

City of Monterey 2010–2011 Action Plan



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ES. EXECUTIVE SUMMARY

The City of Monterey, incorporated in 1850, is one of California's oldest communities. Founded in 1770, the City served as California's first capital and hosted California's first constitutional convention in the City's historic Colton Hall, where in 1849 the State of California's Constitution was signed. The City of Monterey is located on the Monterey Bay, now a National Marine Sanctuary. The City is a regional and national tourist destination and is approximately 125 miles south of San Francisco and 345 miles north of Los Angeles. The City also boasts several institutions of higher learning including the Defense Language Institute, which specializes in teaching foreign languages to military personnel; the Monterey Institute of International Studies, which provides graduate degrees with emphasis on the international community, their customs, languages and business trends; the Naval Postgraduate School, which provides advanced degrees for military personnel; and Monterey Peninsula College, which offers general education for an AA degree to transfer to a four-year institution. These institutions attract many culturally diverse populations from across the globe.

ACTION PLAN OVERVIEW

To receive Community Development Block Grant (CDBG) funds, the City must produce an Action Plan each year. The annual Action Plan describes the City's planned investments for the coming program year, including proposed actions and proposed CDBG projects. An Action Plan is similar to a yearly operating plan for a business. It outlines the City's proposed activities in several areas and relates these activities back to the five-year strategies to address priority needs described in the Consolidated Plan.

The City of Monterey's FY 2010–2011 Action Plan includes the following:

- \$299,844 in new CDBG funds;
- \$640,000 in program income funds; and
- \$248,798 in projected carryover CDBG funds.

To continue the City's efforts to meet new and continuing priorities, the City of Monterey will fund the following CDBG projects during the 2010 program year in support of its approved 2010–2015 Consolidated Plan five-year Strategic Plan.

- Housing Rehabilitation Programs (approximately \$674,000 in CDBG funds)
- Community Service Grants (approximately \$102,000 in CDBG funds)
- Code Enforcement in targeted low-income areas contained in Census Tract 133 (approximately \$54,000 in CDBG funds)
- Historic Preservation (approximately \$110,000 in CDBG funds)
- Down Payment Assistance Program (approximately \$100,000 in CDBG funds)
- Neighborhood Revitalization Activities in the Casanova Oak Knoll Neighborhood (approximately \$40,000 in CDBG funds)

Other Funding Sources

In addition, Redevelopment Housing Set-Aside funds (\$4,636,960) will be used to support community service grant agencies, providing rental subsidies, provision of down payment assistance loans, and the retention, creation, and planning of new affordable housing stock.

HOME project reserve funds (\$40,000) (Estrella Replacement Reserves) and CDBG-R funds under the federal American Recovery and Reinvestment Act (ARRA) (\$40,000) will be used for ongoing support of eight units at Casa de la Estrella Apartments Replacement Reserve.

CITIZEN PARTICIPATION

Through formal and informal surveys, a variety of agencies, organizations, and individuals provided input to develop data and provide identification of emerging needs and strategies for the development of the 2010–2015 Consolidated Plan, as well as for this Action Plan. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan.

To ensure maximum participation, copies of the draft Annual Action Plan have been made available for public review to local organizations and individuals representing neighborhood associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

Four public meetings are scheduled each year to receive comments and suggestions on housing and services needs. Planning Commission reviewed the draft Action Plan on March 23, 2010 and a 30-day public review period occurred from March 23, 2010 through April 24, 2010. City Council will adopt the Action Plan on May 4, 2010.

GEOGRAPHIC LOCATIONS

The majority of proposed projects and programs will benefit eligible City of Monterey residents on a citywide basis. The City's Neighborhood revitalization activities and code enforcement activities funded by CDBG will take place in the City's Casanova Oak Knoll Neighborhood Improvement District (**Figure 1**).

LEAD AGENCIES

The City's Housing and Property Management Division is the designated lead agency for implementing the City's Consolidated Plan and the CDBG program. General inquiries regarding the Consolidated Plan or the CDBG program may be directed to the Program Manager: Sandra Reeder, Administrative Analyst-Housing at 831-646-3995. Written correspondence regarding the Annual Action Plan should be directed to Richard S. Marvin, Housing and Property Manager, Housing and Property Management Office, City of Monterey, City Hall, Monterey, CA 93940.

1. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2010, and June 30, 2011.

The major objectives of activities undertaken during the 2009–2010 funding year will be:

Housing (HS) Goals

HS-1: Coordinate and support agencies for rental assistance to alleviate rental cost burden to those financially impacted.

HS-2: Seek additional partnerships and collaborations to increase affordable housing.

HS-3: Promote homeownership development projects.

HS-4: Provide housing counseling and down payment assistance to first-time homebuyers.

HS-5: Promote credit counseling and homeownership financing counseling to eliminate predatory lending practices, and provide equal financial opportunities to all.

HS-6: Provide housing rehabilitation grants to assist low income households to remain in their homes.

HS-7: Collaborate with the Housing Authority to maximize the use of Section 8 and public housing programs for the population at risk of homelessness.

HS-9: Evaluate and when present, reduce lead based paint hazards.

Homeless Assistance (HA) Goals

HA 1: Coordinate and collaborate with the local Continuum of Care organizations.

HA- 2: Provide funds to successful best practices programs that reduce or eliminate chronic homelessness.

HA- 3: Investigate through collaboration with other cities and nonprofit agencies the location and funding for a homeless services center or emergency shelter for single men and/or single women.

HA- 4: Collaborate with the Rapid Rehousing Program as funds are available and advocate for additional funding. Provide information and referral to citizens as necessary.

Community Development (CD) Goals

CD-1: Encourage and support Neighborhood Revitalization Plan goals in areas that are designated by HUD-approved plans.

CD-2: Support historic preservation projects.

CD-3: Continue to seek grants to finance City housing programs, historic preservation, and services programs, while leveraging to the greatest extent City funds.

CD-4: Support code enforcement.

CD-5: Define and support programs that will provide financial assistance to businesses and commercial property owners who rehabilitate their business or commercial property within Neighborhood Revitalization Strategy Areas.

Special Needs (SP) Goals

SP-1: Assist nonprofits to address the supportive service needs of individuals, including families with elderly and disabled members.

SP-2: Assist in the provision of services for low-income youth in Census Tract 133.

SP-3: Support services for the elderly, including the frail elderly, in Monterey.

SP-4: Promote facilities that serve the City's special needs groups including the homeless.

PRIORITIES

The City of Monterey intends to use available resources to complete the following tasks. **Appendix 1** includes a summary of priorities and implementation programs for all housing-related funds (federal and non-federal)

- Increase and preserve the supply of affordable housing
- Encourage and support Neighborhood Revitalization Plan goals in areas that are designated by HUD approved Plans
 - 1) Support the existing strengths of neighborhood and business associations
- Coordinate and support agencies for rental assistance to alleviate rental cost burden to those financially impacted
- Provide housing counseling and down payment assistance to first-time homebuyers
- Promote homeownership development projects
- Promote credit counseling and homeownership financing counseling to eliminate predatory lending practices, and provide equal financial opportunities to all
- Provide housing rehabilitation grants and loans to assist low-income households to remain in their homes
 - 1) Evaluate and when present, reduce lead based paint hazards
 - 2) Provide information regarding childhood lead paint poisoning on the City website
- Collaborate with the Housing Authority to maximize the use of Section 8 and public housing programs for populations at risk of homelessness
 - 3) Encourage those assisted with Section 8 Housing Choice Vouchers to achieve economic independence and self-sufficiency
 - 4) Collaborate to increase the availability and utilization of Section 8 or other housing subsidies to very low-income City residents
- Assist nonprofits to address the supportive services needs of individuals, including families, elderly, and disabled members
- Coordinate and collaborate with the Local Continuum of Care organizations
- Investigate through collaboration with other cities and non-profit agencies, the location and funding for a homeless services center or emergency shelter for single men or single women

- Identify a site for a transitional housing program for single women 55+ years of age
- Provide funds to successful best practices programs that reduce or eliminate chronic homelessness
- Provide for accountability and reporting for programs funded by the City consistent with HUD-mandated outcomes
- Seek additional partnerships and collaborations to increase affordable housing
- Provide staff to promote collaborative and identify innovative programs and projects citywide and/or countywide
- Support historic preservation projects
- Continue to seek grants to finance City housing programs and historic preservation and services programs, while leveraging to the greatest extent City HCD or CDBG funds

FUNDS ALLOCATION

The City will utilize \$299,844 in entitlement grant funds, \$640,000 in projected program income, and \$248,798 in projected carryover CDBG funds. These funds are illustrated in **Appendix 2**, Budget and Revenue Charts.

The CDBG funds will be leveraged with Redevelopment Housing Set-Aside funds (20 percent) from two active redevelopment project areas—Greater Downtown and the Custom House areas—and a project area that ended in 2009 (Cannery Row Project Area). The project areas generate \$800,399 in Housing Set-Aside funds for next fiscal year. Additionally carried-over funds from the prior fiscal year for the three project areas will provide \$481,385. Income from loans, property rents, and sale of purchase and resale units will provide \$729,000, for a total of \$2,010,784.

Additionally, the sale of ten Ocean Harbor House inclusionary units that were converted to market-rate units have generated \$3,200,000 in funds to be utilized for replacement housing under redevelopment requirements. Some funding was utilized to restart the construction of the Monterey Hotel affordable residential project (18 units). A total of \$2,626,176 will be carried over to fiscal year 2010–2011 for affordable replacement housing development.

The fiscal year 2009–2010 CDBG-R funding is projected to have \$40,000 remaining for carryover into the next fiscal year. These funds will be leveraged with replacement reserves for the Estrella 8-unit low-income apartments solar retrofit project. In fiscal year 2009–2010, a portion of the funding provided solar electrical for the exterior lighting upgrades for the site.

Last fiscal year, the City received a \$550,000 state HOME grant for down payment assistance. These funds will be utilized with \$100,000 in CDBG funds for down payment assistance to low-income households, primarily in the lease to own program, and at other purchase and resale program sites.

ACTIVITIES TO BE UNDERTAKEN

Table 1 provides a description of the activities to be undertaken during fiscal year 2010–2011 and **Appendix 3** includes additional project descriptions. The one-year objective (output) and the amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the fiscal year. More detailed descriptions of activities follow the table.

The City funds a number of housing rehabilitation loan and grant programs as well as neighborhood improvement, public service activities, down payment assistance, and historic

preservation activities. Within public services, the City gave high priority to activities serving seniors and youth.

**TABLE 1
PROPOSED CDBG ACTIVITIES AND PROJECTS**

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
Housing Activities				
HS-2, SP-3	Van Buren Senior Housing Site	CDBG funds were used to purchase the land during a prior year.	Conceptual plan for project approval	No new funds
HS-6, SP-3	Major Rehabilitation Loans	Low-income seniors and disabled households; major rehabilitation	1 loan	\$100,000
HS-6	Temporary Relocation	Temporary relocation payments for major rehabilitation projects	2 temporary relocations	\$20,000
HS-6	Rebuilding Together	Nonprofit to conduct weatherization of low-income owner units and rehabilitation activities	2 units	\$10,000
HS-6	Emergency Loans	Emergency loan for re-roofing, plumbing, and other emergencies	1 loan	\$15,000
HS-6	Purchase /Rehabilitation	Purchase of foreclosed units, rehabilitation and sale, or lease option or transitional group home	2 units	\$320,000
HS-6, SP-1, SP-3	Mr. Fix It Grants	Repairs to assist seniors and disabled heads of households remain in their homes	12 grants	\$20,448
HS-6, SP-1, SP-3	Home Safety Grants	Repairs to assist seniors and disabled heads of households remain in their homes	12 grants	\$20,448
HS-6, SP-1, SP-3	Disabled Accessibility Grants	Assist with accessibility in the home	3 grants	\$17,448
HS-3, HS-4	Down Payment Assistance	Leverage existing funds to assist low-income households with down payment assistance	3 loans	\$100,000
Project Delivery		Administration/Salary and Benefits		\$104,281
Project Delivery		Rehabilitation Program		\$46,580
Public Services				
SP-3	Alliance on Aging	Resource referrals, counseling, and social support	1,139 seniors served	\$20,000
SP-1, SP-2	Big Brothers Big Sisters	Adult mentoring with disadvantaged youth	75 youth mentored	\$6,000
SP-1	Community Human Services	Counseling, crisis intervention, and family reunification	150 homeless assisted	\$6,000

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
SP-1, SP-3	Food Bank of Monterey County	Food assistance to low-income seniors and physically ill	125 people served	\$10,000
SP-1	Josephine Kerns Memorial Pool	Swimming exercise programs for low-income, physically or developmentally disabled persons	40 persons served	\$8,000
SP-1, SP-3	Legal Services for Seniors	Legal advocacy for seniors	400 seniors assisted	\$10,000
SP-1, SP-3	Meals on Wheels	Home delivery of meals for seniors, frail elderly, and disabled persons	20 seniors will be served	\$10,000
SP-4	Shelter Outreach Plus	I-Help program targets homeless single males for employment and housing assistance	100 homeless males will be assisted	\$15,000
SP-1	YMCA – Monterey County	Emergency shelter and supportive housing for women and children suffering from domestic violence	110 persons will be served	\$17,000
Historic Preservation				
CD-3, CD-4	Historic Preservation	Restore historic elements on City-owned non-governmental buildings or commercial structures for private owner loans; included activity delivery costs	1 project	\$110,457
Casanova Oak Knoll Neighborhood Improvement District				
CD-1, CD-5	Neighborhood Activity	Neighborhood-defined activity; may include façade loan program, and sewer line replacement program	2 activities	\$40,000
CD-1, CD-4, CD-5	Code Enforcement	Code enforcement in low-income block groups and focus on CONA	10 code violations cleared	\$54,806
Planning and Administration				
PA-1	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program administration	\$117,174
Total 2010–2100 Budget				\$1,198,642

2. HOUSING ACTIVITIES

Van Buren Senior Housing Site

Define an architectural conceptual plan for project approval and request for proposals for nonprofit developer. This stage of the project will incorporate findings from the historic survey into the design of the project. The project is funded with redevelopment funds on land purchased with CDBG funds.

2010–2011 Output: The project has not moved forward due to staffing changes and workload as well as strategic goals changing in the City.

Outcome Categories: Accessibility for the purpose of providing decent affordable housing.

Goals Addressed: HS-1, SP-3

Funding: The land was purchased with CDBG funds during the early 2000s (\$800,000).

Major Rehabilitation Loans

Major rehabilitation project for low-income senior or disabled individual to ensure property is brought up to Housing Quality Standards or local building code.

2010–2011 Output: One loan will be awarded.

Outcome Categories: Accessibility for the purpose of providing decent affordable housing

Goals Addressed: H-6, SP-3

Funding: \$100,000 in 2010–2011 CDBG funds

Temporary Relocation

Temporary relocation while a major or emergency loan activity is being conducted to ensure health and safety of the resident.

2010–2011 Output: Two temporary relocations will occur.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6

Funding: \$20,000 in 2010–2011 CDBG funds

Rebuilding Together

Contracting with nonprofit for weatherization activities in the Casanova Oak Knoll revitalization area and assisting with one low-income owner rehabilitation project.

2010–2011 Output: Two weatherization grants and one rehabilitation grant will be awarded.

Outcome Categories: Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6

Funding: \$10,000 in 2010–2011 CDBG funds

Emergency Loans

Emergency loan for low-income senior or disabled homeowner to address one emergency health and safety item that affects the habitability of their home

2010–2011 Output: One loan will be awarded.

Outcome Categories: Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6

Funding: \$15,000 in 2010–2011 CDBG funds

Purchase/Rehabilitation

Purchase homes in foreclosure that are rehabilitated and converted to ownership or transitional housing program for single women 55+ and senior women.

2010–2011 Output: one home will be purchased and rehabilitated.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6

Funding: \$320,000 in 2010–2011 CDBG funds

Mr. Fit It Grants

Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

2010–2011 Output: 12 grants will be awarded.

Outcome Categories: Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6, SP-1, SP-3

Funding: \$20,448 in 2010–2011 CDBG funds

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Home Safety Grants

Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

2010–2011 Output: 12 grants will be awarded.

Outcome Categories: Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6, SP-1, SP-3

Funding: \$20,448 in 2010–2011 CDBG funds

Accessibility Grants

Grants for elderly or disabled individuals designed to assist with accessibility items necessary in the home to assist the owner to remain in their home.

2010–2011 Output: Three grants will be awarded.

Outcome Categories: Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: HS-6, SP-1, SP-3

Funding: \$17,448 in 2010–2011 CDBG funds

Down Payment Assistance Loans

Down payment assistance loans are utilized to assist qualifying low-income first-time homebuyers and will be leveraged with other down payment assistance funds.

2010–2011 Output: Three loans will be awarded.

Outcome Categories: Affordability of Decent Housing

Goals Addressed: HS-3, HS-4

Funding: \$100,000 in 2010–2011 CDBG funds

3. PUBLIC SERVICES

Alliance on Aging

Continue provision and expansion of various services targeting senior citizens, including wellness support, ombudsman, senior employment, education and outreach, information and resource referrals, counseling and advocacy, and social support.

2010–2011 Output: 1,139 seniors will be served.

Outcome Categories: Accessibility for the purpose of creating suitable living environments

Goals Addressed: SP-3

Funding: \$20,000 in 2010–2011 CDBG funds

Big Brothers and Big Sisters

Continue provision and expansion of mentoring program which matches disadvantaged children and high-risk youth with adult mentors for one-on-one mentoring; specifically targets low-income areas of North Monterey neighborhoods.

2010–2011 Output: 75 youth will be mentored.

Outcome Categories: Suitable Living Environment; Sustainability of Suitable Living Environment

Goals Addressed: SP-1, SP-2

Funding: \$6,000 in 2010–2011 CDBG funds

Community Human Services

Provides counseling, advocacy, crisis intervention, and family reunification services and manages an emergency housing site located in the City of Monterey. All programs target runaway or homeless youth.

2010–2011 Output: 150 homeless and runaway youth will be served.

Outcome Categories: Accessibility for the purpose of providing decent affordable housing

Goals Addressed: SP-1

Funding: \$6,000 in 2010–2011 CDBG funds

Food Bank of Monterey County

Continue provision and expansion of emergency food assistance program which specifically targets senior citizens, physically ill

2010–2011 Output: 125 people will be served.

Outcome Categories: Sustainability for the purposes of a suitable living environment

Goals Addressed: SP-1, SP-3

Funding: \$10,000 in 2010–2011 CDBG funds

Josephine Kernes Memorial Pool

Continue provision and expansion of warm water swimming and water exercise program for low-income persons with physical and or/developmental disabilities.

2010–2011 Output: 40 persons will be served.

Outcome Categories: Suitable Living Environment; Sustainability of Suitable Living Environment

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Goals Addressed: SP-1

Funding: \$8,000 in 2010–2011 CDBG funds

Legal Service for Seniors

Continue provision and expansion of outreach and education, legal advocacy, information referrals, public benefit advocacy, elder abuse prevention, consumer fraud prevention/protection services. Targeted toward senior citizens and includes services relating to landlord/tenant mediation, homeownership/home repair legal advisement, and title transfers.

2010–2011 Output: 400 seniors will be assisted.

Outcome Categories: Affordability for the purpose of creating suitable living environments

Goals Addressed: SP-1, SP-3

Funding: \$10,000 in 2010–2011 CDBG funds

Meals on Wheels

Continue provision and expansion of free and/or low-cost home-delivered meals for senior citizens, frail elderly, and disabled persons. Also includes wellness checks and assessment of bio-psycho-social needs with appropriate referrals.

2010–2011 Output: 20 seniors will be served.

Outcome Categories: Accessibility for the purpose of creating suitable living environments

Goals Addressed: SP-1, SP-3

Funding: \$10,000 in 2010–2011 CDBG funds

Shelter Outreach Plus

Continued provision and expansion of services provided via I-Help program which targets homeless single males for employment and housing assistance. Also new provision of services through the mobile outreach services team (most) targeting Monterey street homeless. Program was funded on a pilot basis last year.

2010–2011 Output: 100 homeless males will be assisted.

Outcome Categories: Accessibility for the purchase of creating suitable living environments.

Goals Addressed: SP-4

Funding: \$15,000 in 2010–2011 CDBG funds

YWCA – Monterey County

New provisions of emergency shelter and supportive housing services for women and children suffering from domestic violence and at risk of homelessness.

2010–2011 Output: 110 persons will be served.

Outcome Categories: Accessibility for the purpose of providing decent affordable housing.

Goals Addressed: SP-1

Funding: \$17,000 in 2010–2011 CDBG funds

4. HISTORIC PRESERVATION

Historic Preservation

Historic restoration activities for City owned non-governmental buildings, or private historic commercial properties loans will be awarded to private commercial owners.

2010–2011 Output: Health and safety code items will be updated for one historic commercial building.

Outcome Categories: Suitable Living Environment; Sustainability of Suitable Living Environment;

Goals Addressed: CD-3, CD-4

Funding: \$110,457 in 2010–2011 CDBG funds

5. NEIGHBORHOOD REVITALIZATION

Casanova Oak Knoll Neighborhood Improvement District General Neighborhood Revitalization (CONA)

Utilization of funds under HUD Neighborhood Revitalization Strategy Area (NRSA) Program in accordance with 43.4 percent area low-income benefit standard to implement a collaboration-based neighborhoods improvement district strategy.

2010–2011 Output: two activities or loan program will be funded.

Outcome Categories: Suitable Living Environment; Sustainability of Suitable Living Environment;

Goals Addressed: CD-1, CD-5

Funding: \$40,000 in 2010–2011 CDBG funds

Code Enforcement

Code enforcement in low-income block groups, specifically focused on Casanova Oak Knoll Neighborhood Improvement District (CONA) and other identified low-income census block groups.

2010–2011 Output: Code Enforcement in low-income block groups and focus on CONA.

Outcome Categories: Suitable Living Environment; Sustainability of Suitable Living Environment;

Goals Addressed: CD-1, CD-4, CD-5

Funding: \$54,806 in 2010–2011 CDBG funds

6. PLANNING AND ADMINISTRATION

Planning and Administration

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

2010-11 Output: Quality administration of the CDBG program

Goals Addressed: PA-1

Funding: \$117,174

7. VAN BUREN SITE – PROGRESS UPDATE

The City has completed an analysis of the funding sources that were dedicated to property purchase on the Van Buren sites. All properties were purchased with CDBG funds, therefore at least 51 percent of all units developed must be affordable to low income households. A plan to build senior housing affordable to very low- and low-income elderly individuals on these sites that is compatible with the context of the historic neighborhood is underway. It is anticipated that at least ten units will be constructed. The next steps in the process will be completed this year and consist of the following

- Analysis of the historic district and the existing units on Van Buren
- Development of a concept to move forward with project approval and design
- Development of a financing plan for development of the project

8. GEOGRAPHIC DISTRIBUTION

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity and many of the City's 2010-11 activities, such as the rehabilitation programs and Meals on Wheels, are able to take place across the entire City. The City's Neighborhood revitalization activities and code enforcement activities funded by CDBG will take place primarily in the City's Casanova Oak Knoll Neighborhood Improvement District (**Figure 1**). The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

9. MINORITY DISTRIBUTION

The City of Monterey strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. As a

result, many programs, including emergency repair, senior services, and youth services, will be available to residents citywide. The majority of projects funded through CDBG are available on a citywide basis. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in **Figure 2**.

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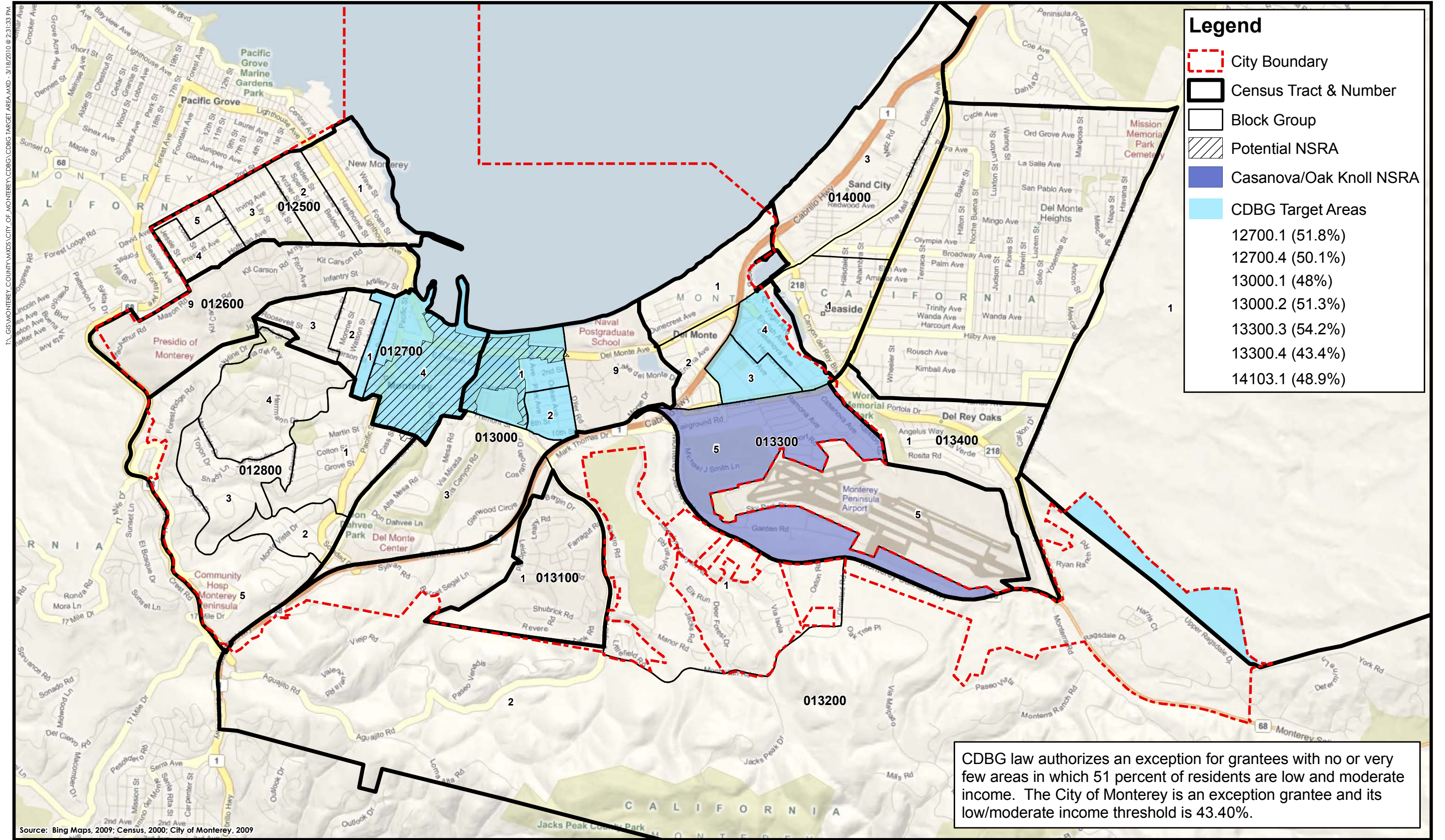


Figure 1
CDBG Target Areas
PMC

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Figure 2
Minority Concentration Map
PMC

10. HOMELESS AND OTHER SPECIAL NEEDS GROUPS

The City provides funding to several nonprofit agencies to augment the Continuum of Care funded programs to implement the County of Monterey's Five-Year Homeless Reduction Plan.

The Shelter Outreach Plus Mobile Outreach Services Team (MOST) van visits Monterey three (3) times per week, meeting and talking with homeless persons; moving them into necessary services, emergency shelter and ultimately, transitional housing and affordable housing. In FY 2008/09, the MOST van was supported in part last fiscal year with CDBG grant funds, with funds disbursement contingent upon capacity to satisfy HUD program beneficiary reporting requirements. The success of this program has resulted in a FY 2009/10 and FY 2010/11 allocation of funds for program continuation/expansion.

Interim Incorporated's McHOME Program provides ongoing outreach in the City which leverages state funds to provide outreach and build trust with the hard-to-serve mentally ill, dually-diagnosed street homeless. This program has assisted a number of severely mentally ill homeless individuals that have lived on the streets for five years or more.

This fiscal year, the City will continue to fund the Community Human Services for outreach services, counseling and reunification of homeless runaway youth in Monterey. Last fiscal year non-profits received \$250,000 in housing set-aside funds to rehabilitate a home to provide a transitional housing facility that houses six (6) homeless youth, ages 18 to 22.

The City funds the homeless intervention programs administered by the HRC, Salvation Army of the Monterey Peninsula, and Interim, Inc., and Shelter Outreach Plus. These housing programs provide emergency rent payments, homeless intervention, and security deposit guarantees to residents who are at-risk of becoming homeless or are homeless. The City is providing administrative funds to support the County funded Rapid Re-housing Program, to the following agencies: Housing Resource Center, Shelter Outreach Plus, and YWCA. The program provides intake, case management, and referral to resources for homeless individuals and those at-risk of homelessness. The federal program is funded by the State of California through a grant to the County of Monterey. The City is able to utilize this funding to intervene in the cycle of homelessness.

The City of Monterey funds services to special needs households such as the mentally, physically, or developmentally disabled, through CDBG grants to several nonprofits, such as Gateway Center with redevelopment funds. In addition, the needs of the frail elderly are served by grants to the Ombudsman for Long Term Care, the Senior Employment, Senior Information and Referral Program, and other programs offered by the Alliance on Aging.

11. ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

Despite City and County efforts, a number of significant obstacles to meeting underserved needs remain, as follows:

- Lack of funding for social services agencies
- Lack of affordable rental housing
- Contraction of low-wage service and retail sector growth
- Reduction in social services and service providers in Monterey for target income residents

- Need for transportation to existing services and childcare
- National recession
- State of California Budget Deficit and reductions in services at County level

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available services within the City's boundaries. Many services are located countywide; additionally, those services located locally often do not have sufficient capacity to meet needs.

The City plans to use a portion of CDBG funds as allowable under the Social Services Cap, to promote the local provision of services for low- and moderate-income residents in Monterey.

12. REMOVING BARRIERS TO AFFORDABLE HOUSING

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in both the Analysis of Impediments to Fair Housing Choice and the Housing Element to address these issues. Such actions include:

- Expand homebuyer and refinancing workshops.
- Continue offering ownership educational seminars
- Provide information on reverse mortgages on the City website and linkages to HUD educational information.
- Encourage HACM to expand their marketing efforts to encourage property owners in Monterey to accept Housing Choice Vouchers (Section 8). Provide City sites for distribution of Section 8 applications at a wide variety of locations.
- Encourage the Housing Authority to encourage the use of Housing Choice Vouchers (Section 8) and public housing programs for populations at risk of homelessness in the City of Monterey.
- Collaborate with the Housing Authority to assist Family Self Sufficiency participants to achieve economic independence through ownership opportunities in the City's Purchase and Resale Program.
- Continue to provide incentives for affordable housing production and rehabilitation in exchange for deed restrictions for permanent affordability.
- Continue to provide subsidies for the production of affordable housing in exchange for deed restrictions for permanent affordability.
- Continue to monitor the Inclusionary Ordinance in regard to new development, subdivisions, and condominium conversions consistent with State law.
- Encourage the Housing Authority to market to landlords of units with three or more bedrooms to use accept Housing Choice Vouchers (Section 8) by obtaining HUD approval of exception rents.
- Encourage developers building units under the inclusionary program to dedicate three- and four-bedroom units in a proportional manner to the total units produced.

- Implement the 2009–2014 Housing Element program a.1.4 which states the City will encourage and plan to create development standards for new condominiums and ownership townhouses in R-3 and commercial areas that require amenities desirable to owners and require larger units (three or more bedrooms) to house families with children.
- Implement the 2009–2014 Housing Element program f.1.6 to amend the City's Zoning Ordinance to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.
- Implement the 2009–2014 Housing Element program f.1.7 to amend the Zoning Ordinance to allow emergency shelters as a permitted use in a newly created overlay zone in the City's C-1, C-2, and/or C-3 zoning districts, which are close to transit corridors and services.
- Implement the 2009–2014 Housing Element program f.1.9 to ensure zoning flexibility that allows for the development of single-room occupancy units (SROs). The City will update its Zoning Ordinance to explicitly allow for SROs in a district that is near services and mass transit.
- Coordinate and collaborate with the local Continuum of Care organizations.
- Define a transitional housing program for single women 55+ years of age
- Through collaboration assist to develop an emergency shelter for single-women

13. DEVELOP INSTITUTIONAL STRUCTURE

The Housing and Property Management Division of the Community Development Department is responsible for administering the Consolidated Plan for the City of Monterey. Programs are based on priorities and funding allocations approved by the City Council after requisite public hearings. The Housing and Property Management Division staff leads and administers various aspects of housing, community services, and efforts to sustain housing programs for the City of Monterey.

14. ENHANCE COORDINATION

The City contracts with nonprofit agencies for on-going support services and housing programs. Affordable housing development projects are administered by the Housing Authority of the County of Monterey, Community Housing improvements Systems and Planning Association, Interim Inc., and for-profit developers.

In addition to these entities, the City considers proposals from other for-profit developers and housing non-profit agencies for affordable ownership, transitional and permanent housing projects. In previous years the City provided grant and loan funds to facilitate project completion, and rehabilitation of non-profit housing facilities owned by Community Human Services, Interim, Inc., and Monterey County Housing Inc., Affordable Acquisitions (MCHI,AA). In FY 2010/11 this will not be possible given budget constraints and program priorities.

The City of Monterey intends to continue cooperative relationships with other public agencies and non-profit organizations including the Housing Authority of the County of Monterey (HACM), Community Housing Improvement Systems and Planning Association (CHISPA), Alliance on Aging, Housing Resource Center (HRC) and Interim Incorporated to develop additional affordable housing opportunities and provide community services for low and moderate-

income households and other special needs populations identified as priorities in the Consolidated Plan.

The City of Monterey will continue to coordinate with these agencies to ensure that available resources are fully utilized and leveraged to the maximum extent possible. Applicants for funds administered by the City will also be encouraged to combine Federal, State and private resources with grants or loan funds from the City. The proposed Neighborhood Revitalization Program will also be linked with internal City and external programs providing housing development and rehabilitation services, economic development and commercial revitalization, and crime prevention.

15. PUBLIC HOUSING STRATEGY

HOUSING AUTHORITY'S PROPOSAL FOR EXPANDING HOUSING CHOICES

HACM's Five-Year Plan and Annual Plan propose strategies and programs to expand housing choices for low and very low-income households. The plan outlines numerous programs such as Family Self-Sufficiency (FSS) model and a Section 8 Homeownership Plan to increase housing choices for low-income households.

The Annual Plan for the HACM identified four strategic goals, which are in accordance with the goals stated in the City's Consolidated Plan as follows:

- Increase the availability of decent, safe and affordable housing.
- Improve community quality of life and economic vitality.
- Promote self-sufficiency and asset development of families and individuals.
- Ensure equal opportunity in housing for all Americans.

During the next year, the City will continue to work with HACM to increase the use of the Section 8 Program administered by HACM in the private real estate market. HACM manages and implements 3,879 Housing Choice Vouchers within communities in Monterey County. Of those 3,879 vouchers, 195 are for residents of the City of Monterey. Seventy-two (37 percent) of the 195 vouchers are used at Casanova Plaza, 86 senior housing site owned by MCHI, AA. There are 5,498 families on the Housing Choice Voucher waiting list, of which 101 families reside in the City. The 101 families consist of 168 persons, and 16 of the families are elderly households.

16. ANTI-POVERTY STRATEGY

The City's anti-poverty strategy is based on support of historic preservation, attracting a range of businesses to support workforce development, to provide jobs for low-income residents. In addition, the City provides support for projects and services to several agencies offering a variety of supportive services to low-income residents.

The community offers a number of mentoring, cultural, and youth services so that youth can gain positive attitudes toward success. The recession has caused extreme reductions in County programs and school based programs. The City of Monterey remains committed to preserving resources for elderly, youth and single parents. While some programs have been reduced, the City has managed to retain a range of services to support the citizens.

The provision of a large number of social services for the elderly, families, and youth will expand opportunities for growth and encouragement. Supportive and legal services for seniors will

ensure that they are not victims of fraud or abuse and will assist them to live independently in their homes.

Homeownership programs, credit counseling, and wealth building through self-sufficiency and education will be the focus of many programs funded by the City of Monterey. The provision of opportunities for homeownership for lower-income families creates family wealth and responsible citizenship and builds a better community overall.

Approximately 7.8 percent of Monterey residents live at the Federal Poverty level. With the downturn of the economic this may have increased. The households which are at the poverty level and that may be on welfare have been typically located in public housing, assisted housing, or special needs group housing. This demographic may have changed due to the economic recession.

The City provides strong support for childcare programs to assist families to remain employed. In the past the City has subsidized a large state-of-the-art childcare center at the Presidio of Monterey. The City has provided extensive staff support to assist in locating providers to lease the site and retain the operations of the center to allow 29 low-income youth to remain at the facility so their parents can continue to work and that the children were safe.

The City of Monterey provides significant funding for services that target the most economically vulnerable of the community. Funding is targeted to prevent homelessness, increase self-sufficient family functioning, and provide community connectiveness. The City has a strong economic development focus and continually works to promote employment opportunities for all aspects of the community. The City General Plan contains a Social Element designed to direct serves to those most in need.

Additionally, there are a number of educational programs available to residents to allow them to grow economically. Monterey Peninsula College provides extensive opportunities for extended education for youth and mature adults. Because the City is a jobs-rich community, anyone who desires to work can achieve employment.

The City will aggressively pursue grant funding to provide resources to develop housing affordable to lower-income households. A mix of unit sizes will be subsidized to assist families with children. Rental subsidies, when available through the State HOME Program or the Housing Authority Section 8 programs, will be utilized to assist lower-income households so that family resources can be targeted to self-sufficiency. Self-sufficiency and a strengths-based model of family functioning will be encouraged in service delivery of programs to lower-income households.

17. LEAD-BASED PAINT REDUCTION STRATEGY

Some areas of the community may have homes where lead-based paint was used.

According to the Monterey County Department of Public Health, there were 13 cases of childhood lead poisoning in Monterey between 1997 and 2007. It is believed that these cases are most likely linked to lead-based paint.

LEAD-BASED PAINT (LBP) PAINT PROCEDURES

The City of Monterey has developed a comprehensive Lead-Based Paint Plan for the existing Housing Rehabilitation Program and Historic Preservation Program. A synopsis of the LBP Program follows:

- 1) Housing staff determines the necessity of implementing the LBP Program based on the type and extent of repairs or rehabilitation required by the owner according to HUD LBP regulations.
- 2) If staff's inspection and evaluation of the repair or rehabilitation reveals LBP issues, the property owner and contractor are provided copies of the EPA brochure "Protect Your Family from Lead in Your Home" for their review and reference. In addition, the appropriate level of remediation of LBP clearance is defined, based on needs and level of lead-based paint and location.
- 3) The cost of inspections and certifications required to document LBP issues will be a grant to the owner. All construction costs including LBP remediation will be in the form of a deferred loan to the owner.
- 4) A comprehensive visual assessment is made at the time the scope of work is compiled. A certified LBP contractor is utilized to conduct necessary testing, certifications, specifications for lead paint removal, and safe work practices. City staff identifies any interim controls and establishes intents during the work write-up phase of the project.

City staff will refer to the matrix for Risk Assessment vs. Inspection: Decision-making Logic and the Lead-Based Paint Housing Rehabilitation Matrix located in the City's Lead-Based Paint Program Guidelines to implement specific procedures relating to lead-based paint in the Housing Rehabilitation and Historic Preservation programs.

LEAD HAZARD REDUCTION

The City of Monterey will comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

Housing Rehabilitation

All housing rehabilitation activities funded under this Plan will assess lead hazard risk before proceeding. This requirement applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described at 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described at 24 CFR 35.110.

Information and Education

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure. Materials will include the use of HUD/EPA publications such as "Protect Your Family from Lead in Your Home." Information will be provided in English and Spanish. Publications and referral information will be placed on the City's website for education of the public..

Blood Testing

In conjunction with housing programs, households with children will be referred to the County Health Department's Childhood Lead Poisoning Program if the housing was constructed prior to January 1, 1978, for possible testing for elevated blood lead levels.

18. FAIR HOUSING STRATEGY

The City has completed the "Analysis of Impediments to Fair Housing", which will be submitted to HUD in May with the 2010-2015 Consolidated Plan and this Action Plan.

Each year, the City of Monterey has contracted with the Conflict Resolution and Mediation Center of Monterey County (CRMC) to promote fair housing and educate the public and apartment owners on fair housing laws. The City will continue to monitor compliance with the Voluntary Rental Guidelines Program and coordinate disputes with the CRMC. CRMC also holds an annual open house with the goal of providing maximum outreach and education to the citizens of Monterey. Special emphasis is placed on tenant/landlord rights and alternative avenues of resolving disputes.

In FY 2010/11, the City of Monterey will continue to work closely with CRMC to provide basic association governance and fiscal management training to the Lease Option to Purchase program units. This training will aim to improve operations and maintenance of the site through proper management of common homeowner interests, to assist in the resolution of neighbor disputes, and to increase a sense of homeownership pride and community investment.

The City of Monterey is also contracting with Housing Resource Center (HRC), a HUD approved housing counseling agency, to provide homeownership classes in English and Spanish and one-on-one credit and homeownership counseling to those eligible to purchase a housing unit under the City's Purchase and Resale Inclusionary Housing Program. The program is available to all who live or work in the City of Monterey.

In FY 2005/06, fair housing efforts were increased through the Homeownership Expo held in February 2006, and the initiation of a comprehensive housing and credit counseling program. Additionally, the City has aggressively marketed the homeownership opportunities offered to low-income households through the condominium conversions. The two allocations of HOME Down Payment Assistance Program has been advertised in Spanish and English in the area newspaper.

The City anticipates the broadening of fair housing opportunities to low-income households through the planned adoption of proposed mixed use guidelines for the North Fremont corridor in FY 2010/11 (whose development is being funded in part by RDA funds in FY 2008/09), the Lighthouse corridor, and the Greater Downtown area. These areas are also targeted for increased water allocations as it becomes available and are ripe for redevelopment opportunities.

19. MONITORING PLAN

The City of Monterey has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure that subrecipients are carrying out their program/project as described.
- To assure that subrecipients are implementing the program/project in a timely manner.
- To assure that subrecipients are assessing costs to the program/project which are eligible under CDBG regulations and their individual contracts with the City.
- To assure that subrecipients are conforming with other applicable laws, regulations, and terms of the agreement.
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement.
- To assure that subrecipients have the capacity to carry out the approved project/program.
- To assure that subrecipients are carrying out their program/project as described.

The City will track and report on its progress toward meeting its housing and community development goals. On an annual basis, City staff will prepare a Housing and Grant Programs Report summarizing progress on goals and priorities identified in the Consolidated Plan and Housing Element.

The Housing and Grant Programs Report will include a status report of the CDBG programs and projects. Pertinent information will be incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

20. CITIZEN PARTICIPATION PROCESS

The City of Monterey conducted four primary meetings/workshops to solicit service provider, citizen, and stakeholder input on the community's priorities for the development of the 2010-2015 Consolidated Plan and 2010-2011 Action Plan. The first meeting was an interdepartmental meeting for City department representatives to discuss their perspective on community priority needs. Departments represented were Planning, Engineering and Environmental Compliance (PEEC), Recreation/Casanova Oak Knoll Center, Recreation/Monterey Senior Center, Recreation/Youth Center, the Recreation and Community Services Manager, Recreation/Hilltop Park Center, Police, and Housing and Property Management. The second workshop was a stakeholder meeting attended by representatives from Community Human Services, Shelter Outreach Plus, Interim, Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), and Rebuilding Together. The third meeting was a Planning Commission public hearing. The fourth meeting was the City Council adoption hearing (**Appendix 4** includes the public notices).

To ensure maximum participation, copies of the draft Annual Action Plan have been made available for public review to local organizations and individuals representing neighborhood associations, special needs groups and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

There are four (4) public meetings scheduled each year to receive comments and suggestions on housing and services needs.

Appendix 5 includes the Action Plan Certification and the SR 424 applications for HUD.

APPENDICES

**APPENDIX 1 –
SUMMARY OF PRIORITIES & IMPLEMENTATION
PROGRAMS FOR ALL HOUSING-RELATED
FUNDS (FEDERAL AND NON-FEDERAL)**

Appendix A
Summary of Priorities & Implementation Programs
All Housing Related Funds (Federal and Non-Federal)

<p style="text-align: center;">Priority #1 First-Time Homebuyers-Low-Income and Moderate Income Households</p>	<p style="text-align: center;">Priority #2 Very-Low and Low-Income Homeowner Households</p>	<p style="text-align: center;">Priority #3 Homeless Persons and Persons at Risk of Homelessness</p>
<ul style="list-style-type: none"> Continue to advocate and plan for new homeownership programs and projects Continue with and fund the Down Payment Assistance Program Continue the Inclusionary Housing Program (Ownership Unit Component) toward the Purchase and Resale Program Develop ownership opportunities on City land Utilize Housing Reserve Fund- (housing set-aside funds) for pre-development costs Participate and collaborate with local lenders for ownership financing programs and classes First Time Homebuyer Counseling Programs Target CONA Neighborhood Apply for grants as possible 	<ul style="list-style-type: none"> Consider other models for downpayment assistance programs targeted to lower income households CDBG Major Rehab Program CDBG Emergency Loan Program CDBG Mr. Fix-it Program & Home Safety Programs Provide ownership counseling and credit repair classes and programs Lease to Own Model with Escrow Savings account for ownership readiness First Time Homebuyers Counseling Programs Non-Profit Agencies collaboration for weatherization and rehabilitation Leverage and link to other weatherization programs Target CONA Neighborhood Apply for grants as possible 	<ul style="list-style-type: none"> Homeless prevention programs Continue Emergency Rent Programs & refer homeless to or at-risk citizens to the Rapid Re-Housing program. Provide funds to reduce chronic homeless for model programs Support the Continuum of Care Plans Collaborate with Housing Authority and non-profit housing developers to reduce displacement of seniors and near elderly Collaborate for an emergency shelter for single men/women on the Monterey Peninsula Define a One Stop Center for near- elderly (55+) and seniors to assist with referral to resources Seek a suitable location for a transitional housing program for single near elderly (55+) and elderly women Collaborate with Local Homeless Assistance Committee and homeless services providers Apply for grants as possible
<p style="text-align: center;">Priority #4 Very-Low and Low-Income Non-Homeless Special Needs Households</p>	<p style="text-align: center;">Priority #5 Very-Low and Low-Income Renter Households</p>	<p style="text-align: center;">Non-Housing Community Goals & Service Delivery Priorities Services/Programs to be delivered in the following order when ever possible:</p>
<ul style="list-style-type: none"> All Programs in Priority 2 and 5 Continue to assure the viability and affordability of existing rental programs Assist with special housing needs through funding of Community Services Programs Utilize Housing Reserve Fund to negotiate with non-profits for additional affordability of units Support grant applications by non-profit agencies to leverage Housing and CDBG funds Continue to apply for grants as funding becomes available 	<ul style="list-style-type: none"> Continue to monitor the Voluntary Rental Guidelines Monitor existing affordable rental housing agreements Continue to monitor and maintain HOME-Funded Estrella Rental Apartments Continue to apply and utilize HOME Tenant Based Rental Assistance Programs targeted to City priorities Security Deposit Guarantee Programs Homeless prevention through the Emergency Rent Program and Rapid Re-housing funds Inclusionary Housing Program - Negotiate for units affordable to very-low and low-income households Continue with Community Services Agency grants to support low and very-low-income renters Apply for new grants as available 	<p><u>Supportive Services</u></p> <ol style="list-style-type: none"> Services for frail-elderly and elderly to remain in their own homes Single-Parents/Youth-assistance and support for single heads of households, and youth to provide positive examples, and build resilient families. Handicapped-Services to assist disabled individuals to remain self-sufficient Homeless Prevention and Rental Assistance Services to assist the "new homeless" Other Special Needs Groups- Chronic Homeless services <p><u>Non-Housing Community Development Goals</u></p> <ol style="list-style-type: none"> Plans and studies for housing programs, preservation programs, neighborhood plans, studies and guidelines. Historic Preservation of City owned non-governmental buildings and commercial structures Neighborhood preservation activities in low income designated block groups Develop a façade loan program for CONA area businesses.

APPENDIX 2 – BUDGET AND REVENUE CHARTS

FISCAL YEAR 2010-2011
HOUSING FUNDS PROGRAM PROJECTED REVENUES

NAME	FY 9/10 CARRY OVER	FY 10/11 CDBG	HOME DOWN PAYMENT GRANT	RENTAL INCOME	INTEREST INCOME	INTEREST LOANS	PRINCIPAL PAYMENTS	SALE OF PROPERTY	TAX INCREMENT	FY 10/11 TOTAL REVENUE PROJECTIONS
CDBG	\$ 248,798	\$ 299,844		\$ 295,000	\$ 10,000	\$ 35,000	\$ 100,000	\$ 210,000	\$ -	\$ 1,198,642
Cannery Row RDA	\$ 250,359				\$ 25,000	\$ 50,000	\$ 50,000		\$ -	\$ 375,359
Greater Downtown RDA	\$ 62,026				\$ 12,000	\$ 20,000	\$ 50,000	\$ 270,000	\$ 497,942	\$ 911,968
Custom House RDA	\$ 169,000			\$ 45,000	\$ 12,000	\$ 25,000	\$ 50,000	\$ 120,000	\$ 302,457	\$ 723,457
HOME Estrella	\$ 62,500			\$ 38,000						\$ 100,500
HOME Down Payment Assistance			\$ 550,000				\$ 60,000			\$ 610,000
CDBG-R Energy Retrofit	\$ 40,000									\$ 40,000
Reserve OHH Replacement Units	\$ 473,724									\$ 473,724
Reserve OHH Replacement Units	\$ 1,336,072									\$ 1,336,072
Reserve OHH Replacement Units	\$ 816,380									\$ 816,380
	\$ 2,122,787	\$ 299,844	\$ 550,000	\$ 378,000	\$ 59,000	\$ 130,000	\$ 250,000	\$ 600,000	\$ 800,399	\$ 6,586,102
										\$ 6,586,102

FY 2010/11 FUND SOURCE BUDGET

HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS	CDBG FUNDS	CDBG-R	RDA FUNDS	HOME FUNDS	TOTAL FUNDS
A. ADMINISTRATION AND PLANNING					
Salaries/Benefits	\$88,084		\$338,706	\$5,227	\$432,017
General Administration	\$29,090		\$150,668	\$13,000	\$192,758
SUBTOTAL	\$117,174	\$0	\$489,374	\$18,227	\$624,775
B. COMMUNITY SERVICES GRANTS					
Alliance on Aging	\$20,000		\$5,000		\$25,000
Big Brothers Big Sisters	\$6,000				\$6,000
Community Human Services	\$6,000				\$6,000
Conflict Resolution & Mediation Center			\$25,000		\$25,000
Food Bank of Monterey County	\$10,000				\$10,000
Housing Resource Center			\$15,000		\$15,000
Interim Incorporated			\$25,000		\$25,000
Josephine Kernes Memorial Pool	\$8,000				\$8,000
Legal Services for Seniors	\$10,000				\$10,000
Meals on Wheels	\$10,000				\$10,000
Central Coast HIV/AIDS Project			\$5,000		\$5,000
Salvation Army			\$25,000		\$25,000
Shelter Outreach Plus	\$15,000		\$5,000		\$20,000
YWCA - Monterey County	\$17,000		\$5,000		\$22,000
SUBTOTAL	\$102,000	\$0	\$110,000	\$0	\$212,000
C. HOUSING REHABILITATION & HISTORIC PRESERVATION					
Major Rehabilitation Loans	\$100,000				\$100,000
Relocation	\$20,000				\$20,000
Rebuilding Together	\$10,000				\$10,000
Emergency Loans	\$15,000				\$15,000
Purchase/Rehabilitation	\$320,000				\$320,000
Mr. Fix It Grants	\$20,448				\$20,448
Home Safety Grants	\$20,448				\$20,448
Disabled Accessibility Grants	\$17,448				\$17,448
Project Delivery Salaries/Benefits	\$104,281				\$104,281
Historic Preservation	\$110,457				\$110,457
Project Delivery - Rehab	\$46,580				\$46,580
SUBTOTAL	\$784,662	\$0	\$0	\$0	\$784,662
D. CASANOVA OAK KNOLL NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)					
Code Enforcement	\$54,806				\$54,806
General Neighborhood Revitalization	\$40,000				\$40,000
SUBTOTAL	\$94,806	\$0	\$0	\$0	\$94,806
E. AARA ENERGY RETROFIT					
Estrella Solar Project		\$40,000		\$40,000	\$80,000
SUBTOTAL	\$0	\$40,000	\$0	\$40,000	\$80,000
F. DOWN PAYMENT ASSISTANCE					
Down Payment Assistance Loans	\$100,000		\$400,000	\$597,000	\$1,097,000
SUBTOTAL	\$100,000	\$0	\$400,000	\$597,000	\$1,097,000
G. RESERVES					
Casa de la Estrella -Replacement Reserves				\$55,273	\$55,273
Monterey Hotel Mixed Use			\$800,000		\$800,000
595 Munras Loan			\$1,200,000		\$1,200,000
OHH Replacement Fund			\$666,682		\$666,682
Housing Reserve Fund			\$970,904		\$970,904
SUBTOTAL	\$0	\$0	\$3,637,586	\$55,273	\$3,692,859
TOTAL	\$1,198,642	\$40,000	\$4,636,960	\$710,500	\$6,586,102

REVISED: 5/04/10

FY 2010 - 2011 FUND ACCOUNT BUDGET

	A	B	C	D	E	F	G	H	J
	HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS	270 - CDBG	271 - CANNERY ROW	272 - GREATER DOWNTOWN	273 - CUSTOM HOUSE	274- ESTRELLA	275- HOME DPA FUND	276 -CDBG-R	TOTAL - ALL ACCOUNTS
1									
2									
3	A. ADMINISTRATION AND PLANNING								
4	Salaries/Benefits	\$ 88,084		\$ 338,706		\$ 5,227			\$ 432,017
5	General Administration	\$ 29,090	\$ 50,668	\$ 50,000	\$ 50,000		\$ 13,000		\$ 192,758
6	SUBTOTAL	\$ 117,174	\$ 50,668	\$ 388,706	\$ 50,000	\$ 5,227	\$ 13,000	\$ -	\$ 624,775
7									
8	B. COMMUNITY SERVICES GRANTS								
9	Alliance on Aging	\$ 20,000			\$ 5,000				\$ 25,000
10	Big Brothers Big Sisters	\$ 6,000							\$ 6,000
11	Community Human Services	\$ 6,000							\$ 6,000
12	Conflict Resolution & Mediation Center				\$ 25,000				\$ 25,000
13	Food Bank of Monterey County	\$ 10,000							\$ 10,000
14	Housing Resource Center				\$ 15,000				\$ 15,000
15	Interim Incorporated				\$ 25,000				\$ 25,000
16	Josephine Kernes Memorial Pool	\$ 8,000							\$ 8,000
17	Legal Services for Seniors	\$ 10,000							\$ 10,000
18	Meals on Wheels	\$ 10,000							\$ 10,000
19	Central Coast HIV/AIDS Project				\$ 5,000				\$ 5,000
20	Salvation Army				\$ 25,000				\$ 25,000
21	Shelter Outreach Plus	\$ 15,000			\$ 5,000				\$ 20,000
22	YWCA - Monterey County	\$ 17,000			\$ 5,000				\$ 22,000
23	SUBTOTAL	\$ 102,000	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ 212,000
24									
25	C. HOUSING REHABILITATION								
26	Major Rehabilitation Loans	\$ 100,000							\$ 100,000
27	Rebuilding Together	\$ 10,000							\$ 10,000
28	Emergency Loans	\$ 15,000							\$ 15,000
29	Relocation	\$ 20,000							\$ 20,000
30	Mr. Fix It Grants	\$ 20,448							\$ 20,448
31	Home Safety Grants	\$ 20,448							\$ 20,448
32	Disabled Accessibility Grants	\$ 17,448							\$ 17,448
33	Project Delivery Salaries/Benefits	\$ 104,281							\$ 104,281
34	Purchase/Rehab/Ownership	\$ 320,000							\$ 320,000
35	General Project Delivery	\$ 46,580							\$ 46,580
36	SUBTOTAL	\$ 674,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 674,205
37									
38	D. HISTORIC PRESERVATION								
39	Historic Loans/Grants	\$ 100,000							\$ 100,000
40	Activity Delivery	\$ 10,457							\$ 10,457
41	SUBTOTAL	\$ 110,457							\$ 110,457
42									
43	E. CASANOVA OAK KNOLL NEIGHBORHOOD IMPROVEMENT DISTRICT(NID)								
44	Code Enforcement	\$ 54,806							\$ 54,806
45	General Neighborhood Revitalization	\$ 40,000							\$ 40,000
46	SUBTOTAL	\$ 94,806	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,806
47									
48	F. ECONOMIC STIMULUS								
49	CDBG-R					\$ 40,000		\$ 40,000	\$ 80,000
50	SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ 40,000		\$ 40,000	\$ 80,000
51									
52	G. DOWN PAYMENT ASSISTANCE								
53	Down Payment Assistance Loans	\$ 100,000	\$ 200,000		\$ 200,000		\$ 597,000		\$ 1,097,000
54	SUBTOTAL	\$ 100,000	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 597,000	\$ -	\$ 1,097,000
55									
56	H. RESERVES								
57	Casa de la Estrella - Replacement Reserve					\$ 55,273			\$ 55,273
58	595 Munras Loan		\$ 400,000		\$ 800,000				\$ 1,200,000
59	Monterey Hotel Mixed Use			\$ 800,000					\$ 800,000
60	OHH Replacement units fund		\$ 114,230	\$ 536,072	\$ 16,380				\$ 666,682
61	Housing Reserve Fund		\$ 84,185	\$ 523,262	\$ 363,457				\$ 970,904
62	SUBTOTAL	\$ -	\$ 598,415	\$ 1,859,334	\$ 1,179,837	\$ 55,273	\$ -	\$ -	\$ 3,692,859
63									
64	TOTAL	\$ 1,198,642	\$ 849,083	\$ 2,248,040	\$ 1,539,837	\$ 100,500	\$ 610,000	\$ 40,000	\$ 6,586,102

CDBG SPENDING CAP CALCULATIONS - FY 2010/11

ESTIMATED FY 2010/11 COMMUNITY SERVICES SPENDING CAP			
		FY 09/10	FY 10/11
A.	FY 2010/11 Entitlement (estimated)	\$262,435	\$299,844.00
B.	Estimated FY 2010/11 Entitlement x 0.15	\$39,365.25	\$44,976.00
C.	Estimated FY 2009/10 Program Income Estimate	\$842,768.00	\$391,426.00
D.	Estimated FY 2009/10 Program Income x 0.15	126,415.20	\$58,713.90
E.	Total of Calculated Values in Line Items B & D	\$165,780.45	\$103,689.90
ESTIMATED MAXIMUM COMMUNITY SERVICES CAP		\$165,780.45	\$103,689.90

ESTIMATED FY 2010/11 PLANNING AND ADMIN SPENDING CAP			
		FY 09/10	FY 10/11
A.	Actual FY 20010/11 Entitlement	\$262,435	\$299,844.00
B.	Estimated FY 2010/11 Program Income	\$800,583	\$640,000.00
C.	Total of Calculated Values in Line Items A & B	\$1,063,018	\$939,844.00
D.	Total of Calculated Values in Line Items A & B x 0.20	\$212,603.6	\$187,968.80
ESTIMATED MAXIMUM ADMISTRATIVE FUNDS		\$212,603.60	\$187,968.80

APPENDIX 3 – PROPOSED PROJECTS (TABLE 3Cs)

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6, SP-3

Project Title Major Rehabilitation Loan

Description Major rehabilitation project for low income senior or disabled individual to ensure property is brought up to Housing Quality Standards or local building code.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6, SP-3	Project ID 10-01
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Rehabilitation Loan Awarded	Annual Units 1
Local ID 10-01	Units Upon Completion 1

Funding Sources:	
CDBG	\$100,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$100,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Temporary Relocation

Description Temporary relocation while a major or emergency loan activity is being conducted to ensure health and safety of the resident.

Objective category:

Outcome category:

☒ Suitable Living Environment

☐ Availability/Accessibility

☐ Decent Housing

☒ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6	Project ID 10-02
HUD Matrix Code 08	CDBG Citation 570.606
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons temporarily relocated	Annual Units 2
Local ID 10-02	Units Upon Completion 2

Funding Sources:	
CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Rebuilding Together

Description Contracting with non-profit for weatherization activities in the Casanova Oak Knoll revitalization area and assisting with one low-income owner rehabilitation project.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Casanova Oak Knoll Revitalization Area

Objective Number HS-6	Project ID 10-03
HUD Matrix Code 14F	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units rehabilitated	Annual Units 3
Local ID 10-03	Units Upon Completion 3

Funding Sources:	
CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Emergency Loans

Description Emergency loan for low-income senior or disabled homeowner to address one emergency health and safety item that affects the habitability of their home.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area

Citywide

Objective Number HS-6	Project ID 10-04
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units rehabilitated	Annual Units 1
Local ID 10-04	Units Upon Completion 1

Funding Sources:	
CDBG	\$15,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$15,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Purchase/Rehabilitation

Description Purchase homes in foreclosure that are rehabilitated and converted to ownership or transitional home for single women 55+ and senior women.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6	Project ID 10-05
HUD Matrix Code 14G	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units acquired /rehabilitated	Annual Units 1
Local ID 10-05	Units Upon Completion 1

Funding Sources:	
CDBG	\$320,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$320,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6, SP-1, SP-3

Project Title Mr. Fix It Grants

Description Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6, SP-1, SP-3	Project ID 10-06
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units rehabilitated	Annual Units 12
Local ID 10-06	Units Upon Completion 12

Funding Sources:	
CDBG	\$20,448
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,448

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6, SP-1, SP-3

Project Title Home Safety Grants

Description Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

Objective category:

Outcome category:

☒ Suitable Living Environment

☒ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6, SP-1, SP-3	Project ID 10-07
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units rehabilitated	Annual Units 12
Local ID 10-07	Units Upon Completion 12

Funding Sources:	
CDBG	\$20,448
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,448

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6, SP-1, SP-3

Project Title Disabled Accessibility Grants

Description Grants for elderly or disabled individuals designed to assist with accessibility items necessary in the home to assist the owner to remain in their home.

Objective category:

Outcome category:

☒ Suitable Living Environment

☒ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6, SP-1, SP-3	Project ID 10-08
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Units rehabilitated	Annual Units 3
Local ID 10-08	Units Upon Completion 3

Funding Sources:	
CDBG	\$17,448
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$17,448

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-3, HS-4

Project Title Downpayment Assistance

Description Downpayment assistance loans are utilized to assist qualifying low-income first-time homebuyers and will be leveraged with other down payment assistance funds.

Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-3, HS-4	Project ID 10-09
HUD Matrix Code 13	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Affordable units provided	Annual Units 3
Local ID 10-09	Units Upon Completion 3

Funding Sources:	
CDBG	\$100,000
ESG	
HOME	\$597,000
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$697,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Housing Project Delivery

Description Administer housing activities in compliance with federal regulations and local policies

Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6	Project ID 10-10
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator n/a	Annual Units n/a
Local ID 10-10	Units Upon Completion n/a

Funding Sources:	
CDBG	\$104,281
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$104,281

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need HS-6

Project Title Rehabilitation Project Delivery

Description Administer housing rehabilitation activities in compliance with federal regulations and local policies

Objective category:

Outcome category:

☐ Suitable Living Environment

☐ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number HS-6	Project ID 10-11
HUD Matrix Code 14H	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator n/a	Annual Units n/a
Local ID 10-11	Units Upon Completion n/a

Funding Sources:	
CDBG	\$46,580
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$46,580

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-3

Project Title Alliance on Aging

Description Continue provision and expansion of various services targeting senior citizens including wellness support, ombudsman, senior employment, education and outreach, information and resource referrals, counseling and advocacy and social support.

Objective category:

Outcome category:

☒ Suitable Living Environment

☒ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-3	Project ID 10-12
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Seniors assisted	Annual Units 1139
Local ID 10-12	Units Upon Completion 1139

Funding Sources:	
CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1, SP-2

Project Title Big Brothers and Sisters

Description Continue provision and expansion of mentoring program which matches disadvantaged children and high risk youth with adult mentors for one-on-one mentoring specifically targets low-income areas of North Monterey neighborhoods.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1, SP-2	Project ID 10-13
HUD Matrix Code 05D	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Youth mentored	Annual Units 75
Local ID 10-13	Units Upon Completion 75

Funding Sources:	
CDBG	\$6,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$6,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1

Project Title Community Human Services

Description Provides counseling, advocacy, crisis intervention, and family reunification services and manages an emergency housing site located in the City of Monterey. All program target runaway or homeless youth.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1	Project ID 10-14
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Homeless assisted	Annual Units 150
Local ID 10-14	Units Upon Completion 150

Funding Sources:	
CDBG	\$6,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$6,000

The primary purpose of the project is to help: ☒ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1, SP-3

Project Title Food Bank of Monterey County

Description Continue provision and expansion of emergency food assistance program which specifically targets low-income senior citizens and the physically ill.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1, SP-3	Project ID 10-15
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons serviced	Annual Units 125
Local ID 10-15	Units Upon Completion 125

Funding Sources:	
CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1

Project Title Josephine Kerns Memorial Pool

Description Continue provision and expansion of warm water swimming and water exercise program for low-income persons with physical and or/developmental disabilities.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1	Project ID 10-16
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons serviced	Annual Units 40
Local ID 10-16	Units Upon Completion 40

Funding Sources:	
CDBG	\$8,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1, SP-3

Project Title Legal Services for Seniors

Description Continue provision and expansion of outreach and education, legal advocacy, information referrals, public benefit advocacy, elder abuse prevention, consumer fraud prevention/protection services, targeted toward senior citizens includes services relating to landlord/tenant mediation, homeownership/home repair legal advisement, and title transfers.

Objective category:

Outcome category:

☒ Suitable Living Environment

☒ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1, SP-3	Project ID 10-17
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Seniors assisted	Annual Units 400
Local ID 10-17	Units Upon Completion 400

Funding Sources:	
CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1, SP-3

Project Title Meals on Wheels

Description Continue provision and expansion of free and/or low cost home delivered meals for senior citizens, frail elderly, and disabled persons also includes wellness checks and assessment of bio-psycho-social needs with appropriate referrals.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1, SP-3	Project ID 10-18
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons assisted	Annual Units 20
Local ID 10-18	Units Upon Completion 20

Funding Sources:	
CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-4

Project Title Shelter Outreach Plus

Description Continued provision and expansion of services provided via I-Help program which targets homeless single males for employment and housing assistance also new provision of services through the mobile outreach services team (most) targeting Monterey street homeless, program was funded on a pilot basis last year.

Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-4	Project ID 10-19
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Homeless assisted	Annual Units 100
Local ID 10-19	Units Upon Completion 100

Funding Sources:	
CDBG	\$15,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$15,000

The primary purpose of the project is to help: ☒ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need SP-1

Project Title YMCA – Monterey County

Description New provisions of emergency shelter and supportive housing services for women and children suffering from domestic violence and at risk of homelessness.

Objective category:

Outcome category:

☒ Suitable Living Environment

☒ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number SP-1	Project ID 10-20
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons assisted	Annual Units 110
Local ID 10-20	Units Upon Completion 110

Funding Sources:	
CDBG	\$17,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$17,000

The primary purpose of the project is to help: ☒ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need CD-3, CD-4

Project Title Historic Preservation

Description Historic restoration activities for City owned non-governmental buildings, or private historic commercial properties loans will be awarded to private commercial owners.

Objective category:

Outcome category:

☒ Suitable Living Environment

☐ Decent Housing

☐ Economic Opportunity

☐ Availability/Accessibility

☐ Affordability

☒ Sustainability

Location/Target Area

Citywide

Objective Number CD-3, CD-4	Project ID 10-21
HUD Matrix Code 16B	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Buildings restored	Annual Units 1
Local ID 10-21	Units Upon Completion 1

Funding Sources:	
CDBG	\$110,457
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$110,457

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need CD-1, CD-5

Project Title Neighborhood Activity

Description Utilization of funds under HUD Neighborhood Revitalization Strategy Area (NRSA) Program in accordance with 43.4 percent area low-income benefit standard to implement a collaboration-based neighborhoods improvement district strategy which is currently being developed; strategy plan will be submitted to HUD within 30 days for review and approval.

Objective category:

Outcome category:

☒ Suitable Living Environment

☐ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☒ Sustainability

Location/Target Area

Casanova Oak Knoll Neighborhood Improvement District

Objective Number CD-1, CD-5	Project ID 10-22
HUD Matrix Code 17D	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Activity delivered	Annual Units 1
Local ID 10-22	Units Upon Completion 1

Funding Sources:	
CDBG	\$40,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$40,000

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need CD-1, CD-4, CD-5

Project Title Code Enforcement

Description Code enforcement in low-income block groups, specifically focused on Casanova Oak Knoll Neighborhood Improvement District.

Objective category:

Outcome category:

☒ Suitable Living Environment

☐ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☒ Sustainability

Location/Target Area

Casanova Oak Knoll Neighborhood Improvement District

Objective Number CD-1, CD-5	Project ID 10-23
HUD Matrix Code 15	CDBG Citation 570.202
Type of Recipient City	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Code violations cleared	Annual Units 10
Local ID 10-23	Units Upon Completion 10

Funding Sources:	
CDBG	\$54,806
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$54,806

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name City of Monterey

Priority Need PA-1

Project Title Planning and Administration

Description The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and subrecipient training and monitoring.

Objective category:

Outcome category:

☐ Suitable Living Environment

☐ Availability/Accessibility

☐ Decent Housing

☐ Affordability

☐ Economic Opportunity

☐ Sustainability

Location/Target Area

Citywide

Objective Number PA-1	Project ID 10-24
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient City	CDBG National Objective n/a
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator n/a	Annual Units n/a
Local ID 10-24	Units Upon Completion n/a

Funding Sources:	
CDBG	\$117,174
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$117,174

The primary purpose of the project is to help: ☐ The Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

APPENDIX 4 – PUBLIC HEARING NOTICES

**CORRECTED NOTICE
OF PUBLIC HEARING****2010/2015 CONSOLIDATED PLAN,
2010/11 ACTION PLAN, PROGRAM and BUDGET for
HOUSING and COMMUNITY DEVELOPMENT PROGRAMS**

The Monterey Planning Commission will hold a Public Hearing regarding the City's Draft 2010/15 Consolidated Plan, proposed programs and budget for the next fiscal year. The proposed 2010/11 Housing Program and Budget for all affordable housing programs and community services will be reviewed and adopted. The views and comments of citizens, public agencies and other interested parties will be considered in developing the final documents for the City of Monterey.

These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to obtain federal Community Development Block Grants (CDBG) and other affordable housing funds. The City will adopt the Draft Consolidated Plan, a five (5) year planning document that establishes the proposed housing and community development strategies and priorities implemented in the annual Action Plan. The draft housing plans, draft 2010/11 Action Plan and budget has been available for review since March 19, 2010, in the Planning Department, Housing and Property Management Office, Office of the City Clerk and the Monterey Public Library during normal office hours. In addition, this document can also be found on the City's website at <http://www.monterey.org/housing/>

The draft 2010/15 Consolidated Plan, draft Analysis of Impediments to Fair Housing Plan, and 2010/11 Action Plan budget will be reviewed and adopted at this hearing beginning at 4:00 p.m. on April 13, 2010, in the City Council Chambers, Few Memorial Hall at Pacific and Madison Street, Monterey, California.

If you have any questions, require an interpreter, or are elderly or handicapped and require special devices or assistance in order to attend and understand this meeting, please contact the Housing and Property Management division Office at (831) 646-3995, (TDD 646-3721) in advance of the meeting.

**CORRECCIÓN A NOTIFICACIÓN
DE AUDIENCIA PÚBLICA****2010/15 PLAN CONSOLIDADO,
2010/11 PLAN DE ACCIÓN ANUAL Y PRESUPUESTO
PARA EL DESARROLLO DE PROGRAMAS COMUNITARIOS Y DE VIVIENDA**

La Comisión de Planeamiento de la Ciudad de Monterey llevará a cabo una audiencia pública acerca del propuesto Plan Consolidado 2010/15, propuestos programas y fondos para el próximo Año Fiscal. Los propuestos programas y fondos para programas de vivienda a precios razonables del Año Fiscal 2010/11 serán revisados y adoptados. Los puntos de vista y comentarios de los ciudadanos, las agencias públicas y otras personas interesadas serán considerados para desarrollar los documentos finales.

Estos documentos son requeridos por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development) ("HUD," por sus siglas en Inglés) para que la ciudad obtenga Otorgamientos Conjuntos para el Desarrollo Comunitario ("CDBG", por sus siglas en Inglés) federales y otros fondos para las viviendas de precio razonable. La ciudad adoptará el Plan Consolidado, el cual es un documento que cubre cinco (5) años de planificación y establece medidas de acción para cumplir con el desarrollo de estrategias y prioridades para la vivienda y desarrollo de la comunidad. Una copia de los documentos preliminares de vivienda, el Plan de Acción preliminar 2010/11 y el presupuesto han sido disponibles a la examinación del público desde el 19 de marzo, 2010 en el Departamento de Planificación, la Oficina de Administración de Vivienda y Propiedad, la Oficina del Secretario Municipal, la Biblioteca Pública de Monterey durante el horario de oficina normal y por medio del internet al siguiente sitio <http://www.monterey.org/housing/>.

Una copia del Plan Consolidado 2010/15 Preliminar, el Análisis de Impedimentos al Plan de Vivienda Equitativa y el presupuesto del Plan de Acción 2010/11 serán revisados y adoptados en esta junta que comienza a las 4:00 p.m. el martes, 13 de abril, 2010, en la Cámara del Concejo Municipal, Few Memorial Hall localizada entre las calles Pacific y Madison, Monterey, California.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, esta minusválido y requiere aparatos especiales o asistencia para fin de asistir o entender esta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3995, (TDD 646-3721) cuando menos 24 horas con anticipación a la reunión.

**CORRECTED NOTICE
OF PUBLIC HEARING****2010/2015 CONSOLIDATED PLAN,
2010/11 ACTION PLAN, PROGRAM and BUDGET for
HOUSING and COMMUNITY DEVELOPMENT PROGRAMS**

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These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to obtain federal Community Development Block Grants (CDBG) and other affordable housing funds. The City will adopt the Draft Consolidated Plan, a five (5) year planning document that establishes the proposed housing and community development strategies and priorities implemented in the annual Action Plan. The draft housing plans, draft 2010/11 Action Plan and budget has been available for review since March 19, 2010, in the Planning Department, Housing and Property Management Office, Office of the City Clerk and the Monterey Public Library during normal office hours. In addition, this document can also be found on the City's website at <http://www.monterey.org/housing/>

The draft 2010/15 Consolidated Plan, draft Analysis of Impediments to Fair Housing Plan, and 2010/11 Action Plan budget will be reviewed and adopted at this hearing beginning at 4:00 p.m. on April 13, 2010, in the City Council Chambers, Few Memorial Hall at Pacific and Madison Street, Monterey, California.

If you have any questions, require an interpreter, or are elderly or handicapped and require special devices or assistance in order to attend and understand this meeting, please contact the Housing and Property Management division Office at (831) 646-3995, (TDD 646-3721) in advance of the meeting.

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La Comisión de Planeamiento de la Ciudad de Monterey llevará a cabo una audiencia pública acerca del propuesto Plan Consolidado 2010/15, propuestos programas y fondos para el próximo Año Fiscal. Los propuestos programas y fondos para programas de vivienda a precios razonables del Año Fiscal 2010/11 serán revisados y adoptados. Los puntos de vista y comentarios de los ciudadanos, las agencias públicas y otras personas interesadas serán considerados para desarrollar los documentos finales.

Estos documentos son requeridos por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development) ("HUD," por sus siglas en Inglés) para que la ciudad obtenga Otorgamientos Conjuntos para el Desarrollo Comunitario ("CDBG", por sus siglas en Inglés) federales y otros fondos para las viviendas de precio razonable. La ciudad adoptará el Plan Consolidado, el cual es un documento que cubre cinco (5) años de planificación y establece medidas de acción para cumplir con el desarrollo de estrategias y prioridades para la vivienda y desarrollo de la comunidad. Una copia de los documentos preliminares de vivienda, el Plan de Acción preliminar 2010/11 y el presupuesto han sido disponibles a la examinación del público desde el 19 de marzo, 2010 en el Departamento de Planificación, la Oficina de Administración de Vivienda y Propiedad, la Oficina del Secretario Municipal, la Biblioteca Pública de Monterey durante el horario de oficina normal y por medio del internet al siguiente sitio <http://www.monterey.org/housing/>.

Una copia del Plan Consolidado 2010/15 Preliminar, el Análisis de Impedimentos al Plan de Vivienda Equitativa y el presupuesto del Plan de Acción 2010/11 serán revisados y adoptados en esta junta que comienza a las 4:00 p.m. el martes, 13 de abril, 2010, en la Cámara del Concejo Municipal, Few Memorial Hall localizada entre las calles Pacific y Madison, Monterey, California.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, esta minusválido y requiere aparatos especiales o asistencia para fin de asistir o entender esta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3995, (TDD 646-3721) cuando menos 24 horas con anticipación a la reunión.

NOTICE OF PUBLIC HEARING

**2010/2015 CONSOLIDATED PLAN,
2010/11 ACTION PLAN, PROGRAM and BUDGET for
HOUSING and COMMUNITY DEVELOPMENT PROGRAMS**



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

**2010/15 PLAN CONSOLIDADO,
2010/11 PLAN DE ACCIÓN ANUAL Y PRESUPUESTO
PARA EL DESARROLLO DE PROGRAMAS COMUNITARIOS Y DE VIVIENDA**

The Monterey City Council and the Redevelopment Agency of the City of Monterey will hold Public Hearings regarding the City's Draft 2010/15 Consolidated Plan, proposed programs and budget for the next fiscal year.

The proposed 2010/11 Housing Program and Budget for all affordable housing programs and community services will be reviewed and adopted. The views and comments of citizens, public agencies and other interested parties will be considered in developing the final documents for the City of Monterey.

These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to obtain federal Community Development Block Grants (CDBG) and other affordable housing funds.

The City will adopt the Draft Consolidated Plan, a five (5) year planning document that establishes the proposed housing and community development strategies and priorities implemented in the annual Action Plan.

The draft housing plans, draft 2010/11 Action Plan and Budget has been available for review since March 19,

2010, in the Planning Department, Housing and Property Management Office, Office of the City Clerk and the Monterey Public Library during normal office hours. In addition, this document can also be found on the City's website at <http://www.monterey.org/housing/>.

The draft 2010/15 Consolidated Plan, draft Analysis of Impediments to Fair Housing Plan, and 2010/11 Action Plan budget will be reviewed and considered for adoption at this hearing beginning at 4:00 p.m. on May 4, 2010, in the City Council Chambers, Few Memorial Hall at Pacific and Madison Street, Monterey, California.

If you have any questions, require an interpreter, or are elderly or handicapped and require special devices or assistance in order to attend and understand this meeting, please contact the Housing and Property Management division Office at (831) 646-3995, (TDD 646-3721) in advance of the meeting.

El Concejo Municipal de la Ciudad de Monterey y la Agencia de Reurbanización llevarán a cabo audiencias públicas acerca del propuesto Plan Consolidado 2010/15, propuestos programas y fondos para el próximo Año Fiscal. Los propuestos programas y fondos para programas de vivienda a precios razonables del Año Fiscal 2010/11 serán revisados y adoptados. Los puntos de vista y comentarios de los ciudadanos, las agencias públicas y otras personas interesadas serán considerados para desarrollar los documentos finales.

Estos documentos son requeridos por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development) ("HUD," por sus siglas en inglés) para que la ciudad obtenga Otorgamientos Conjuntos para el Desarrollo Comunitario ("CDBG," por sus siglas en inglés) federales y otros fondos para las viviendas de precio razonable. La ciudad adoptará el Plan Consolidado, el cual es un documento que cubre cinco (5) años de planificación y establece medidas de acción para cumplir con el desarrollo de estrategias y prioridades para la vivienda y desarrollo de la comunidad. Una copia de los documentos Preliminares de vivienda, el Plan de Acción preliminar 2010/11 y el presupuesto han sido disponibles a la examinación del público desde el 19 de marzo, 2010 en el Departamento de Planificación, la Oficina de Administración de Vivienda y Propiedad, la Oficina del Secretario Municipal, la Biblioteca Pública de Monterey durante el horario de oficina normal y por medio del Internet al siguiente sitio <http://www.monterey.org/housing/>.

Una copia del Plan Consolidado 2010/15 Preliminar, el Análisis de Impedimentos al Plan de Vivienda Equitativa y el presupuesto del Plan de Acción 2010/11 serán revisados y considerados para adopción en esta junta que comienza a las 4:00 p.m. el martes, 4 de mayo, 2010, en la Cámara del Concejo Municipal, Few Memorial Hall localizada entre las calles Pacific y Madison, Monterey, California.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, está minusválido y requiere aparatos especiales o asistencia para fin de asistir o entender esta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3995, (TDD 646-3721) cuando menos 24 horas con anticipación a la reunión.

APPENDIX 5 – CERTIFICATIONS AND SF 424

Applicant Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Approval No. 2501-0017
(expires 03/31/2011)

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual must provide the following assurances and certifications. By submitting this form, you are stating that to the best of your knowledge and belief, all assertions are true and correct.

As the duly authorized representative of the applicant, I certify that the applicant [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

Name: Fred Meurer, Title: City Manager
Organization: City of Monterey, Date: 03/16/2010

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR Part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance **OR** if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR Part 8, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07), as amended, and implementing regulations at 24 CFR Part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR Part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR Part 24 and 24 CFR 42, Subpart A.

6. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property acquisition and physical development activities subject to implementing regulations at 24 CFR parts 50 or 58.

7. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

These certifications and assurances are material representations of the fact upon which HUD can rely when awarding a grant. If it is later determined that, I the applicant, knowingly made an erroneous certification or assurance, I may be subject to criminal prosecution. HUD may also terminate the grant and take other available remedies.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

March 16, 2010

Date

Fred Meurer

City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **Fiscal Year 2009/10 beginning on 7/1/09 and ending on 6/30/10**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

March 16, 2010

Date

Fred Meurer

City Manager

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Housing and Property Management, City of Monterey, City Hall, Monterey, CA 93940 (Citywide)

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).


Signature/Authorized Official

March 16, 2010

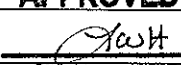
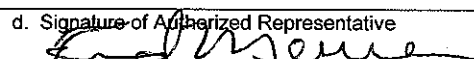
Date

Fred Meurer

City Manager

APPLICATION FOR FEDERAL ASSISTANCE

Version 9/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-construction		Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED May 15, 2010	Applicant Identifier B05MC060004										
			3. DATE RECEIVED BY STATE N/A	State Application Identifier N/A										
			4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier 946000376										
5. APPLICANT INFORMATION														
Legal Name: City of Monterey			Organizational Unit:											
Organizational DUNS: 967738915			Department: Plans and Public Works											
Address:			Division: Housing and Property Management											
Street: City Hall			Name and telephone number of person to be contacted on matters involving this application (give area code)											
City: Monterey			Prefix:	First Name: Sandra										
County: Monterey			Middle Name:											
State: CA			Last Name: Reeder											
Zip Code: 93940			Suffix:											
Country: U.S.			Email: reeder@ci.monterey.ca.us											
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <table border="1"><tr><td>9</td><td>4</td><td>-</td><td>6</td><td>0</td><td>0</td><td>0</td><td>3</td><td>7</td><td>6</td></tr></table>			9	4	-	6	0	0	0	3	7	6	Phone Number (give area code) 831 646-3995	
9	4	-	6	0	0	0	3	7	6					
			FAX Number (give area code) 831 646-5616											
8. TYPE OF APPLICATION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) <table border="1"><tr><td></td><td></td><td></td><td></td></tr></table> Other (specify)							7. TYPE OF APPLICANT: (See back of form for Application Types) C Local Government Other (specify)							
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: <table border="1"><tr><td>1</td><td>4</td><td>-</td><td>2</td><td>1</td><td>8</td></tr></table> TITLE (Name of Program) Community Development Block Grant			1	4	-	2	1	8	9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development					
1	4	-	2	1	8									
12. AREAS AFFECTED BY PROJECT (Cities, Countries, States, etc.) City-wide			11. DESCRIPTIVE TITLE OF APPLICANTS PROJECT: City of Monterey will utilize funding to support various community services and housing programs and projects.											
13. PROPOSED PROJECT Start Date 07-01-10 Ending Date 06-30-11			14. CONGRESSIONAL DISTRICTS OF: a. Applicant Farr 17th b. Project Farr 17th											
15. ESTIMATED FUNDING:			16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?											
a. Federal	\$	299,844.00	a. YES. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:											
b. Applicant	\$.00	b. NO. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW											
c. State	\$	710,500.00												
d. Local	\$	4,636,960.00												
e. Other	\$	40,000.00												
f. Program Income	\$	898,798.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation. <input checked="" type="checkbox"/> No											
g. TOTAL	\$	6,586,102.00												
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES.														
a. Authorized Representative														
Prefix	First Name Fred		Middle Name											
Last Name Meurer	APPROVED BY  City Attorney's Office		Suffix											
b. Title City Manager			c. Telephone Number (give area code) 831 646-3760											
Email: Meurer@ci.monterey.ca.us			Fax Number (give area code) 831 646-3793											
d. Signature of Authorized Representative 			e. Date Signed 4/30/10											