



THE CITY OF **MONTEREY** CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

City of Monterey
Community Development Department
Housing Office
City Hall -580 Pacific Street
Monterey California 93940

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 Fiscal Year (FY) 2022-2023, the City of Monterey received a CDBG entitlement (EN) grant of \$237,862. In addition, the City brought in \$885,917.44 in Program Income (PI) through former Redevelopment Agency Housing Funds and the Revolving Loan Fund. With a total of \$1,123,779.44 in resources available, the City was successful in meeting their timeliness test and has planned ongoing efforts to maintain timeliness in future years.

To support the Annual Action Plan as well as the 2020-2024 Consolidated Plan, the City successfully focused on a wide array of planned activities in the fourth year of the Consolidated Plan. The City continued to fund several public service agencies to support its goals and meet community and resident needs. These included Alliance on Aging, Community Human Services Casa De Noche Buena, Community Human Services Safe Place, County Appointed Special Advocates (CASA), ECHO Fair Housing Support Services, Food Bank of Monterey County, Gathering for Women, Interim, Inc., Josephine Kernes Memorial Pool, Legal Services for Seniors, and Meals on Wheels. Residents supported through these initiatives totaled 1,965 and targeted citywide populations including homeless individuals, disabled individuals, seniors, and LMI (low- and moderate-income) youth and families.

In FY 2022-2023, the City continued to fund home rehabilitation projects through its Housing Preservation Programs. These included the Mr. Fix-It Grant which provided small grants to low-income households to make minor repairs, the Home Safety Grant which provided small grants to low-income households to make emergency health and safety repairs, and the Home Accessibility Grant which provided small grants to low-income households to make accessibility improvements for disabled family members. Over FY 2022-2023, the City successfully administered rehabilitation projects for 13 low-income households through the Housing Preservation Program grants. Moreover, the Housing Preservation Program saw the rehabilitation of three (3) affordable ownership units to low-income first-time homeowners and the purchase of two (2) affordable units for rehabilitation and resale to occur in the following fiscal year.

Additionally, the City managed low-income housing apartments including Casa De Estrella; monitored approximately 500 market rate and deed resitricited affordable rental and ownership housing units; and entered into an Exclusive Negotiating Agreement with MidPen Housing for the development of a 100% affordable housing project to feature 36 units behind City Hall between Madison Street, Van Buren Street, and Dutra Street.

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)

The table (1) below provides the 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	100	43.48%			
Economic development	Non-Housing Community Development Economic development	CDBG: \$	Businesses assisted	Businesses Assisted	100	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$ / SB 91 and Federal stimulus dollars: \$1250000	Rental units constructed	Household Housing Unit	50	0	0.00%			

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing opportunities	Affordable Housing	CDBG: \$ / SB 91 and Federal stimulus dollars: \$1250000	Rental units rehabilitated	Household Housing Unit	13	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$ / SB 91 and Federal stimulus dollars: \$1250000	Homeowner Housing Added	Household Housing Unit	8	0	0.00%			
Housing opportunities	Affordable Housing	CDBG: \$ / SB 91 and Federal stimulus dollars: \$1250000	Homeowner Housing Rehabilitated	Household Housing Unit	45	19	42.22%	10	13	130%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
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	3679	65.05%	1817	1965	108.14%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
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%			

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
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	12	26.66%	10	6	60%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
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%			
Program administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	CDBG: \$	Other	Other	230	0	0.00%			

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
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%	150		
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	4186	74.02%			
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	1130	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 2020-2024 Consolidated Plan concentrates on decent housing, a suitable living environment for low- and very low-income households, seniors, persons with special needs, and individuals experiencing homelessness, as well as programs for public facility improvements in low- and moderate-income (LMI) residential areas. Activities undertaken in FY 2022-2023 addressed priority goals set forth in the Consolidated Plan. For example, direct assistance was provided to low-income and homeless individuals through services such as case management, outreach, and varying forms of support. Moreover, rehabilitation assistance was provided to homeowners through various programs to address the goals of improving housing opportunities for low- and moderate-income level households and maintaining suitable living environments.

In FY 2022-2023, the City of Monterey continued to successfully provide support to LMI residents through CDBG funded activities. Examples include:

- Funding to public service agencies providing direct services to homeless individuals, seniors, disabled individuals, and low-income individuals throughout the community;
- Funding to low-income homeowners to assist with home repair, rehabilitation, and accessibility improvements; and
- Purchase and resale of housing units with the goal of preserving low-income homeownership opportunities in the City.

In FY 2022-2023, the City’s allocation of \$172,000 in CDBG funds for public services, particularly public service agencies, resulted in the assistance of 1,965 Monterey residents.

Furthermore, the City began the process for the development of 36 new affordable housing units with MidPen Housing, a developer. The City entered into an Exclusive Negotiating Agreement for this project which will consist of 100% affordable housing for low-income residents on City leased-land that is behind City Hall.

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	1,396
Black or African American	115
Asian	170
American Indian or American Native	9
Native Hawaiian or Other Pacific Islander	25
Total	1,713
Hispanic	303
Not Hispanic	1,714

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

Narrative

During FY 2022-2023, the City was successful in collecting demographic data for 2,017 persons served with CDBG funds. Table 2, above, shows a breakdown of families assisted by racial and ethnic identity. The total served number that is reflected in Table 2 includes those assisted through home rehabilitation and public service agencies, but excludes five (5) racial beneficiaries, such as Other/Multi-Racial and Black/African American and White, all of which total 304 persons. In all, the total number of persons assisted was 2,017, 303 of which were Hispanic.

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	1,123,779.44	1,123,779.44
Other	public - state	0	0

Table 3 - Resources Made Available

Narrative

As in recent years, the City was successful in expending enough funds to meet the Department of Housing and Urban Development's (HUD) annual timeliness test in FY 2022-2023.

The City's CDBG Program Income (PI) funds are leveraged with their CDBG entitlement:

1. Entitlement (\$237,862)
2. Program Income (\$885,917.44)

Together, the above funds equate to a total of \$1,123,779.44 and 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
Citywide	100	100	Projects will benefit eligible City of Monterey residents on a citywide basis.
Delmonte -Laguna Grande			
El Estero			
Historic Downtown			
Van Buren Street Lower Old Town			

Table 4 – Identify the geographic distribution and location of investments

Narrative

Across the City of Monterey, there are six (6) Census Block Group areas that qualify for low-mod area benefit. These Census Block Groups are: 125-02, 127-01, 120-02, 133-1, 133-03, and 133-04. CDBG-funded public improvements projects were directed to these areas. All other CDBG and housing fund activities were distributed city-wide.

The City allocated \$100,000 of CDBG funds to various public infrastructure projects.

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.

Leveraging additional local and state resources with the CDBG entitlement was a main focus in FY 2022-2023. Building partnerships and providing CDBG funding to various public service agencies, such as Community Human Services (CHS), allows organizations to both remain operational and leverage their own resources with the ultimate goal of yielding higher capacity and additional services offered. For example, as the City continued to provide CDBG funding to CHS for their homeless outreach and emergency women's shelter programs, the organization was able to establish a new homeless shelter, Shuman HeartHouse, which is set to open its doors to Monterey homeless women and families with children in Fall of 2023.

In FY 2022-2023, the City committed a total of \$172,000 of CDBG funds to eleven (11) public service agencies. CDBG public service funds were leveraged significantly with local nonprofit agency funds. The various local organizations provided supportive services such as counseling, emergency shelter, homeless programs, programs for disabled individuals, senior programs, and other programs for low-income Monterey residents. \$168,868, or 98 percent, of these funds were spent, with nine (9) agencies spending 100% of allocated funding. The remaining two (2) agencies did not spend their whole allocation because they did not incur enough costs in providing services.

The Housing Authority of the County of Monterey (HACM) also provides a variety of services to Monterey city residents, including Housing Choice Vouchers, Public Housing, Farm Labor Housing, Tax Credit, and other affordable housing programs. HACM allocated 184 Housing Choice Vouchers for the City of Monterey in FY 2022-2023. In addition, HACM owns rental properties in the City, including Casanova Plaza at 800 Casanova Avenue (86 units for seniors and disabled persons), Oak Grove at 1100 Second Street (5 units), and Portola Vista at 20 Del Monte Avenue (64 units). Apartment units continued being offered at affordable rents to eligible families, seniors, and persons with disabilities.

HACM also provides clients with information about fair housing laws and helps with finding available rental units. Tenant-landlord counseling and investigation of discriminatory housing complaints is additionally available to City of Monterey residents who are clients of HACM. Moreover, HACM partners with a wide array of community nonprofit organizations, City and County agencies, and State organizations to address affordable housing and housing shortage issues facing the jurisdiction.

In addition to the above, the City was also chosen to receive the Permanent Local Housing Allocation (PLHA) grant. PLHA is a formula grant to entitlement jurisdictions that is based on the formula used under federal law for CDBG. City Council authorized the use of PLHA funds to cover pre-development costs for the 100% affordable housing project behind City Hall. The City is continuing to search for new ways to leverage PLHA funds in future fiscal years.

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	10	3
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	3

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	8	13
Number of households supported through Acquisition of Existing Units	2	2
Total	10	15

Table 6 – Number of Households Supported

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

During FY 2022-2023, the City continued its housing rehabilitation programs through the provision of grants for eligible low-income homeowners. The City completed five (5) Mr. Fix-It Grant rehabilitation projects for minor repairs and improvement of overall housing quality. Thirteen (13) additional Mr. Fix-It projects are currently underway. The Home Safety Grant for emergency health and safety repairs was awarded to five (5) low-income homeowners, while the Home Accessibility Grant for accessibility improvements for disabled household members was awarded to three (3) homeowners. As portrayed in Table 12 above, the City exceeded its goal for supporting homeowner households through rehabilitation projects.

In addition, the City rehabilitated and resold three (3) affordable ownership units to low-income first-time homeowners. The City also purchased two (2) affordable housing units for rehabilitation and resale which will occur in the following Fiscal Year 2023-2024.

Discuss how these outcomes will impact future annual action plans.

There is a continued need for available housing units for extremely low, very low, and low-income households in the City of Monterey. As the City understands this importance, it continues to explore opportunities with regional public service providers, local nonprofit housing developers, and neighboring jurisdictions for the development of new housing units in the region.

The City began the process for the development of 42 new affordable housing units with MidPen Housing, a non-profit housing developer specializing in quality affordable housing. The City entered into an Exclusive Negotiating Agreement for this project which will consist of 100% affordable housing for low-income residents on City leased-land that is behind City Hall.

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	1,194	0
Low-income	315	0
Moderate-income	385	0
Total	1,894	0

Table 7 – Number of Households Served

Narrative Information

CDBG funds were allocated for public services through eleven (11) local public service agencies, which in total served individuals including seniors, youth, persons with disabilities, homeless and households at risk of homelessness, and low-income households. Echo Fair Housing provided fair housing support services to low-income households in the City while Alliance on Aging provided tax assistance and ombudsman services and referrals to low-income seniors. Approximately 93% of those who received support from public service agencies through CDBG were extremely low to moderate income.

The City continued its Housing Preservation Programs which are dependent on determining household income based on family size. These homeowner housing rehabilitation activities included emergency housing repairs through the Home Safety Grant, minor housing repairs to improve overall housing quality through the Mr. Fix-It Grant, and home accessibility improvements for disabled household members through the Home Accessibility Grant. Of the 13 households assisted through Housing Preservation Programs, all were low-income.

Moreover, the City's Purchase and Resale Program provided opportunities for income qualified first-time homebuyers to purchase deed restricted housing units and become homeowners. The City rehabilitated and resold three (3) affordable ownership units to low-income first-time homebuyers. In addition, the City also purchased two (2) affordable housing units for rehabilitation and resale, which will occur in the following Fiscal Year 2023-2024.

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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 Monterey County Homeless Count and Survey is an all-hands effort that aims to collect then analyze and distribute Point-in-Time (PIT) count data on homelessness throughout Monterey County every two (2) years. Collection of data for the 2022 Monterey County Homeless Count and Survey occurred in January 2022 and is the only comprehensive sheltered and unsheltered reporting conducted since 2019, as data collection was halted as a result of the COVID-19 pandemic. Results show that the total homeless count in the County decreased from 2,422 in 2019 to 2,047 in 2022, an approximately 15% decrease. As for the City of Monterey itself, the total homeless count decreased from 204 in 2019 to 101 in 2022, an approximately 50% decrease. Of all jurisdictions in the County, the City of Monterey saw the largest decrease in homeless population between these years.

In 2019, the City conducted and published a Vulnerable Communities Needs Analysis. The report is a culmination of information from the community, including specific stakeholders, and demographic data about the City. In all, the ultimate purpose of the report was to identify which public services are in highest demand and what unmet needs exist in relation to services and housing. Those experiencing or at risk of experiencing homelessness were identified as one of the two (2) most vulnerable populations in the community. Moreover, the report also identified that a large majority of people experiencing homelessness in the City were local residents prior to becoming homeless, rather than coming from outside the area. This can be attributed to increasing costs of living, along with an inadequate availability of affordable housing. Feedback from the public and service providers reflected a need for expanded housing and other services for the homeless, including physical and mental health care as well as emergency shelter.

In FY 2022-2023, the City continued to provide CDBG grants to community service organizations that serve homeless needs. This strategy has been an ongoing effort for the City to connect homeless individuals and families and those at risk of becoming homeless with needed services. Five (5) organizations were awarded CDBG grants of \$20,000 each for the following services:

- Community Human Services De Noche Buena: Emergency shelter serving single women and families with children;
- Community Human Services Safe Place: Homeless outreach and support for homeless individuals and at-risk youth;
- The Food Bank of Monterey County: Nutrition support to the homeless population;
- Gathering for Women: Case management and day-center services to assist homeless women; and
- Interim, Inc.: Homeless services, emergency and temporary housing outreach, and case management for people with mental illnesses.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Monterey continued to allocate CDBG funds to community service organizations that provided direct services to homeless persons. Public services funding was provided to Community Human Services De Noche Buena for emergency shelter services serving single women and families with children and Interim, Inc. for emergency and temporary housing outreach. In addition, Gathering for Women, an organization serving homeless women and offering shelter referrals, was supported by the City as well.

As the City is committed to addressing the emergency shelter and transitional housing needs of the community's homeless population, they will continue to coordinate with and maintain strong relationships with the community organizations. The City continues to search for new ways to assist its homeless population's shelter and housing needs.

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

The Coalition of Homeless Services Providers is the lead agency for the Continuum of Care in the County of Monterey. The Coalition's Leadership Council oversees the Lead Me Home Plan, which the City has participated in since 2013. Representatives from Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital are additional participants in the Coalition's plan for addressing homelessness. Lead Me Home is a 5-year plan (2021-2026) that aims to reduce homelessness through strategies of 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 County of Monterey were incorporated into the City's Consolidated Plan and will continue to inform future Consolidated Plan goals as well as Annual Action Plan activities. The Coalition of Homeless Services Providers works in close coordination with the City's CDBG subrecipients. Community Human Services' Safe Place program provided homeless outreach and support to homeless persons and at-risk youth while their Casa De Noche Buena emergency shelter served women and families with children; Interim, Inc. provided homeless services including emergency and temporary housing outreach and case management for persons with mental illnesses; and Court Appointed Special Advocates (CASA) advocated for children in the foster care system. In addition, Interim Inc.'s Manzanita House provided short-term crisis services and emergency placement in Monterey's Laguna Grande.

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

In FY 2022-2023, the City continued to allocate CDBG funds to serve organizations that assist the homeless population and those who are at-risk of becoming homeless. Interim, Inc. provided street outreach and intensive case management to 31 homeless individuals, 21 of which were newly outreached clients. The City also continued to support Community Human Services (CHS) with two (2) programs: the Safe Place program which provided homeless outreach and support to 107 homeless individuals and at-risk youth, and the Casa De Noche Buena emergency shelter which served 81 single women and families with children. Furthermore, the City also continued to support Gathering for Women which provided 235 homeless women with case management and day-center services.

In addition to the public service agencies discussed above, the City allocated CDBG funds to the Food Bank of Monterey County, Legal Services for Seniors, Meals on Wheels for seniors and disabled persons, Alliance on Aging for low-income senior tax assistance, Josephine Kernes Memorial Pool therapy program from low-income seniors and disabled persons, Court Appointed Special Advocates for children in foster care, and ECHO Fair Housing Support Services for low-income households. Supportive services provided by each of these organizations helps the City's low-income population by improving quality of life and meeting needs.

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 of the County of Monterey (HACM) when creating the Consolidated Plan and the Strategic Plan. The Housing Authority of the County of Monterey (HACM), a public agency, provides rental assistance and develops and manages affordable housing projects throughout Monterey County. There are approximately 155 public housing units within the City of Monterey. HACM also administers the Housing Choice Voucher Program (HCV), a rental subsidy program for lower income (up to 50 percent AMI) families and seniors. Of the 3,235 HCVs in use in the County, 184 are allocated for the City of Monterey. The City will continue to coordinate with HACM as the regional housing authority and public housing provider whenever and wherever possible in future fiscal years.

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 FY2021.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the County of Monterey is not currently troubled, 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 identifies housing costs and affordability as the most significant housing problems facing the City of Monterey. Households earning below 80 percent of Monterey's AMI are most impacted by the lack of affordable rental and ownership housing units. While market rate rental units in the City are generally affordable for moderate-income households up to 20 percent of AMI, the supply of housing is generally limited. Simultaneously, the inventory of very-low and low-income units in the City is not sufficient enough to meet resident needs. Even more so, the lack of available water and land leaves the development of new units as extremely limited.

Housing is classified as 'affordable' if households do not pay more than 30 percent of their annual income on rent or mortgage. Otherwise, if a household is paying more than 30 percent of their annual income on rent or mortgage, they are classified as 'housing burdened.' Both Census and survey data highlight that a high percentage of low-income and below households in the City of Monterey experience housing costs at 30 percent or greater of their household income. Coupled with the number of homeless individuals and families in the City, there is an evident need for housing units that are affordable to extremely low-income households. In the fourth year of the Consolidated Plan, the City is consistently exploring funding strategies that can be utilized to develop new availability of extremely low, very low, and low-income rental units.

As the 2013-2023 Housing Element comes to a close, the City announced the planned development of Monterey 2031 - a project and process for development of the General Plan Update. Residents were invited to collaborate with the City to create this new blueprint of development. Critical issues to be addressed include the problem of housing supply and affordability. As the City develops future plans for goals, policies, and programs, they continue to focus on removing and ameliorating negative effects that policies may have on affordable housing throughout the community.

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

In FY 2022-2023, the City continued to support the Van Buren Senior Housing project (developed on City-owned land), the Monterey Hotel Apartments (solely funded with former Redevelopment Agency housing funds), and the Estrella Apartments (funded by HOME grant). These three (3) projects provide affordable housing to low- to moderate-income households and were identified as high priorities in the 2020-2024 Consolidated Plan. In the fourth year of the Consolidated Plan, the City continues to address the goal of improving housing opportunities for low- and moderate-income levels. For example, the City is in the early stages of developing a new 100% affordable housing project on City-leased land located behind City Hall. Through negotiations with nonprofit housing developers, the process has started with

MidPen Housing, and is an effort to reduce obstacles to affordable housing for the City's low-income residents.

As stated throughout this report, the City provided grants through CDBG to public service organizations all of which provide important support services to low-income populations in order to boost quality of life for populations served. Several organizations provided with CDBG funds in FY 2022-2023 include the Food Bank of Monterey County, Legal Services for Seniors, Meals on Wheels for seniors and disabled persons, Alliance on Aging for low-income senior tax services, Josephine Kernes Memorial Pool for low-income senior and disabled persons therapy, and ECHO Fair Housing for low-income household supportive services.

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

The City of Monterey's Housing Office administers and manages a Housing Rehabilitation Program which is funded through CDBG and includes three (3) available grants offered to low-income households. The Mr. Fix-It Grant assists homeowners with home maintenance through minor repairs that improve overall housing quality, the Home Safety Grant assists homeowners with emergency health and safety repairs to meet code, and the Home Accessibility Grant assists homeowners with installation of accessibility features for disabled household members. The City actively promotes these grants to low-income households and each rehabilitation project is tested for lead-based paint. If lead-based paint is discovered, the City utilizes allocated CDBG funds to abate the hazard. In FY 2022-2023, the City assisted 13 low-income households through these CDBG-funded housing rehabilitation projects. In future fiscal years, the City will continue to allocate CDBG funding for the Mr. Fix-It, Home Safety, and Home Accessibility grant programs.

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

Through CDBG grant allocations in FY 2022-2023, the City provided funding to public service organizations for important supportive services to homeless and low-income populations and allocated funding to their own programs. Programs, services, and organizations included the following:

- Alliance on Aging – Tax assistance and ombudsman services for low-income seniors in need;
- Food Bank of Monterey – Food donations;
- Gathering for Women – Case management and day-center services for homeless women;
- Interim, Inc – Homeless services, emergency and temporary housing, and case management for persons with mental illnesses;
- Josephine Kernes Memorial Pool – Exercise and therapy for seniors and disabled persons;
- Legal Services for Seniors – Legal advocacy and support for seniors in need;
- Meals on Wheels – Meal delivery to homebound seniors and disabled persons;
- ECHO Fair Housing Supportive Services – Fair housing support to low-income households;
- Court Appointed Special Advocates (CASA) – Program advocating for children in foster care;
- Community Human Services Safe Place – Homeless and at-risk youth outreach and support;

- Community Human Services Casa De Noche Buena – Emergency shelter for single women and families with children;
- Housing Preservation Programs – Housing rehabilitation for low-income homeowner households; and
- Acquisition and rehabilitation of ownership units for resale to low-income first-time homebuyers.

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

Since 2013, the City has been participating in the Coalition of Homeless Services Providers (lead agency for the County of Monterey’s Continuum of Care) Leadership Council’s oversight of the Lead Me Home plan. In addition, the Coalition coordinates activities to address homelessness with Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital. Lead Me Home is a 5-year plan (2021-2026) that aims to reduce homelessness through strategies of 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 County of Monterey were incorporated into the City’s Consolidated Plan and will continue to inform future Consolidated Plan goals as well as Annual Action Plan activities.

As the Coalition works in close coordination with the City of Monterey’s CDBG subrecipients, the City remains in regular contact and coordination with providers in the region. Furthermore, the City also consults with the Housing Authority of the County of Monterey (HACM) and with Eden Council for Hope and Opportunity, both of which are regional agencies.

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

The City continues to work with various public service agencies that provide strategic and crucial services to City residents, such as outreach and education regarding affordable housing and housing placement. In FY 2022-2023, the City aimed to maintain and strengthen its relationships with these public service agencies and is consistently searching for new avenues to bolster these established relationships and develop new ones as well.

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

In 2019, a regional Analysis of Impediments to Fair Housing Choice was conducted in Monterey County. Impediments identified in the report included inequality in lending, lack of access to opportunity (especially in transportation and job proximity), lack of necessary zoning for housing types, need for affordable housing to the cost-burdened, and the potential for housing discrimination. As such, the development of strategies to remove impediments to fair housing was completed prior to the 2020-2024 Consolidated Plan process.

Moreover, an additional report published prior to the 2019 analysis had identified inadequate analysis of lending practices as well as a lack of initiatives to promote fair housing. To diminish these obstacles, the City has continued to partner with Eden Council for Hope and Opportunity, an organization that provides fair housing education and counseling to the community. In 2018, the City participated in four (4) community workshops to learn about the public's experiences with housing discrimination and housing placement. The previous analysis had also identified barriers in addressing lead-based paint in older homes, which the City has combatted through its Housing Rehabilitation Programs. These programs are CDBG-funded housing rehabilitation projects for which the City tests for and abates lead-based paint as part of the overall program process.

While there is a need for expanded affordable housing unit availability, it is difficult to develop in the City due to a lack of water resources and available land. As a result, the City has continued to address barriers to Section 8 vouchers. Working with the Housing Authority of the City of Monterey (HACM), the City initiated strategies to develop effective outreach to both City residents and landlords, including a Section 8 Marketing Packet that features rental units and is delivered to landlords. Furthermore, the need for expanded affordable housing is addressed by the City through the Inclusionary Ordinance which features policies regarding moderate- and low-income housing, such as the requirement that moderate- to low-income housing shall remain affordable to moderate- to low-income households or shall be replaced with additional moderate- to low-income housing. The City continues working on the Inclusionary Ordinance to include new incentives that encourage the development of larger units.

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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

In FY 2022-2023, the City conducted monitoring of all CDBG subrecipient public service agencies and identified no findings. The City of Monterey has the following seven-step monitoring process for its subrecipients:

1. Risk Analysis for 100% of subrecipients,
2. Pre-monitoring questionnaire for 100% of subrecipients,
3. Desk Review for subrecipients with a high score on the risk analysis or pre-monitoring questionnaire,
4. Request for site visit,
5. On-Site visit to review grant documentation and procedures,
6. Monitoring letter sent with recommendations, findings, and next steps, and
7. Intervention for subrecipients that do not respond or fail to make corrective actions.

The City also conducted unit inspections for 13 housing properties. 29 individual units were inspected between May and June of 2023, at locations including Casanova Plaza, El Estero Senior Housing, Pearl Street, Casa De La Estrella, El Cuartel Nuevo, Portola Vista Apartments, Casa De Robles, Oak Grove, Lighthouse, Monterey Hotel Apartments, Osio Plaza Apartments, Skyline Terrace, and Wave Street Apartments.

In addition, the City follows all HUD-approved procurement guidelines and tracks both Section 3 as well as MBE/WBE participation in all federally funded public contracts. As part of the Home Repair Grants Program, the City regularly contracts minority business owners. The City also participates in regional planning efforts to ensure comprehensive planning, including the regional Assessment of Fair Housing in partnership with other jurisdictions across the County of Monterey.

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 of Monterey published notice of the FY 2022-2023 CAPER public hearing on August 30, 2023. The 15-day public comment period began on September 1, 2023, and closed on September 17, 2023. The City Council conducted the public hearing on September 19, 2023.

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.

Goals and priorities that were specified in the 2020-2024 Consolidated Plan guided the City’s Annual Action Plan activities. No changes were made to the 2022-2023 Annual Action Plan. The City continued to prioritize the successful completion of the Timeliness Spending Plan according to an established internal process and long-range plans that help maintain timeliness while meeting other CDBG program objectives.

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

No.

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

Not applicable.

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The City did not have any activities during the 2022-2023 Fiscal Year that met the Section 3 requirements.

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