

City of Monterey

2012–2013 Action Plan



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

ENTITLEMENT FUNDS

State HOME Funds

March 23, 2012

Adopted June 5, 2012

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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 submit an Action Plan to the Department of Housing and Urban Development (HUD) each year. The annual Action Plan describes the City's planned investments for the coming program year, including proposed actions and proposed CDBG projects. The Action Plan is also considered to be an application for federal funds and provides a yearly operating plan for activities. 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 2011–2012 Action Plan includes the following:

- \$191,341 in new CDBG projected Entitlement funds from HUD;
- \$606,617 in projected program income funds; and
- \$100,000 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 2012 program year in support of its approved 2010–2015 Consolidated Plan five-year Strategic Plan.

- Housing Rehabilitation Programs (\$387,190 in CDBG funds)
- Community Service Grants (\$123,060 in CDBG funds)
- Code Enforcement in targeted low-income areas contained in Census Tract 133 (\$57,572 in CDBG funds)
- Historic Preservation (\$60,000 CDBG funds)
- Down Payment Assistance Program (\$96,525 in CDBG funds)
- Neighborhood Revitalization Activities in the Casanova Oak Knoll Neighborhood (approximately \$35,000 in CDBG funds)
- Van Buren Senior Housing (\$15,000 CDBG funds)

Other Funding Sources

HOME project reserve funds (\$71,681)- Estrella Replacement Reserves 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 April 24, 2012 and a 30-day public review period occurred from March 23, 2012 through April 24, 2012. The Council is scheduled to adopt the Action Plan on June 5, 2012.

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 Sandy Barajas 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, 2012, and June 30, 2013.

The major objectives of activities undertaken during the 2012–2013 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.

HS-10: Van Buren & Monterey Hotel affordable housing projects to completion.

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 Re-housing 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
 - Encourage those assisted with Section 8 Housing Choice Vouchers to achieve economic independence and self-sufficiency
 - 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 \$191,341 in projected entitlement grant funds, \$606,617 in projected program income, and \$100,000 in projected carryover CDBG funds. These funds are illustrated in **Appendix 2**, Budget and Revenue Charts.

The CDBG funds have been leveraged in the past 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). However, effective February 1, 2012, redevelopment agencies were dissolved statewide. In prior fiscal years the City received State HOME funds for down payment assistance. A total of \$38,000 in HOME funds will be carried over to 2012-13, and an additional \$39,164 in program and interest income is projected to fund new low income ownership loans. These funds will be utilized with \$96,525 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 2012–2013 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 2012-13**

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
Housing Activities				
HS-2, SP-3	Van Buren Senior Housing Site	RFP of spring 2012 will identify designer of conceptual plans to initiate conceptual plans. Technical studies to support CEQA review initiated.	Conceptual plans to allow RFP's to be issued to procure development entity (CHDO). Technical studies.	\$15,000
HS-6, SP-3	Major Rehabilitation Loans	Low-income seniors and disabled households; major rehabilitation	2-3 loans	\$120,000
HS-6	Purchase /Rehabilitation	Purchase of foreclosed units, rehabilitation and sale, or lease option	2 units	*
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	\$25,000
HS-6, SP-1, SP-3	Home Safety Grants	Repairs to assist seniors and disabled heads of households remain in their homes	12 grants	\$25,000
HS-6, SP-1, SP-3	Disabled Accessibility Grants	Assist with accessibility in the home	3 grants	\$25,000
HS-3, HS-4	Down Payment Assistance	Leverage existing funds to assist low-income households with down payment assistance	1-2 loans	\$120,000
Project Delivery		Rehabilitation Program & loans		\$151,360
Public Services				
SP-3	Alliance on Aging	Senior Tax Assistance and Ombudsman	140 seniors served	\$11,560
HA-1, HA-2, SP-1	Central Coast HIV/AIDS Services	Housing assistance and two supportive interactions/month	23 persons	\$4,625
SP-1	Community Human Services	Counseling, crisis intervention, and family reunification	30 homeless youth assisted	\$11,550
CD-1, SP-1	Conflict Resolution and Mediation Center of Monterey County	Conflict Resolution and Fair Housing Services	300 low and moderate income persons	\$4,625
SP-1, SP-3	Food Bank of Monterey County	Food assistance to low-income seniors	160 households served monthly (90 seniors)	\$8,670
HS-4, HS-5	Housing Resource Center	Home Ownership education and counseling; homeless prevention services	90 low and moderate income households	\$11,560

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
HA-1, HA-2, SP-1	Interim Inc.	Outreach staff for homeless adults with mental illness	15 homeless with psychiatric disabilities	\$11,550
SP-1	Josephine Kerns Memorial Pool	Adaptive Aquatic exercise programs for low-income disabled persons	40 persons served 1-3 times/week	\$9,245
SP-1, SP-3	Legal Services for Seniors	Free legal assistance and representation for seniors	250-300 seniors assisted	\$5,780
SP-1, SP-3	Meals on Wheels	Home delivery of meals for frail elderly and disabled persons	125 homebound (majority seniors)served 5 days/week 2.5 meals/day	\$9,245
HS-1	The Salvation Army Monterey Peninsula Corps	Provide emergency rental assistance to prevent eviction/homelessness	10 households	\$11,550
SP-4	Shelter Outreach Plus	I-Help program provides temporary shelter for homeless single males with targeted assistance for employment and housing	25 homeless males will be assisted/month	\$11,550
SP-1	YMCA – Monterey County	Emergency shelter and supportive housing for women and children suffering from domestic violence	35 persons will be served	\$11,550
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	2 projects	\$60,000
Casanova Oak Knoll Neighborhood Improvement District				
CD-1, CD-5	Neighborhood Activity	Neighborhood-defined activity; may include sewer /water line replacement program and pedestrian safety project	2 activities	\$35,000
CD-1, CD-4, CD-5	Code Enforcement	Code enforcement in low-income block groups and focus on CONA	20 code violations cleared	\$57,572
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	\$138,611
Total 2012-13 CDBG Budget				\$897,958

*Projected \$400,000 funding from Successor Housing Agency funds (Approved by Oversight Board 5/9/2012 – subject to State of California Department of Finance Review and County Auditor-Controller Certification)

2. HOUSING ACTIVITIES

Van Buren Senior Housing Site

Complete 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. Initiate technical studies supporting CEQA review.

2012–2013 Output: Conceptual Plans will be completed to define the project to allow a Request for Proposal to be issued for a Community Housing Development Organization to complete the project. Completed technical studies will support CEQA review.

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). FY2011-12 funding of \$44,291 (CDBG) is committed for a conceptual architectural plan for the project to move to a Request for Proposals for a Community Housing Development Organization to finance and build the site and FY2012-13 funding of \$15,000 will support the CEQA technical studies.

Major Rehabilitation Loans-Lump Sum Account

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

2012–2013 Output: Two to three loans will be awarded.

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

Goals Addressed: HS-6, SP-3

Funding: Up to \$120,000 in 2012–2013 CDBG funds

Purchase/Rehabilitation

Purchase homes in foreclosure that are rehabilitated and converted to ownership or affordable rental units with an option to purchase.

2012–2013 Output: Two homes 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: \$400,000 in 2012–2013 Successor Housing Agency funds

Mr. Fix 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.

2012–2013 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: \$25,000 in 2012–2013 CDBG funds

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.

2012–2013 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: \$25,000 in 2012–13 CDBG funds

Accessibility Grants

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

2012–2013 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: \$25,000 in 2012–2013 CDBG funds

Down Payment Assistance Loans

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

2012–2013 Output: One to two loans will be awarded.

Outcome Categories: Affordability of Decent Housing

Goals Addressed: HS-3, HS-4

Funding: \$96,525 in 2012–2013 CDBG funds, \$31,329 in 2012-13 HOME funds, and \$150,000 of Successor Housing Agency Funds

3. PUBLIC SERVICES

Alliance on Aging

Continue provision of services targeting senior citizens, primarily tax preparation assistance and ombudsman advocacy in ten (10) long-term care (skilled nursing and residential care) facilities.

2012–2013 Output: 140 seniors will be served in the tax counseling program.

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

Goals Addressed: SP-3

Funding: \$11,560 in 2012–2013 CDBG funds

Central Coast HIV/AIDS Services

Provides support and housing assistance to persons with HIV/AIDS residing in Monterey, with minimum two outreach contacts per month.

2012–2013 Output: 23 persons served.

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

Goals Addressed: HA-1, HA-2, SP-1

Funding: \$4,625 in 2012–2013 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.

2012–2013 Output: 200 homeless and runaway youth will be served.

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

Goals Addressed: SP-1

Funding: \$11,550 in 2012–2013 CDBG funds

Conflict Resolution and Mediation Center of Monterey County

Continue provision of "community enhancement services" through trainings, workshops, facilitation, case management, and direct services in fair housing, landlord/tenant and other disputes.

2012–2013 Output: 300 persons served.

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

Goals Addressed: SP-1

Funding: \$4,625 in 2012–2013 CDBG funds

Food Bank of Monterey County

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

2012–2013 Output: 160 households will be served monthly, including 90 seniors.

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

Goals Addressed: SP-1, SP-3

Funding: \$8,670 in 2012–2013 CDBG funds

Housing Resource Center

Continue provision and expansion of homeownership education and counseling including pre-post purchase, homebuyer, mortgage delinquency/default, predatory lending education and support of City of Monterey ownership programs; and homeless prevention services, including financial literacy education, tenant education, security deposit guarantees and housing information.

2012–2013 Output: 90 households will be served.

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

Goals Addressed: HS-4, HS-5

2012–2013 ACTION PLAN

Funding: \$11,560 in 2012–2013 CDBG funds

Interim Inc.

Continue provision and expansion of MCHOME program, to provide intensive integrated services to move homeless adults with mental illness of the streets and into housing and treatment.

2012–2013 Output: 15 homeless with psychiatric disabilities will be served.

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

Goals Addressed: HA-1, HA-2, SP-1

Funding: \$11,550 in 2012–2013 CDBG funds

Josephine Kernes Memorial Pool

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

2012–2013 Output: 40 persons will be served one to three times per week.

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

Goals Addressed: SP-1

Funding: \$9,245 in 2012–2013 CDBG funds

Legal Services for Seniors

Continue the 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.

2012–2013 Output: 250-300 seniors will be assisted.

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

Goals Addressed: SP-1, SP-3

Funding: \$5,780 in 2012–2013 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: 2.5 meals/day for five days/week. Also information

outreach and referrals for related services such as home repair, legal services, and landlord mediation to enable homebound to remain independent safely.

2012–2013 Output: 125 homebound persons (majority seniors) will be served.

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

Goals Addressed: SP-1, SP-3

Funding: \$9,245 in 2012–2013 CDBG funds

The Salvation Army Monterey Peninsula Corps

Provide emergency rental assistance to prevent eviction/homelessness.

2012–2013 Output: 10 families will be served.

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

Goals Addressed: HS-1

Funding: \$11,550 in 2012–2013 CDBG funds

Shelter Outreach Plus

Continued provision and expansion of services provided via I-Help program which provides temporary safe shelter for homeless single males with targeted assistance for employment and housing.

2012–2013 Output: 25 homeless males will be assisted each month.

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

Goals Addressed: SP-4

Funding: \$11,550 in 2011–2012 CDBG funds

YWCA – Monterey County

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

2012–2013 Output: 35 persons will be served.

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

Goals Addressed: SP-1

Funding: \$11,550 in 2011–2012 CDBG funds

4. HISTORIC PRESERVATION

Historic Preservation

Historic restoration activities for City owned non-governmental buildings.

2012–2013 Output: Health and safety code items will be updated for two historic commercial building.

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

Goals Addressed: CD-3, CD-4

Funding: \$60,000 in 2012–2013 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 neighborhood improvement district strategy.

2012–2013 Output: Two community activities such as sewer/water line replacement or pedestrian safety improvements will be funded.

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

Goals Addressed: CD-1, CD-5

Funding: \$35,000 in 2012–2013 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.

2012–2013 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: \$57,572 in 2012–2013 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.

2012-13 Output: Quality administration of the CDBG program

Goals Addressed: PA-1

Funding: \$138,611 in FY2012-12 CDBG funds and \$5,483 in HOME funds

7. VAN BUREN SITE – PROGRESS UPDATE

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. In the spring of 2012, a Request for Proposals was issued to contract with consultants to develop architectural concepts and site plan. In the coming months, consultants to perform technical studies to support the environmental review process will be hired.

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 2012-13 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**.

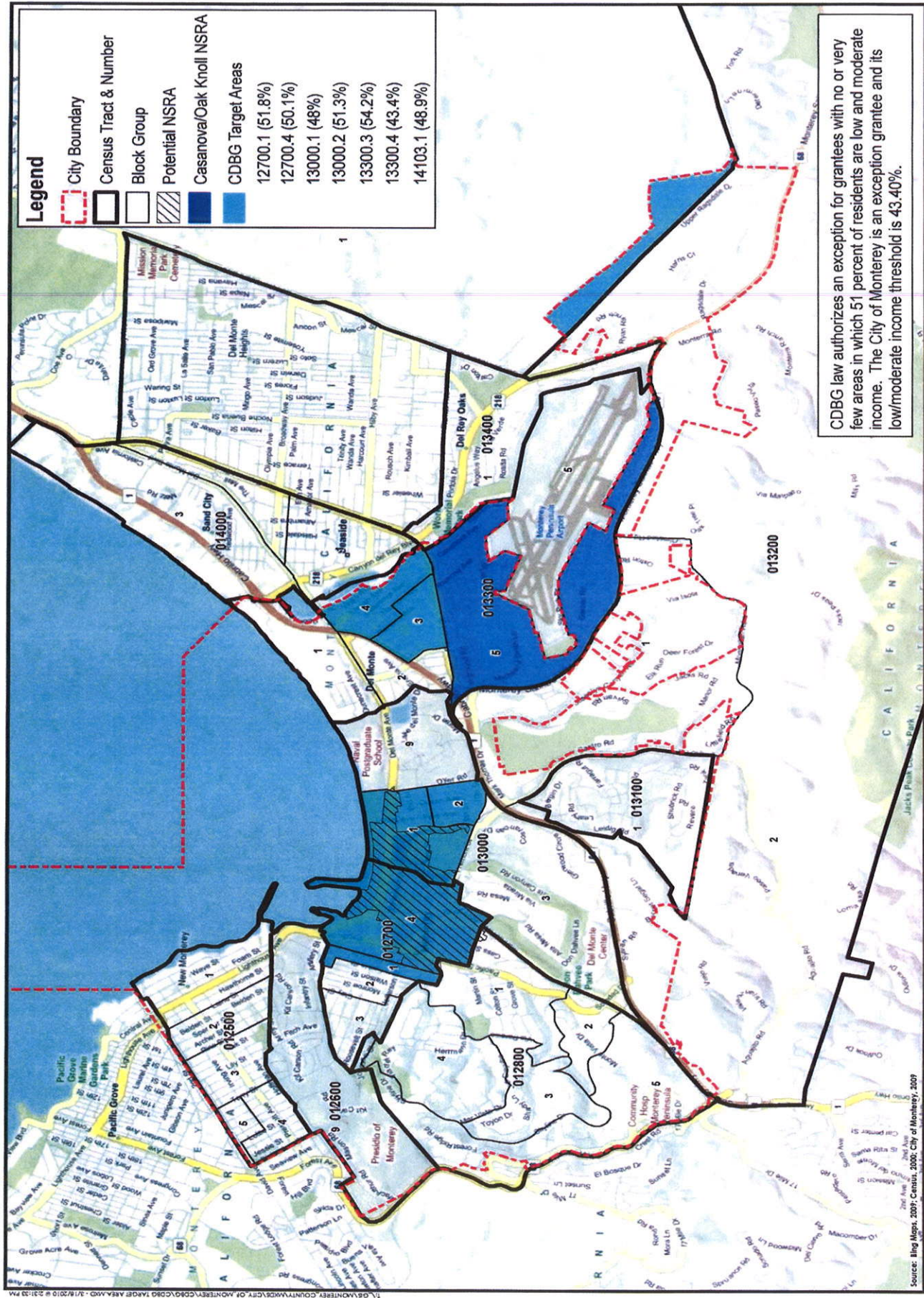


Figure 1
CDBG Target Areas

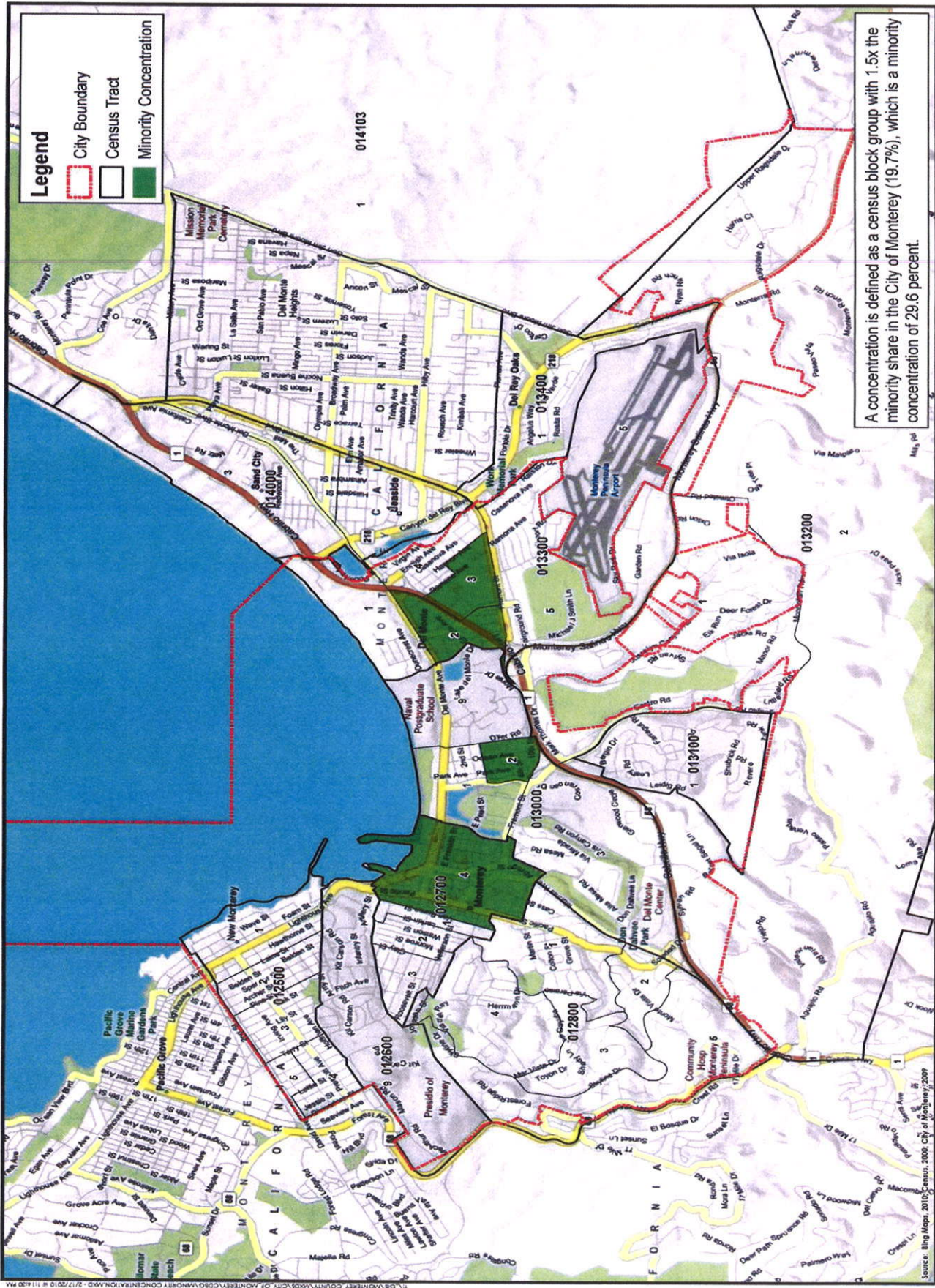


Figure 2
Minority Concentration Map

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, I-HELP revolving church shelter assists single homeless men. The program provides case management and referral to these street homeless single men; moving them into necessary services, and ultimately, transitional housing and affordable housing. The continuation of the I-HELP shelter and the 2010 opening by Shelter Outreach Plus of a transitional housing program for single men resulted in a 2012-13 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. In fiscal year 2008-2009 the non-profit 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, 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. In the past, the City supported the County funded Rapid Re-housing Program, administered by the Housing Resource Center. When these funds were available, the program provided intake, case management, and referral to resources for homeless individuals and those at-risk of homelessness. The federal program was funded by the State of California through a grant to the County of Monterey and the City's homeless were able to benefit from this intervention 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 Meals on Wheels. 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
- Loss of redevelopment agency funds

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
- Encourage the Housing Authority to expand their marketing efforts to encourage property owners in Monterey to accept Housing Choice Vouchers (Section 8) and to make information available at City sites in addition to their central offices in Salinas. Encourage the Housing Authority to facilitate 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 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 Plans and Public Works 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). The City considers opportunities to support potential projects and requests for funding on a case by case basis. 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. Currently the waiting list has been closed for over five years, and the only availability of Section 8 is through the project based program. There are no project based section 8 sites in the City of Monterey. HACM manages and implements 3,879 Housing Choice Vouchers within communities in Monterey County. Of those 3,879 vouchers, 204 are for residents of the City of Monterey. Many of the vouchers are used at Casanova Plaza, an 86 unit senior housing site owned by MCHI, AA, an affiliate non-profit of the HACM. There are 5,498 families on the countywide Housing Choice Voucher waiting list

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. The City supports a large (capacity of 140 children) state-of-the-art childcare center at the Presidio of Monterey. The City leases the facility from the U.S. Army and has provided staff support to assist in locating providers to lease the site and maintain operations of the center to allow up to 40 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. The Monterey Adult School of the Monterey Peninsula Unified School District offers basic education and career track courses. The City is fortunate to be a jobs-rich community, which is advantageous for those seeking employment after completing training.

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

Eighty-one percent (81%) of the City's housing stock was built before 1980 (11,043 of 13,586) homes. In housing constructed prior to January 1, 1978, there is the possibility that lead paint was used. The City is conscious of the potential threat to human health this could present.

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 "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 information and resources for testing for elevated blood lead levels.

18. FAIR HOUSING STRATEGY

The City completed the "Analysis of Impediments to Fair Housing." 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 2012-13, 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 the 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.

The City has marketed the homeownership opportunities offered to low-income households through the condominium conversions to the local employers, and in various media sources. The allocations of HOME Down Payment Assistance Program were advertised in Spanish and English in the area newspaper. The City's website is utilized extensively for outreach for a variety of housing programs, and advisement on Fair Housing and Lead Paint Poisoning. The City also coordinates with adjacent communities to refer residents to a variety of ownership program assistance.

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 expected in July 2012, the Lighthouse Avenue corridor, and the Greater Downtown area. These areas are also targeted for increased water allocations as it becomes available and are ripe for revitalization development opportunities. **Appendix 6** contains the Consolidated Plan's chart of Findings of Impediments to Fair Housing.

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 to 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. In addition to the annual report on implementation of the Housing Element, pertinent information is incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

20. CITIZEN PARTICIPATION PROCESS

The City of Monterey conducted three primary meetings/workshops to solicit service provider, citizen, and stakeholder input on the community's priorities for the development of the 2012-13 Action Plan. The first meeting was a stakeholder meeting attended by representatives from Community Human Services, Shelter Outreach Plus, Interim, Alliance on Aging, Rebuilding Together, Conflict Resolution Center, Housing Resource Center, Meals on Wheels, Central Coast HIV/AIDS Project, Salvation Army and YWCA of Monterey County. The second meeting was a Planning Commission public hearing. The third 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 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><u>Priority #1</u></p> <p>First-Time Homebuyers-Low-Income and Moderate Income Households</p>	<p><u>Priority #2</u></p> <p>Very-Low and Low-Income Homeowner Households</p>	<p><u>Priority #3</u></p> <p>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><u>Priority #4</u></p> <p>Very-Low and Low-Income Non-Homeless Special Needs Households</p>	<p><u>Priority #5</u></p> <p>Very-Low and Low-Income Renter Households</p>	<p><u>Non-Housing Community Goals & Service Delivery Priorities</u></p> <p>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 facade loan program for CONA area businesses.

APPENDIX 2

Budget and Revenue Charts

2012/13 FUND SOURCE BUDGET- REVISED 5/22/2012

HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS	CDBG FUNDS	HOME FUNDS	SUCCESSOR HOUSING AGENCY FUNDS*	TOTAL FUNDS
A. ADMINISTRATION AND PLANNING				
Salaries/Benefits	\$ 107,521	\$ 5,483	\$ 154,234	\$ 267,238
General Administration	\$ 31,090			\$ 31,090
SUBTOTAL	\$ 138,611	\$ 5,483	\$ 154,234	\$ 298,328
B. COMMUNITY SERVICES GRANTS				
Alliance on Aging	\$ 11,560			\$ 11,560
Central Coast HIV/AIDS Services	\$ 4,625			\$ 4,625
Community Human Services	\$ 11,550			\$ 11,550
Conflict Resolution & Mediation Center	\$ 4,625			\$ 4,625
Food Bank of Monterey County	\$ 8,670			\$ 8,670
Housing Resource Center	\$ 11,560			\$ 11,560
Interim Incorporated	\$ 11,550			\$ 11,550
Josephine Kernes Memorial Pool	\$ 9,245			\$ 9,245
Legal Services for Seniors	\$ 5,780			\$ 5,780
Meals on Wheels	\$ 9,245			\$ 9,245
Salvation Army	\$ 11,550			\$ 11,550
Shelter Outreach Plus	\$ 11,550			\$ 11,550
YWCA - Monterey County	\$ 11,550			\$ 11,550
SUBTOTAL	\$ 123,060	\$ -	\$ -	\$ 123,060
				\$ -
C. HOUSING REHABILITATION & HISTORIC PRESERVATION				\$ -
Purchase/Rehabilitation	\$ -		\$ 400,000	\$ 400,000
Major Rehabilitation	\$ 120,000			\$ 120,000
Mr. Fix It Grants	\$ 25,000			\$ 25,000
Home Safety Grants	\$ 25,000			\$ 25,000
Disabled Accessibility Grants	\$ 25,000			\$ 25,000
Project Delivery	\$ 132,190			\$ 132,190
Historic Preservation	\$ 60,000			\$ 60,000
SUBTOTAL	\$ 387,190	\$ -	\$ 400,000	\$ 787,190
				\$ -
D. CASANOVA OAK KNOLL NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)				\$ -
Code Enforcement	\$ 57,572			\$ 57,572
General Neighborhood Revitalization	\$ 35,000			\$ 35,000
SUBTOTAL	\$ 92,572	\$ -	\$ -	\$ 92,572
				\$ -
F. DOWN PAYMENT ASSISTANCE				\$ -
Down Payment Assistance Loans	\$ 96,525	\$ 31,329	\$ 150,000	\$ 277,854
SUBTOTAL	\$ 96,525	\$ 31,329	\$ 150,000	\$ 277,854
				\$ -
G. HOUSING PROJECTS				\$ -
Van Buren Housing - Technical Studies	\$ 15,000			\$ 15,000
Casa de la Estrella -Replacement Reserves		\$ 71,681		\$ 71,681
Housing Reserve Fund	\$ 45,000		\$ 2,079,755	\$ 2,124,755
Monterey Hotel Apartments			\$ 1,842,333	\$ 1,842,333
595 Munras Low/Mod Apartments			\$ 1,200,000	\$ 1,200,000
SUBTOTAL	\$ 60,000	\$ 71,681	\$ 5,122,088	\$ 5,253,769
TOTAL	\$ 897,958	\$ 108,493	\$ 5,826,322	\$ 6,832,773

*Approved by Oversight Board 5/9/12 - subject to State of California Department of Finance Review and County Auditor-Controller Certification.

Revised Fiscal Year 2012-2013
HOUSING FUND PROJECTED REVENUES

DRAFT Revised 5/22/12

FUND	NAME	FY 12/13 CARRY OVER	FY 12/13 BEG	RENTAL INCOME	INTEREST INCOME	INTEREST LOANS	PRINCIPAL PAYMENTS	SALE OF PROPERTY	LUMP SUM REHAB ACCT	FY 12/13 TOTAL REVENUE PROJECTIONS
270	CDBG	\$ 100,000	\$ 191,341	\$ 320,000	\$ 6,617	\$ 75,000	\$ 125,000	\$ 80,000		\$ 897,958
271	Successor Housing Agency*	\$ 5,352,322.00		\$ 48,000	\$	\$ 68,000	\$ 108,000	\$ 250,000		\$ 5,826,322
274	HOME Estrella	\$ 38,000		\$ 38,000	\$ 1,164					\$ 77,164
275	HOME Down Payment Assistance	\$ 31,329				\$	\$			\$ 31,329
Subtotals:		\$ 5,521,651	\$ 191,341	\$ 406,000	\$ 7,781	\$ 143,000	\$ 233,000	\$ 330,000	\$	\$ 6,832,773

* Approved by Oversight Board 5/9/12 - subject to State of California Department of Finance Review and County Auditor-Controller Certification

CDBG ADMINISTRATIVE SPENDING CAP CALCULATION
Action Plan 2012-2013-Updated 4/9/12

Projected FISCAL YEAR 2012/2013 PLANNING AND ADMIN. SPENDING CAP		
Projected FY2012/13 Entitlement	\$	191,341
Projected FY 2012/2013 Program Income	\$	606,617
Total of values	\$	797,958
Total of values in line 1 and 2 x .20	\$	159,592

Projected FISCAL YEAR 2012/2013 COMMUNITY SERVICES SPENDING CAP		
Projected 2012/2013 Entitlement	\$	191,341.00
Projected 2011/2012 Program Income	\$	629,162.00
Total of values	\$	820,503.00
Total of values x.15	\$	123,075.45

APPENDIX 3

Proposed Projects (Table 3C's)

Table 3C
Consolidated Plan Listing of Projects

JURISDICTION'S NAME: City of Monterey, CA

PRIORITY NEED HS-6

PROJECT TITLE Purchase/Rehabilitation-Ownership

ACTIVITY

Purchase and rehabilitate for ownership or lease to own program

DESCRIPTION

Purchase homes that are rehabilitated and converted to ownership or lease to own program

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6	Project ID	Funding Sources:	
HUD Matrix Code 14G	CDBG Citation 570.202	CDBG	\$
Type of Recipient Local Government	CDBG National Objective LMH	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Units acquired/rehabbed	Annual Units 2	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	\$400,000.00
		Total	\$400,000.00

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, CA

PRIORITY NEED HS-6, SP-1, SP-3

PROJECT TITLE Mr. Fixit Grants

ACTIVITY

Mr. Fixit - to provide small grants for household repairs

DESCRIPTION

Small grants awarded to low income seniors and disabled heads of households for repairs for Housing Quality standards to assist them to remain in their homes.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6, SP-1, SP-3	Project ID	Funding Sources:	
HUD Matrix Code 14A	CDBG Citation 570.202	CDBG	\$25,000.00
Type of Recipient Local Government	CDBG National Objective LMH	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Units repaired	Annual Units 12	HOPWA	
Local ID	Units Upon Completion	Total Formula	\$
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$25,000.00

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, CA

PRIORITY NEED HS-6, SP-1, SP-3

PROJECT TITLE Home Safety Grants

ACTIVITY

Home Safety - to provide small grants for household repairs

DESCRIPTION

Small grants awarded to low income seniors and disabled heads of households for home safety repairs to meet Health and Safety and Housing Quality standards to assist them to remain in their homes.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6, SP-1, SP-3	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Units assisted	Annual Units 12
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$25,000.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$25,000.00

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, CA

PRIORITY NEED HS-6, SP-1, SP-3

PROJECT TITLE Disabled Accessibility Grants

ACTIVITY

Disabled Accessibility Grants - to provide small grants for household repairs

DESCRIPTION

Grants rewarded to low income seniors and disabled heads of households for home safety repairs to meet Health and Safety and Housing Quality standards to assist them to remain in their homes.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6, SP-1, SP-3	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Units rehabilitated	Annual Units 3
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$25,000.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$25,000.00

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

Table 3C
Consolidated Plan Listing of Projects

JURISDICTION'S NAME: City of Monterey, CA

PRIORITY NEED HS-6, HS-4

PROJECT TITLE Van Buren Low Income Housing –Technical Studies

ACTIVITY

Van Buren – Construction of low income housing construction – Technical Studies

DESCRIPTION

Multi-year activity technical studies involving the design and selection of a community housing development organization to finance and construct low-income rental housing.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-3, HS-4	Project ID
HUD Matrix Code 12	CDBG Citation 570.207(B)(3)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Developer selected	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$15,000.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$15,000.00

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, CA

PRIORITY NEED HS-6

PROJECT TITLE Project Delivery

ACTIVITY

Project Delivery - Housing

DESCRIPTION

Administer housing activities in compliance with the regulations of local polices.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6	Project ID
HUD Matrix Code	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator n/a	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$132,190.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$132,190.00

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, CA

PRIORITY NEED CD-3, CD-4

PROJECT TITLE Historic Preservation

ACTIVITY

Historic Preservation of City owned historic properties

DESCRIPTION

Historic restoration activities for City owned no-governmental buildings.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number CD-3, CD-4	Project ID
HUD Matrix Code	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Bldg preservation	Annual Units 2
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$60,000.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$60,000.00

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, CA

PRIORITY NEED HS-3, HS-4

PROJECT TITLE Down Payment Assistance

ACTIVITY

Down payment assistance

DESCRIPTION

Down payment assistance for low-income potential homeowners in lease to own or other programs.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-3, HS-4	Project ID
HUD Matrix Code	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Units purchased	Annual Units 1-2
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$96,525.00
ESG	
HOME	\$ 31,329.00
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$150,000.00
Total	\$277,854.00

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, CA

PRIORITY NEED SP-3

PROJECT TITLE Alliance on Aging

ACTIVITY
Elderly Services

DESCRIPTION
Elderly Services – provide employment training, tax assistance and access to Ombudsman Program

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

Location/Target Area: Citywide
Street Address:
City, State, Zip:

Objective Number SP-1	Project ID	Funding Sources:	
HUD Matrix Code 05A	CDBG Citation 570.201(E)	CDBG	\$11,560.00
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Seniors assisted	Annual Units 140	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$11,560.00

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, CA

PRIORITY NEED HA-1, HA-2, SP-1

PROJECT TITLE Central Coast HIV/AIDS

ACTIVITY
HIV/AIDS – Rental assistance

DESCRIPTION
Provide rental assistance to persons living with HIV/AIDS who are at risk of homeless from their permanent residence.

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

Location/Target Area: Citywide
Street Address:
City, State, Zip:

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator	Annual Units 23
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$4,625.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,625.00

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

Table 3C
Consolidated Plan Listing of Projects

JURISDICTION'S NAME: City of Monterey, CA

PRIORITY NEED SP-1

PROJECT TITLE Conflict Resolution and Mediation Center of Monterey County

ACTIVITY

Fair Housing Services, Outreach, Self-help Services and Tenant Landlord issues

DESCRIPTION

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator	Annual Units 300
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$4,625.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$4,625.00

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, CA

PRIORITY NEED SP-1

PROJECT TITLE Community Human Services

ACTIVITY
Youth Services

DESCRIPTION
Youth Services – Provide services to homeless run-away youth and to intervene in the homeless cycle.

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

Location/Target Area: Citywide
Street Address:
City, State, Zip:

Objective Number SP-1	Project ID	Funding Sources:	
HUD Matrix Code 05	CDBG Citation 570.201(e)	CDBG	\$11,550.00
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Homeless assisted	Annual Units 200	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$11,550.00

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, CA

PRIORITY NEED SP-1, SP-3

PROJECT TITLE Food Bank

ACTIVITY

Food Bank - Food distribution

DESCRIPTION

Provide and expand existing food distribution program targeting seniors, low-income and disabled elderly.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-1, SP-3	Project ID
HUD Matrix Code 05W	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Persons assisted	Annual Units 160
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$8,670.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$8,670.00

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, CA

PRIORITY NEED HS-4, HS-5

PROJECT TITLE Housing Resource Center

ACTIVITY

Homeownership education and counseling

DESCRIPTION

Provide homeownership education and foreclosure counseling.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator	Annual Units 90
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$11,560.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$11,560.00

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, CA

PRIORITY NEED HA-1, HA-2, SP-1

PROJECT TITLE INTERIM INC.

ACTIVITY

Emergency and temporary housing for chronically mentally ill adults

DESCRIPTION

Provide emergency and temporary housing outreach and case management services for mentally ill single adults through the MCHome program.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number	Project ID
HUD Matrix Code	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator	Annual Units 15
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$11,550.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$11,550.00

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, CA

PRIORITY NEED SP-1

PROJECT TITLE Josephine Kernes Memorial Pool

ACTIVITY

Pool – Warm water aquatic therapy for disabled

DESCRIPTION

Warm water exercise program for low-income persons with physical and/or developmental disabilities.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-1	Project ID
HUD Matrix Code 05B	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Individuals assisted	Annual Units 40
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$9,245.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$9,245.00

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, CA

PRIORITY NEED SP-1, SP-3

PROJECT TITLE Legal Services for Seniors

ACTIVITY

Legal services for seniors

DESCRIPTION

Provide outreach, education, legal advocacy, information and referral, elderly abuse and consumer fraud prevention for elderly citizens.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-1, SP-3	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Seniors assisted	Annual Units 250-300
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$5,780.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,780.00

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, CA

PRIORITY NEED SP-1, SP-3

PROJECT TITLE Meals on Wheels

ACTIVITY

Meals on Wheels – Home delivered meals

DESCRIPTION

Meal delivery to homebound seniors and disabled individuals.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-1, SP-3	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator No# of persons served	Annual Units 140
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$9,245.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$9,245.00

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, CA

PRIORITY NEED SP-4

PROJECT TITLE Shelter Outreach

ACTIVITY

Shelter Outreach - I-HELP revolving shelter for men

DESCRIPTION

Provide supportive services as an emergency shelter for men as part of a continuum care.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-4	Project ID
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Persons sheltered	Annual Units 25
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$11,550.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$11,550.00

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, CA

PRIORITY NEED HS-1

PROJECT TITLE The Salvation Army Monterey Peninsula Corps

ACTIVITY

Emergency Rental Assistance and Homeless prevention services to persons at risk of homelessness from permanent residence.

DESCRIPTION

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number	Project ID	Funding Sources:	
HUD Matrix Code	CDBG Citation	CDBG	\$11,550.00
Type of Recipient	CDBG National Objective	ESG	
Local Government	LMC	HOME	
Start Date(mm/dd/yyyy)	Completion Date(mm/dd/yyyy)	HOPWA	
07/01/2012	6/30/2013	Total Formula	
Performance Indicator	Annual Units	Prior Year Funds	
	10	Assisted Housing	
Local ID	Units Upon Completion	PHA	
		Other Funding	
		Total	\$11,550.00

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, CA

PRIORITY NEED SP-1

PROJECT TITLE YWCA of Monterey County

ACTIVITY

YWCA – Domestic violence emergency shelter for head of household women and families

DESCRIPTION

Provide emergency shelter for head of household women and families who are victims of domestic violence

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number SP-1,	Project ID	Funding Sources:	
HUD Matrix Code 05	CDBG Citation 570.201(e)	CDBG	\$11,550.00
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Persons assisted	Annual Units 35	HOPWA	
Local ID	Units Upon Completion	Total Formula	
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$11,550.00

✓ 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, CA

PRIORITY NEED HS-6, SP-3

PROJECT TITLE Major Rehabilitation Loans

ACTIVITY

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

DESCRIPTION

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number HS-6, SP-3	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator Loans awarded	Annual Units 2-3
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$120,000.00
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$120,000.00

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, CA

PRIORITY NEED CD-1, CD-5

PROJECT TITLE Neighborhood Activity

ACTIVITY

Utilization of funds in HUD Neighborhood Revitalization Strategy Area (NRSA) Program to continue to implement a collaborative neighborhood improvement district strategy.

DESCRIPTION

Replace water/sewer lines and improvements to enhance pedestrian safety.

Outcome Category: Availability/Accessibility
Objective category: X Suitable Living Environment

☐ Affordability
☐ Decent Housing
☒ Sustainability
☐ Economic Opportunity

Location/Target Area: Casanova Oak Knoll Neighborhood Revitalization Strategy Area

Street Address:

City, State, Zip:

Objective Number CD-1, CD-5	Project ID	Funding Sources:	
HUD Matrix Code 17D	CDBG Citation 570.201(e)	CDBG	\$35,000.00
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Persons assisted	Annual Units 1-2	HOPWA	
Local ID	Units Upon Completion	Total Formula	\$
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$35,000.00

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, CA

PRIORITY NEED CD-1, CD-4, CD-5

PROJECT TITLE Code Enforcement

ACTIVITY

Code Enforcement in low-income block groups, including focus on Casanova Oak Knolls Neighborhood Improvement District and neighboring areas

DESCRIPTION

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

Location/Target Area:

Casanova Oak Knoll Neighborhood Improvement District and neighboring areas

Objective Number CD-1, CD04	Project ID	Funding Sources:	
HUD Matrix Code 15	CDBG Citation 570.202	CDBG	\$57,572.00
Type of Recipient Local Government	CDBG National Objective LMC	ESG	
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013	HOME	
Performance Indicator Code violations cleared	Annual Units 20	HOPWA	
Local ID	Units Upon Completion	Total Formula	\$
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$57,572.00

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, CA

PRIORITY NEED PA-1

PROJECT TITLE Planning and Administration

ACTIVITY

Provide general administration of the CDBG/HOME program including all planning and reporting activities.

DESCRIPTION

Provide general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) administration, program set-up, reporting, planning, and subrecipient training and monitoring.

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

Location/Target Area: Citywide

Street Address:

City, State, Zip:

Objective Number PA-1	Project ID
HUD Matrix Code 21A	CDBG Citation 570.026
Type of Recipient Local Government	CDBG National Objective
Start Date(mm/dd/yyyy) 07/01/2012	Completion Date(mm/dd/yyyy) 6/30/2013
Performance Indicator	Annual Units
Local ID	Units Upon Completion

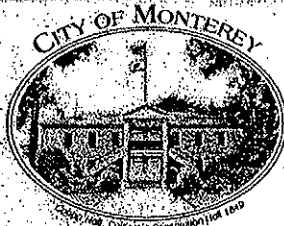
Funding Sources:

CDBG	\$139,611.00
ESG	
HOME	\$ 5,843.00
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$154,234.00
Total	\$298,328.00

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



PUBLIC INPUT ON AFFORDABLE HOUSING PROGRAMS

The City of Monterey is compiling information for the development of its Fiscal Year 2012-13 Annual Action Plan and the Fiscal Year 2012-13 Housing and Community Development (HCD) Program Budget. These City programs provide affordable housing and other services to low and moderate-income residents of the City of Monterey. The programs are supported with federal, state, and local funds. Existing programs include: Housing Rehabilitation Loan and Grant Programs, First-Time Homebuyer Down-Payment Assistance Programs, Purchase and Resale of Inclusionary Housing Units Program, and Construction of New Affordable Ownership or Rental Housing Units. City of Monterey residents who want to submit suggestions for new or improved programs should do so in writing by **March 19, 2012** to Richard S. Marvin, Housing and Property Manager, Housing and Property Management Division, City of Monterey, City Hall, Monterey, CA 93940.

INFORMACIÓN PÚBLICA SOBRE PROGRAMAS DE VIVIENDAS ASEQUIBLES

La Ciudad de Monterey está recopilando información para el desarrollo de su Plan de Acción para el Año Fiscal 2012-13 y del Presupuesto del Programa para el Desarrollo de Viviendas y Comunidad (HCD por sus siglas en inglés) para el Año Fiscal 2012-13. Estos programas de la Ciudad ofrecen viviendas asequibles y otros servicios a los residentes de la Ciudad de Monterey con ingresos bajos y moderados. Los programas cuentan con el sustento de fondos federales, estatales y locales. Los programas actuales incluyen: Programas de Prestamos y Subsidios para la Rehabilitación de Viviendas, Programas de Asistencia con el Pago Inicial para los Compradores de su Primera Vivienda, Programa de Compra y Venta de Unidades de Vivienda de Inclusión y la construcción de nuevas unidades de vivienda asequibles para comprar o alquilar. Los residentes de la Ciudad de Monterey que deseen presentar sugerencias para programas nuevos o mejorados, deben hacerlo por escrito para el **19 de marzo de 2012** y enviarse a: Richard S. Marvin, Housing & Property Management Division, City of Monterey, City Hall, Monterey, CA 93940.



**NOTICE OF PUBLIC HEARING
FISCAL YEAR 2012/13 ACTION PLAN, PROGRAM and BUDGET for
HOUSING and COMMUNITY DEVELOPMENT PROGRAMS**

The City of Monterey Planning Commission will hold a Public Hearing at 4 p.m. on Tuesday, April 24, 2012. Public comments regarding the City's Draft 2012/13 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds as well as the budget for housing and community development programs will be reviewed. The views and comments of residents, public agencies and other interested parties will be considered in developing the final documents.

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 2012/13 Action Plan, that establishes the proposed housing and community development strategies and priorities and budget, which will be available for review beginning March 23, 2012, in the Planning Department, Housing and Property Management Division 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 hearing will be held in the City's Council Chambers, Few Memorial Hall at Pacific and Madison Streets, Monterey on April 24, 2012 beginning at 4:00 p.m. A second review will be held at a Public Hearing by the City Council on May 22, 2012. The Final Annual Action Plan and Fiscal Year 2012/13 Budget will be submitted to HUD in May, 2012.

If you have any questions, require an interpreter, or are elderly or handicapped and require a hearing amplification device in order to attend and understand this meeting, please contact the Housing and Property Management Division Office at (831) 646-3995, or dial 7-1-1 at least 24 hours in advance of the meeting.

**NOTIFICACIÓN DE AUDIENCIA PÚBLICA
PARA EL AÑO FISCAL 2012/13
OTORGAMIENTO CONJUNTO PARA EL DESARROLLO COMUNITARIO
(COMMUNITY DEVELOPMENT BLOCK GRANT)
[CDBG, por sus siglas en inglés] Y**

**PROPUESTO 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 a las 4 p.m. el martes 24 de abril de 2012. Los comentarios relacionados con el Propuesto Plan de Acción Anual para el uso de fondos obtenidos del Otorgamiento Conjunto para el Desarrollo Comunitario (CDBG), así como el presupuesto para los programas comunitarios y de vivienda serán evaluados. Los comentarios y puntos de vista de los residentes, 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 de Acción, el cual es un documento de planificación y establece medidas de acción para cumplir con el desarrollo de estrategias, prioridades y fondos para la vivienda y desarrollo de la comunidad. Una copia de los documentos, el Plan de Acción preliminar 2012/13 y el presupuesto estarán disponibles a la examinación del público desde el 23 de marzo, 2012 en el Departamento de Planificación, la Oficina de Administración de Vivienda y Propiedad, la Oficina del Secretario Municipal, y 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 audiencia se realizará en la Cámara del Concejo Municipal de Monterey, Few Memorial Hall (localizada entre las calles Pacific y Madison, el martes 24 de abril, 2012 a las 4:00 p.m. Una segunda evaluación se llevará a cabo en una audiencia pública por el Concejo Municipal el martes 22 de mayo, 2012. El Plan de Acción Final y el Presupuesto para el Año Fiscal 2012/13 serán presentados a HUD en mayo del 2012.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, está minusválido y requiere aparatos de amplificación de sonido especial 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, o 7-1-1 cuando menos 24 horas con anticipación a la reunión.



AMENDED

NOTICE OF PUBLIC HEARING

FY 2012/13 ACTION PLAN, PROGRAM and BUDGET for HOUSING and COMMUNITY DEVELOPMENT PROGRAMS

The Monterey City Council and the Successor Housing Agency of the City of Monterey will hold a Public Hearing regarding the City's Draft 2012/13 Action Plan, proposed programs and budget for the next fiscal year. The proposed 2012/13 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.

The Annual Action Plan, proposed programs and budget for housing and community development programs 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) funds and other affordable housing funds. The proposed Fiscal Year 2012/13 Annual Action Plan and Budget has been available for public review since March 23, 2012, 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/en-us/departments/planspublicworks/housingpropertymanagement/prioritiesreports.aspx>

This is the second and final review to be held at a Public Hearing before the City Council on Tuesday, June 5, 2012 at 7:00 p.m. 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) 646-3895, (TDD 646-3721) in advance of the meeting.

ENMIENDA A LA

NOTIFICACIÓN DE AUDIENCIA PÚBLICA PARA EL AÑO FISCAL 2012/13 OTORGAMIENTO CONJUNTO PARA EL DESARROLLO COMUNITARIO (COMMUNITY DEVELOPMENT BLOCK GRANT)

[CDBG, por sus siglas en inglés] Y PROPUESTO PLAN DE ACCIÓN ANUAL Y PRESUPUESTO PARA EL DESARROLLO DE PROGRAMAS COMUNITARIOS Y DE VIVIENDA

El Consejo Municipal de la Ciudad de Monterey y la Agencia Sucesora de Vivienda de la Ciudad de Monterey llevarán a cabo una audiencia pública acerca del presupuesto Plan de Acción Anual, propuestos programas y fondos para el próximo Año Fiscal. Los propuestos programas y fondos para programas de vivienda a precios razonables del Año Fiscal 2012/13 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.

El presupuesto Plan de Acción Anual, programas y presupuesto para el desarrollo de programas comunitarios y de vivienda son documentos 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 Otorgamiento Conjunto para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) federales y otros fondos para las viviendas de precio razonable. Una copia de los documentos Preliminares de vivienda, el Plan de Acción preliminar 2012/13 y el presupuesto han sido disponibles a la examinación del público desde el 23 de marzo, 2012 en el Departamento de Planificación, la Oficina de Administración de Vivienda y Propiedad, la Oficina del Secretario Municipal, y la Biblioteca Pública de Monterey durante el horario de oficina normal y por medio del internet al siguiente sitio: <http://www.monterey.org/en-us/departments/planspublicworks/housingpropertymanagement/prioritiesreports.aspx>

Esta es la segunda y última audiencia pública la cual comienza a las 7:00 p.m. el martes 5 de junio, 2012, en la Cámara del Consejo Municipal, Few Memorial Hall localizada entre las calles Pacific y Madison, Monterey, California.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, está discapacitado y requiere aparatos especiales o asistencia para ir a asistir o entender esta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3895, (TDD 646-3721) cuando menos 24 horas con anticipación a la reunión.

APPENDIX 5 – CERTIFICATIONS AND SF 424

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;

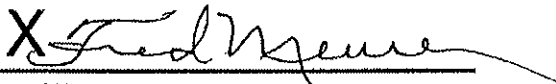
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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.


Fred Meurer
City Manager

APPROVED BY

City Attorney's Office

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 2011/12 beginning on 7/1/11 and ending on 6/30/12**, (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:

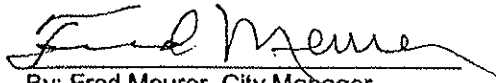
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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.


By: Fred Meurer, City Manager
City of Monterey

3/22/2012
Date

APPROVED BY


City Attorney's Office

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).

APPLICATION FOR FEDERAL ASSISTANCE


OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED 3. DATE RECEIVED BY STATE 4. DATE RECEIVED BY FEDERAL AGENCY Federal Identifier 946000376	Applicant Identifier B95MC060004 State Application Identifier N/A																												
5. APPLICANT INFORMATION																															
Legal Name: City of Monterey		Organizational Unit: Department: Plans and Public Works Division: Housing and Property Management																													
Organizational DUNS: 967738915		Name and telephone number of person to be contacted on matters involving this application (give area code)																													
Address: Street: City Hall City: Monterey County: Monterey State: California Zip Code: 93940 Country: U.S.A		Prefix: Mr. First Name: Rick Middle Name: Last Name: Marvin Suffix: Email: marvin@ci.monterey.ca.us Phone Number (give area code) (831) 646-3995 Fax Number (give area code) (841) 646-5616																													
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 94-6000376		7. TYPE OF APPLICANT: (See back of form for Application Types) Local Government Other (specify)																													
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.) Other (specify)		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development																													
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program 14-218		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: City of Monterey will utilize funding to support various community services and housing programs and projects.																													
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City-wide		14. CONGRESSIONAL DISTRICTS OF: a. Applicant Farr 17th b. Project Farr 17th																													
13. PROPOSED PROJECT Start Date: 7-01-12 Ending Date: 6-30-13		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: 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																													
15. ESTIMATED FUNDING:		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No																													
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">a. Federal</td> <td style="width:10%;">\$</td> <td style="width:10%; text-align: right;">417,341</td> <td style="width:10%; text-align: right;">.00</td> </tr> <tr> <td>b. Applicant</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>c. State</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>d. Local</td> <td>\$</td> <td>5,826,322</td> <td>.00</td> </tr> <tr> <td>e. Other</td> <td>\$</td> <td></td> <td>.00</td> </tr> <tr> <td>f. Program Income</td> <td>\$</td> <td>629,162</td> <td>.00</td> </tr> <tr> <td>g. TOTAL</td> <td>\$</td> <td>6,832,773</td> <td>.00</td> </tr> </table>		a. Federal	\$	417,341	.00	b. Applicant	\$.00	c. State	\$.00	d. Local	\$	5,826,322	.00	e. Other	\$.00	f. Program Income	\$	629,162	.00	g. TOTAL	\$	6,832,773	.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 IF THE ASSISTANCE IS AWARDED.	
a. Federal	\$	417,341	.00																												
b. Applicant	\$.00																												
c. State	\$.00																												
d. Local	\$	5,826,322	.00																												
e. Other	\$.00																												
f. Program Income	\$	629,162	.00																												
g. TOTAL	\$	6,832,773	.00																												
a. Authorized Representative																															
Prefix Mr.		First Name Fred Middle Name Suffix Last Name Meurer																													
b. Title City Manager email: meurer@ci.monterey.ca.us		c. Telephone Number (give area code) (831) 646-3790, fax (831) 646-3793																													
d. Signature of Authorized Representative 		e. Date Signed 6/6/2012																													

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City Attorney's Office

Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

APPENDIX 6

Chart of Impediments to Fair Housing

CHART OF CONSOLIDATED PLAN IMPEDIMENTS TO FAIR HOUSING FINDINGS 2010-2015

HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
Potential discrimination in lending practices	<ul style="list-style-type: none"> Demonstrate the City's commitment to equal lending by the use and display of the equal housing lender logo 	Housing and Property Management	Ongoing	Completed and ongoing
	<ul style="list-style-type: none"> Continue to fund the Housing Resource Center (HRC) programs 		Ongoing	Completed-new Executive Director and Deputy Director hired Ongoing component contract
	<ul style="list-style-type: none"> Contract for HRC to advertise programs in Herald in English and Spanish 		Ongoing	Completed
	<ul style="list-style-type: none"> Post on City website information on Reverse Mortgages and links to HUD information on Predatory lenders 		End of 2011	
Presence of Lead Based Paint	<ul style="list-style-type: none"> Provide lead based pain warnings on the City's website and list of lead paint abatement contractors 	Housing and Property Management	End of 2011	Completed end of July 2010
	<ul style="list-style-type: none"> Continue to conduct lead-based paint assessments for units being rehabilitated with the City's CDBG funds 		Ongoing	Ongoing-HUD Regulations
	<ul style="list-style-type: none"> Provide information regarding lead based paint and lead based paint poisoning on the City's website 		End of 2011	Updated April 2012
Housing Choice Voucher Use	<ul style="list-style-type: none"> Work with Housing Authority (HACM) to expand marketing efforts in Monterey to accept Section 8 vouchers. Distribute literature at various locations 	Housing and Property Management	End of 2012	Section 8 voucher list closed, present program is underfunded -reduced rents
	<ul style="list-style-type: none"> Collaborate with HACM to maximize the use of Section 8 vouchers and public housing programs for populations at risk of homelessness 		Ongoing	Comment on 2010 Five Year and Annual Agency Plan to HACM Board
	<ul style="list-style-type: none"> Encourage the participants of the Family Self Sufficiency Program provided by the HACM that live or work in the City to participate in City ownership programs 		End of 2012	Ongoing communication with FSS coordinator

HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
High Cost of Housing	<ul style="list-style-type: none"> Continue Incentives for Affordable Housing (AH) 	Housing and Property Management	Ongoing	Placed funds necessary to fund a low-interest loan for 595 Munras, ten unit affordable rentals, on the Successor Agency EOPS.
	<ul style="list-style-type: none"> Continue provision of subsidies for production of AH 		Ongoing	City elected to become Successor Housing agency with intent to use program income to maintain AH.
	<ul style="list-style-type: none"> Continue Purchase and Resale Deed Restricted owner program 		Ongoing	With loss of RDA Housing set-aside Down Payment assistance, will focus on low-income households using CDG and HOME funds.
	<ul style="list-style-type: none"> Continue Down Payment Assistance Programs from various funding sources for low income households 		Ongoing	
	<ul style="list-style-type: none"> Seek to expand the Family Self Sufficiency Section 8 ownership program for participants that live or work in the City 		Ongoing	
	<ul style="list-style-type: none"> Continue to monitor the Inclusionary Ord. for new development, subdivisions, condo. Conversions. 		Ongoing	
	<ul style="list-style-type: none"> Work with Monterey County Housing, Inc. (MCHI) to serve near elderly (55+) and seniors that do not have Section 8 vouchers 		End of 2012	
	<ul style="list-style-type: none"> Work with HACM and MCHI to provide a local preference for City residents at 20 Del Monte Avenue, Portola Vista site, and 800 Casanova Senior site consistent with use permits 		End of 2012	

Supply of Affordable Housing for Large Households	<ul style="list-style-type: none"> Encourage HACM to market to owners with rentals of 3+ bedrooms to accept Section 8 vouchers 	Housing and Property Management	June 2013	
	<ul style="list-style-type: none"> Encourage HACM to apply for a HUD exception for larger 2 and 3 bedroom units Under the inclusionary program, encourage developers to build 3+ bedroom units. 		Ongoing	

HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
Supply of Affordable Housing for Large Households	<ul style="list-style-type: none"> Implement Program a.1.4 of Housing Element-City will encourage and plan to create development standards for new condominium conversions and ownership townhouses in the R-3 and commercial areas. Require amenities desirable to owners and require larger units (3+ bedrooms) to house families with children 	Planning Office	June 2013	
	<ul style="list-style-type: none"> Encourage condominium conversions to consolidate units to create 3+ bedroom units to accommodate larger households 	Planning & Housing and Property Management	Ongoing	
	<ul style="list-style-type: none"> Require a portion of 3+ bedroom units created in condo. conversions to sell to inclusionary purchasers 	Housing and Property Management	Ongoing	
High Cost of Development of Affordable Housing	<p>Housing Element Programs</p> <ul style="list-style-type: none"> f.1.6. Provide reasonable accommodation to applicants with disabilities by appointing a staff person to streamline permit review process as necessary. f.1.7. Amend zoning ordinance to allow emergency shelters as permitted use in the C-1, C-2 and/or C-3 corridors. f.1.9. Provide zoning flexibility to accommodate SRO housing, near services and transit. Define development standards for SROs. 	Planning Office	June 2013	In process

HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
Lack of Available Homeless Resources	<ul style="list-style-type: none"> Coordinate and collaborate with the Local Continuum of Care through attendance at the Local Homeless Services Allocation Committee. 	Housing and Property Management	Ongoing	2011 provided funds to assist to administer the program (HRC)
	<ul style="list-style-type: none"> Continue to support and expand the Rapid Re-Housing Program for the Monterey Peninsula 		Ongoing	
	<ul style="list-style-type: none"> Investigate the siting of an emergency shelter for single women on the Monterey Peninsula 		Ongoing	
	<ul style="list-style-type: none"> Investigate a site and program for the new homelessness of the near elderly (55+) and elderly single women in Monterey through the development of a transitional housing program or other programs such as rental assistance for this population 		Ongoing	
Fair Housing Practices	<ul style="list-style-type: none"> Provide proactive fair housing education related to fair housing laws through the Conflict Resolution and Mediation Center (CRMC). Continue practice of advertising via annual public hearing, print ads in English and Spanish, distribution of hard copies in various locations, and electronic distribution. Require CRMC to present geographic or address data annually to assist the City to monitor and further implement efforts to meet fair housing goals, and determine if specific neighborhoods or apartments are impacted. 	Housing and Property Management	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>Continuing support to CRMC outreach activities such as annual fair housing open house</p> <p>CRMC presentations and materials are in both English and Spanish</p>