Neighborhood Revitalization Plan. Some of these resources include the City's NCIP Program. The Program directs at least 16% of the money collected through hotel taxes directly back into the City's residential neighborhoods. It also provides funding through the general fund, gas tax revenues, sewer fees, parking revenue, and other special revenue or grant programs. Due to the COVID-19 pandemic, the NCIP program has been

temporarily suspended, but it is expected to resume after the public health crisis has subsided.

In FY 2020, the City committed \$705,500 and spent \$851,503.05 of CDBG funds on housing preservation programs. The City was able to spend more on these programs due to the increased amount of program income that was received this program year. The programs include the Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, Home Accessibility Grants to low-income households to make accessibility improvements for disabled household members, as well as Housing Acquisition/Rehabilitation and Housing Rehabilitation Activity Delivery.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	238	105
Number of Special-Needs households to be provided affordable housing units	0	0
Total	238	105

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	230	96
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	6
Number of households supported through Acquisition of Existing Units	3	3
Total	238	105

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

For PY20, the City provided 6 households support through rehabilitation of Existing Units. Low income homeowners received grants, which included Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and Home Accessibility Grants to low-income households to make accessibility improvements for disabled household members.

The City also completed the acquisition and rehabilitation of three low-income housing units for its

Purchase and Resale Program. They are located at 820 Casanova Ave. #87, 565 English Ave. #16, and 40 Laguna Grande Ct. All three were sold to qualified low income, first-time homebuyers in PY20. The City also purchased two other units in PY20, which are going to be sold in PY21. They are located at 300 Glenwood Circle, #191 and #192.

Using its CARES Act funding, the City provided rental assistance to 96 low-mod residents and workers through its Emergency Rental Assistance Program (ERAP). This assistance was essential to keeping people housed and preventing homelessness during the COVID-19 pandemic.

Discuss how these outcomes will impact future annual action plans.

There continues to be a need for housing units for extremely low-, very low- and low- income households. In response, the City will continue to explore opportunities with regional public service providers, local nonprofit housing developers, and neighboring jurisdictions for the to development of new housing units in the region.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	37	0
Low-income	36	0
Moderate-income	32	0
Total	105	0

Table 7 – Number of Households Served

Narrative Information

Allocations to public services serve primarily low to moderate income individuals and families. With CDBG funds for PY20 granted to the public service organizations, 95% of those served by the grant were extremely low to moderate income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The 2019 Monterey County Homeless Census and Survey uses data from the Point-In-Time Count that was conducted on January 31, 2019 to help the City analyze levels of homelessness in the area. The homeless count has decreased from 2,837 in 2017 to 2,422 in 2019. Homeless in the City of Monterey in 2019 has decreased from 338 in 2017 to 204 in 2019. The number of homeless in the City now accounts for eight percent of total homeless persons in the County, a 15 percent decrease. However, the 2019 count also identified that a large majority in the County were unsheltered, approximately 76 percent. Of the homeless that were counted in the City of Monterey, 81 percent were unsheltered at the time of the count. A new Point-In-Time Count had been scheduled to be conducted in 2021, but was cancelled due to the COVID-19 pandemic.

The City conducted a Vulnerable Communities Needs Analysis that was published in August 2019. This is a platform to gather information from the community, including specific stakeholders, and demographic data about the city to identify which public or social services in Monterey are in the highest demand and what the unmet needs in the community are related to services and housing. The study found that a large majority of people experiencing homelessness locally were local residents prior to becoming homeless, rather than coming from outside of the area. This can be attributed to increasing costs of living, and a lack of available affordable housing. Feedback from the public and service providers highlighted the need for expanded housing services and services for the homeless, including physical and mental health care and an emergency shelter within the City.

An ongoing homeless assistance strategy has been to provide financial assistance through public service grants for a range of supportive services that connect those at risk of becoming homeless and currently homeless to housing and shelter assistance as well as to other services. Community organizations that were assisted in this manner include Community Human Services, Interim, Inc., the Salvation Army, and Gathering for Women. These grant funded public service organizations provide sheltered bed at night, outreach, case management, counseling, and other support services. Through the City's continued CDBG funding to these organizations, services and outreach are directed to those at risk of becoming homeless or are experiencing homelessness.

The City funded four subrecipient's CDBG grants in PY20 that serve homeless and at-risk persons in different ways. The Community Human Services Safe Place program provides counseling, family reunification, temporary shelter and street outreach for homeless youth. They also recently opened up their Casa de Noche Buena shelter, which is a homeless shelter specifically for women and families with children on the Monterey Peninsula. Interim Inc. provides homeless services, emergency and temporary

housing outreach, and case management for an persons with mental illnesses. Salvation Army Homeless Support Services provides case management, voucher assistance, and homeless outreach services in the city. Funding for Gathering for Women assisted in providing case management and day-center services to homeless women in the city.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY20, the City continued to allocate CDBG funds to community service organizations providing direct services to the homeless. Specifically, public services funding was provided to Interim, Community Human Services (CHS), and the Salvation Army for programs that offer emergency overnight shelter, counseling and outreach. The City also supported Gathering for Women, an organization that provides services, including referrals to shelters, to women experiencing homelessness.

It is important to note that two of the City’s subrecipients that support the homeless populations, CHS and Gathering for Women, have received funding from the Homeless Emergency Aid Program (HEAP) that is being used to provide a shelter in the City of Seaside that will serve the entire Monterey Peninsula. This new shelter is called Casa de Noche Buena and began operating in early 2021. The City will continue to support CHS and Gathering for Women. Additionally, the City will continue to explore opportunities for additional homeless response and services. The City is fully prepared to continue to cooperate and coordinate with other jurisdictions and public service organizations to address the homeless need in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Since 2013, the City has participated in the Coalition of Homeless Services Providers (lead agency for the Continuum of Care in Monterey County) Leadership Council’s oversight of the “Lead Me Home” plan. Representatives from Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital are other participants in the Coalition’s plan for addressing homelessness. The Coalition’s plan includes strategies for enhancing and formalizing existing processes to facilitate transition from institutions through the development of effective universal discharge policies.

Objectives and priorities for addressing homelessness in the Lead Me Home plan are, and will continue to be, incorporated into the City of Monterey’s Consolidated Plans. Additionally, the Coalition works closely in coordination with the CDBG subrecipients receiving allocations listed in the City’s plan:

Community Human Services' program, Safe Place in Monterey, that provides counseling, family reunification, temporary shelter and street outreach for homeless youth; Interim Inc. that provides homeless services, emergency and temporary housing outreach, and case management for persons with mental illnesses; the Salvation Army Homeless Support Services that provides case management, voucher assistance, and homeless outreach services; Interim's Manzanit House provides short-term crisis services as well as emergency placement in Monterey's Laguna Grande; and the Veterans Transition Center that provides services for homeless Veterans and their families.

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 continued to support service organizations that assist the homeless and populations at risk of homelessness with CDBG grant funding.

The Veterans Transition Center (VTC) provides services for homeless Veterans and their families by providing Veterans with transitional housing and case management programs to assist them in becoming employable and avoid homelessness. The City assisted VTC in PY18 by allocating grant funding for the rehabilitation of three uninhabitable duplexes to provide 18 units of permanent supportive housing in the City of Marina for homeless veterans and their families. In PY2017, VTC also received grants for rehabilitating four transitional housing units and provided eight beds for homeless veterans and families. In PY20 the City allocated funding to the VTC to replace the HVAC system at a duplex for homeless veterans. This would allow for inexpensive maintenance and repairs, improve the safety and efficiency of future HVAC operations, and eliminate a potential source of airborne health hazards. Due to COVID-19 the project has not yet been completed, but it is anticipated to be done before the end of PY21.

Interim, Inc. provides wellness programs, affordable supportive housing, crisis residential services, homeless services, employment and education services, and consumer empowerment and outreach. In PY2016, Interim, Inc. received funding for a project that converted a facility to a 13-bed short-term care crisis center to accommodate homeless or low-income individuals with mental illness. The City continued to support Interim in providing their services in PY20, and also provided them with funding for a security upgrade. This funding will allow the organization to install security cameras at three affordable housing projects that are all located on Pearl Street in Monterey. All of these locations serve very low-income individuals with psychiatric disabilities, and these cameras would increase their safety. Due to COVID-19 the project has not yet been completed, but it is anticipated to be done before the end of PY21.

Community Human Services (CHS) continues to be supported through the City's CDBG grant. CHS addresses underlying conditions or root causes of personal, family and community problems, whether it's addiction, domestic violence, mental illness, emotional health, homelessness, child abuse, or any number of problems that people have trouble solving on their own. Also, CHS provides temporary shelter and street outreach for homeless youth. CHS was granted CDBG funding in PY2017 to upgrade and rehabilitate its homeless and runaway youth counseling and outreach center in the City of Monterey. The project continued into and was completed in PY18. CHS's services have been supported by additional grants from the City in PY20. In PY20 the City also provided funding to CHS to make improvements to their homeless shelter. The facility improvements to the CHS Homeless Shelter will include the replacement of stairs, siding, carpet, and gates, the removal of a window, and painting. Due to COVID-19 the project has not yet been completed, but it is anticipated to be done before the end of PY21.

The Salvation Army of Monterey County is a continued subrecipient of the City's CDBG grant. The Salvation Army provides case management services, rental and utility assistance, drug and alcohol treatment services, food, showers, laundry, day laborer services, phone and fax services, and lockers. The Salvation Army Monterey Peninsula Corps also partners with Community Hospital of the Monterey Peninsula (CHOMP) to create housing plans and provide temporary shelter for homeless individuals. In PY20, the City provided grants for services for the Salvation Army.

Gathering for Women provides homeless women food, free clothing, emergency assistance, connects homeless women to health, mental health, and other service providers, as well as to housing providers that can screen and place homeless women into permanent housing.

In addition, to those mentioned above, the City provided grants in PY20 to public service organizations that included the Monterey Food Bank, Legal Services for Seniors, Meals on Wheels for seniors and the disabled, Alliance on Aging that provides tax assistance to low income seniors, Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, Court Appointed Special Advocates of Monterey County for assisting children in foster care, and ECHO Fair Housing Support Services for fair housing support services to low-income households. These organizations provide important supportive services to low income populations that assist in improving their quality of life.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City consults with the Housing Authority County of Monterey (HACM) to inform the Consolidated Plan and Strategic Plan. The Housing Authority of the County of Monterey (HACM) is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County. There are approximately 155 public housing units within the City of Monterey. HACM also provides housing and administers Housing Choice Vouchers (Section 8). As of 2017 data from the U.S. Department of Housing and Urban Development, over 3,000 vouchers were in use in Monterey County and in 2015, nearly 1,500 households were on the voucher waiting list. The City will continue to coordinate with HACM as the regional housing authority and public housing provider whenever possible.

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

HACM promotes sufficiency and asset development of resident families and individuals by encouraging participants in the HCV program to sign up for the Family Self-Sufficiency program and the POWER project. HACM also assists families who are able to become homeowners by utilizing various options including Section 8 vouchers and working with the communities to provide down payment assistance to clients. These programs continued in PY2020.

Actions taken to provide assistance to troubled PHAs

The Housing Authority County of Monterey is not troubled, currently, nor has it been in recent years.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The 2020-2024 Consolidated Plan describes how housing costs and affordability are the most significant housing problems in the City of Monterey. Households that earn below 80% of Monterey AMI are impacted the most by the lack of affordable for-rent and for-sale housing units. Market rate rental units in the City of Monterey are generally affordable to moderate-income households up to 120% of AMI. However, the supply of housing, in general is limited. The inventory of units affordable to very low-income and low-income housing in the City does not meet the needs of those residents. In addition, due to lack of water and land, development of new units is extremely limited.

Housing cost burden is experienced by a household when the cost of housing, including utilities, exceeds 30 percent of gross income. Census and survey data show that a high percentage of low-income and below households in the community experience housing costs at 30% or greater of household income. Additionally, the number of homeless individuals and families in the City demonstrate a need for housing units that are affordable to extremely low-income households. Through the 2020-2024 Consolidated Plan, the City intends to explore funding strategies that can be utilized to produce a new supply of extremely low-income, very low-income, and low-income rental units.

In Spring 2016, the City completed an update of the General Plan's Housing Element to establish goals, policies, and programs that the City will pursue to retain and build new housing units in the City. Additionally, in May of 2016, the City the Specific Plans for the Villa Del Monte Neighborhood Revitalization Plan. Villa Del Monte is part of the Delmonte-Laguna Grande CDBG target area. A variety of sources would fund the plan including the City's, Neighborhood Improvement Program (NIP), Capital Improvement Program (CIP), and a variety of grant programs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continues to support the Van Buren Senior Housing project (developed on City-owned land), the Monterey Hotel Apartments (a project solely funded with former redevelopment agency housing funds), and Estrella Apartment (funded by HOME grant), all of which provide housing affordable to low to moderate households. These projects were identified as high priorities in the 2020-2024 Consolidated Plan because they address the goal to improve housing opportunities for low- and moderate-income levels.

As for new residential development in the City, 10 residential units are being developed at 595 Munras and will include two affordable units.

As mentioned previously, the City provided grants in PY20 to service organizations providing other types

of important supportive services to low income populations to assist in improving the quality of life for the populations they serve. These organizations include the Monterey Food Bank, Legal Services for Seniors, Meals on Wheels for seniors and the disabled, Alliance on Aging that provides tax assistance to low income seniors, Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, and ECHO Fair Housing Support Services for fair housing support services to low-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City actively promotes its Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and Home Accessibility Grants and completed six projects in PY20. Each rehabilitation project is tested for lead-based paint. When lead-based paint is discovered, the City uses the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects. The City will continue to allocate CDBG funding to Mr. Fix-it, Home Safety, and Home Accessibility grant programs in PY2021.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City provided CDBG grant allocations in PY20 to other service organizations providing important supportive services to homeless and low income populations to assist in the following:

- Food donation from the Monterey Food Bank,
- Legal Services for low income seniors in need
- Food delivery by Meals on Wheels for seniors and disabled seniors
- Alliance on Aging that provides tax assistance to low income seniors,
- Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, and
- Fair housing education and counseling on housing and home lending discrimination
- Acquisition and rehabilitation of ownership units for resale to low-income first time home-buyers
- Advocating for children in foster care by the Court Appointed Special Advocates (CASA)
- Outreach and support for homeless persons and at-risk youth by CHS
- Providing homeless services, emergency and temporary housing, and case management for persons with mental illnesses through Interim, Inc.
- Case management, voucher assistance, rental assistance, and homeless outreach services through the Salvation Army
- Day-center services to homeless women in the city through Gathering for Women
- Home rehabilitation to low to moderate income residents in the City

- Nonprofit facility improvements to allow these organizations to continue to assist residents of the City
- Emergency rental assistance in response to the COVID-19 pandemic in order to keep residents and workers of Monterey housed and prevent homelessness

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As mentioned the City has participated in the Coalition of Homeless Services Providers (lead agency for the Continuum of Care in Monterey County) Leadership Council’s oversight of the Lead Me Home plan. The coalition also coordinates activities to address homelessness with Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital. The Coalition’s plan includes strategies for enhancing and formalizing existing processes to facilitate transition from institutions through the development of effective universal discharge policies throughout the County. The objectives and priorities for addressing homelessness in the Lead Me Home plan are, and will continue to be, incorporated into the City of Monterey’s Consolidated Plans.

Since the Coalition works closely in coordination with the CDBG subrecipients receiving allocations listed in the City’s plan, the City is in regular contact and coordination with providers in the region.

The City also has consultation with the Housing Authority of the County of Monterey, as well as with Eden Council for Hope and Opportunity, both regional agencies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As mentioned, the City has adopted several new specific plans that include residential development. Projects that include affordable units are being approved and permitted. Alternatively, the City continues to work with the public services organizations that provide outreach and education regarding affordable housing and housing placement.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

A regional analysis of impediments was completed in 2019. Some of the impediments identified include inequality in lending, lack of access to opportunity (especially in transportation and jobs proximity), lack of necessary zoning for housing types, a need for affordable housing to the cost-burdened, and the potential for housing discrimination. The development of strategies to remove impediments to fair housing was completed prior to the 2020-2024 Consolidated Plan process.

The previous analysis identified inadequate analysis of lending practices as well as lack of initiatives to promote fair housing. An action the City has taken is to support the Eden Council for Hope and Opportunity, which provides fair housing education and counseling to the community. Additionally, the City participated workshops to learn from the public their experiences with housing discrimination and difficulties finding housing at four community workshops held around Monterey County from May to June in 2018.

Another impediment was addressing lead-based paint in older homes. As mentioned, for homeowner rehabilitation programs, when lead-based paint is discovered, the City has used the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects.

Regarding barriers to Section 8 vouchers, the City has worked with HACM to develop effective outreach strategies that include the Section 8 Marketing Packet and delivering packets to landlords with rentals in the City of Monterey.

To address barriers to the development of affordable housing throughout the City, The City is working on its inclusionary ordinance and also working on the ordinance to include new incentives to encourage the development of larger units. Also, the City offers streamlined review and incentives for developments within specific plan areas, including allowing up to 30 units per acre by right.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Monterey has the following seven step monitoring process for sub-recipients:

- Risk Analysis for 100% of sub-recipients
- Pre-monitoring questionnaire for 100% of sub-recipients
- Desk review for sub-recipients with a high score on the risk analysis or pre-monitoring questionnaire
- Request for site visit
- Conduct on-site visit to review grant documentation and procedures
- Send monitoring letter with recommendations, findings, and next steps
- Intervention for sub-recipients that do not respond or fail to make corrective actions.

In PY20, the City conducted risk analyses and pre-monitoring questionnaires for all sub-recipients. Due to the COVID-19 pandemic, onsite visits have not yet been conducted, but they will be completed once the public health crisis has subsided. At this point, no findings or corrective actions were issued.

Additionally, the City follows HUD-approved procurement guidelines and tracks both Section 3 and MBE/WBE participation in all federally funded public contracts. The City also regularly contracts with minority business owners for its small home repair grants program. The City also participates in regional planning efforts, including the regional Assessment of Fair Housing in partnership with the other jurisdictions of Monterey County.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published notice of the public hearing and began the 15-day public comment period for the CAPER on September 06, 2021. The City Council conducted a public hearing on September 21, 2021. The comment period closed on September 21, 2021.

The City received no comments.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City's goals and priorities specified in the 2020-2024 Consolidated Plan guide the City's Annual Plan activities. In PY20 the City prioritized the successful completion of the Timeliness Spending Plan. As a result of that success, the City has developed internal processes and long-range plans to help maintain timeliness while meeting the other CDBG program objectives.

In PY20, the City of Monterey felt the impacts of the COVID-19 pandemic, along with the rest of the world. The Monterey Peninsula is renowned for its beauty, and for that reason it attracts approximately 4.6 million visitors per year. These visitors fuel much of the local economy, so when quarantine began and the visitors stopped coming, so did their dollars. Thankfully the federal government passed the CARES Act on March 27, 2020 with the purpose of providing emergency economic support for communities in need. The City of Monterey received a CARES Act allocation of \$547,955, and diligently worked to create a program to get this money to its residents. This led to the creation of the Emergency Rental Assistance Program which was designed to mitigate potential homelessness and displacement of existing Monterey residents and workers who are experiencing a decrease in household income due to the COVID-19 pandemic, and thus, unable to pay their rent by providing them with rental assistance payments. All of the City’s CARES Act allocated has been expended, and 96 Monterey residents and workers received rental assistance.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A.